



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

***Amended Agenda**

Monday, November 3, 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, October 30th, 2025**.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes - October 6, 2025**
- 3. New Petitions**

- 3A. 2025-35 Oscar I. DeLemos - Dimensional Variances:** to construct a 20ft. x 28ft. two-story garage and living area addition, and a 24ft. x 36ft. single-story accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard on a corner lot and with less than the required lot area for an ADU within a new structure. Located at **56 Thompson Avenue**; Assessor's Plat 22, Lot 110; Zone: R-10
- 3B. 2025-37 Elise Ramos - Special Use Permit:** to keep up to four chicken hens on a residential property within the Residential R-15 zoning district. Located at **33 Sherman Avenue**; Assessor's Plat 123, Lot 431; Zone: R-15
- 3C. 2025-38 Michael Hoffman / Reliable Pest Control, Inc. - Dimensional Variance:** to construct a 14ft. x 40ft. addition to an existing commercial building with less than the required front yard on a corner lot. Located at **6 Francis Street**; Assessor's Plat 37, Lots 36, 37 & 38; Zone: LB

- 3D.** **2025-39 Newport Electric Construction Corp. - Use Variance:** to install an approximate 48ft. x 183ft. accessory use solar canopy over an existing parking lot at Audubon Society of Rhode Island property within the Open Space (OS) zoning district. Located at **1401 Hope Street**; Assessor's Plat 54, Lot 12; Zone: OS
- 3E.** **2025-40 Bristol Co-op, Inc. - Special Use Permit:** to operate a cannabis retailer use within the General Business (GB) zoning district. Located at **655 Metacom Avenue**; Assessor's Plat 94, Lot 7; Zone: GB

4. *Correspondence

4A. Request for extension of variance approval Wendy J. Raad and Andrejs V. Gale, **5 Adelaide Avenue**, Assessor's Plat 84, Lot 47, file #2023-32 recorded November 14, 2023

4B. Request for extension of variance approval Mark & Kris Wilcox, 159 Poppasquash Road, Assessor's Plat 182, Lot 28, file #2022-13 recorded October 21, 2022, received one year extension which was recorded November 27, 2024

5. Adjournment

Date Posted: October 20, 2025

Posted By: emt



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-36

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

November 3, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Oscar I DeLemos

Owner of Record: Oscar I., Lisa M., and Jonathan DeLemos

Location: 56 THOMPSON AVE , BRISTOL, RI, 02809

Plat: 22 Lot: 110

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 20ft. x 28ft. two-story garage and living area addition, and a 24ft. x 36ft. single-story accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard on a corner lot and with less than the required lot area for an ADU within a new structure

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-25-36

56 Thompson 22 110

September 24, 2025

Applicant

Name of Applicant	Oscar I DeLemos
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application

Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	56 Thompson	22	110

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	560 feet
Width in Feet	20 feet
Length in Feet	28 feet
Height Above Grade	35 feet
Number of Stories	2

Setbacks

Front Yard in Feet	30 feet
Rear Yard in Feet	30 feet
Left Side Yard in Feet	97 feet
Right Side Yard in Feet	3 feet
Height in Feet	35 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

--

Variance requested for building addition within front yard setback from Perry Street per Article IV. Section 28-111 Dimensional Table.

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

we will be adding ADU to the original building and as well as a garage and master bedroom above.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,040
Lot Frontage	120
Lot Depth	92

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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12-9-22

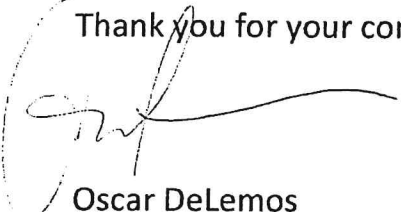
Oscar DeLemos
56 Thompson Ave
Bristol RI

Dear Zoning Board,

I am planning to renovate our house to accommodate the growth of our family. We plan on extending the house east that would include the continuation of the second floor and a garage. The garage will allow us to store two cars and allow for more space on the road to park other cars. When the sidewalk project was done the company already made the curb cuts for the driveway to the garage. The extension will follow line of the current house that has been there since the early 1900's and stay with the same style of the home now and fit within the other homes in the neighborhood.

We also plan to add a small in-law section to the south of the garage. Due to the fact the current house is less than the current requirement from the road, we ask that you accept our request for a variance. If we were to follow the current requirement it would create a hardship on our family that we would be unable to do what we would like to.

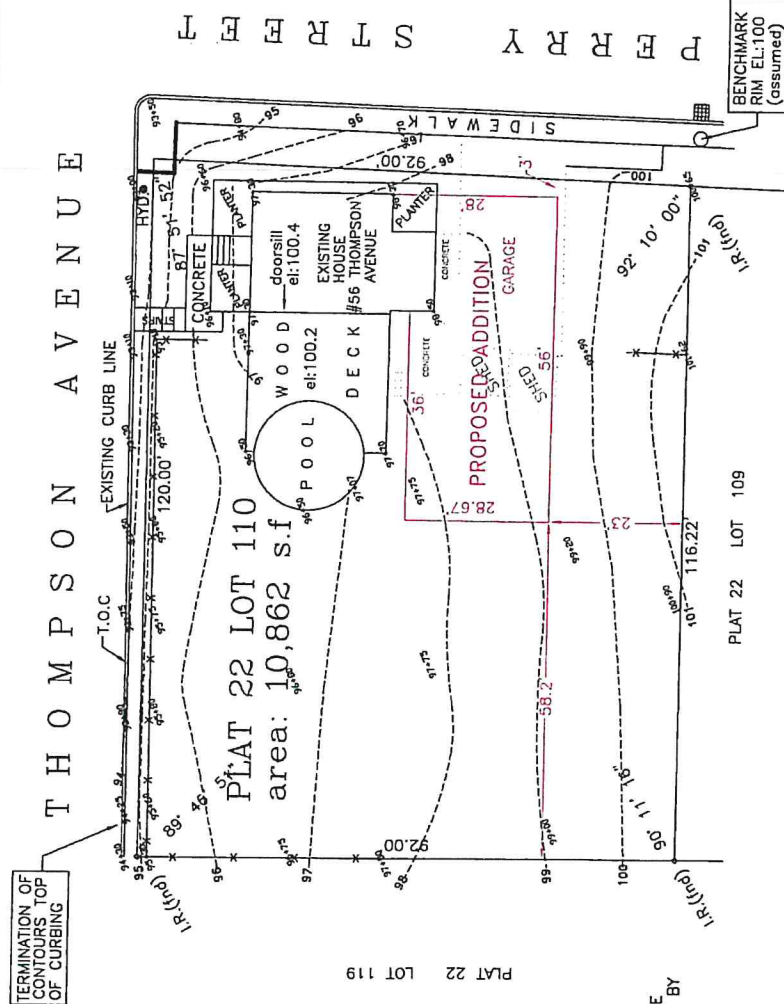
Thank you for your consideration of my request.



Oscar DeLemos

2022 DEC 12 PM 3:42
TOWN OF BRISTOL
COMMUNITY DEV.

NORTH



ZONING

R-10 MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'
MIN. LOT FRONTAGE: 80'
BUILDING SETBACKS
FRONT : 30'
SIDE : 15'
REAR : 30'

NOTES

1. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY HAS NO FRESHWATER WETLANDS.
2. THIS PROPERTY IS IN FLOOD ZONE "X".
3. CONTOURS SHOWN ARE RELATIVE TO A ASSUMED BENCHMARK.

SITE PLAN

for

Oscar I & Lisa M. DeLemos

56 THOMPSON AVENUE PLAT 22 LOT 110 BRISTOL R.I. 02809

REVISION : ADDED PROPOSED ADDITION 11/30/2022 JUB
SCALE 1"=20' DATED : 11/20/2021 DWN BY: JUB DWG # 210907-943

LEGEND

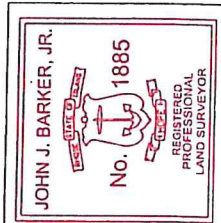
- I.R. IRON ROD
- T.O.C TOP OF CURB
- 91.00 SPOT ELEVATIONS
- CONTOURS

PLAT REFERENCE

BEING LOT 11 ON PLAN ENTITLED " THE WHITFORD PLAT " MAY 1901 SURVEYED BY W.W.PERRY PLAN BOOK A PAGE 61

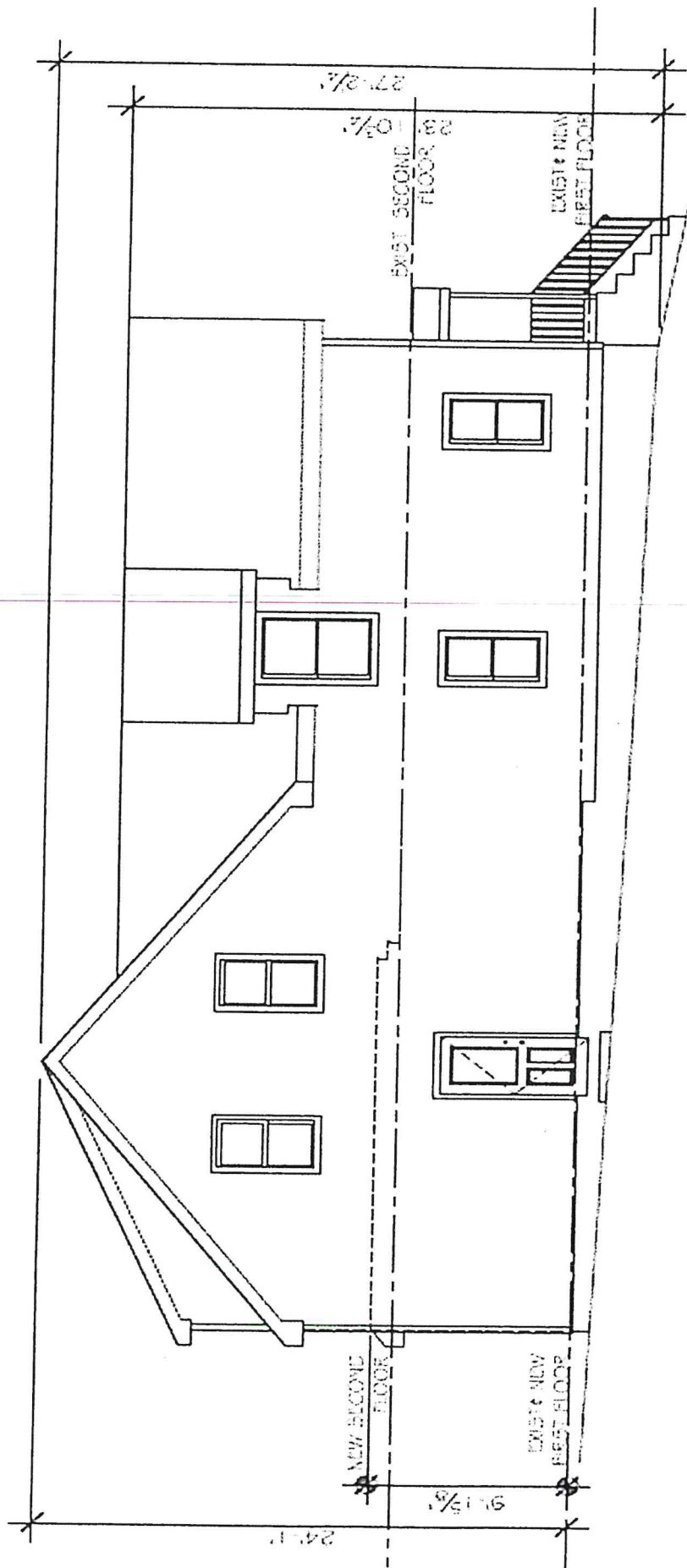
[L.E. BOOK 1479 PAGE 201]

CERTIFICATION



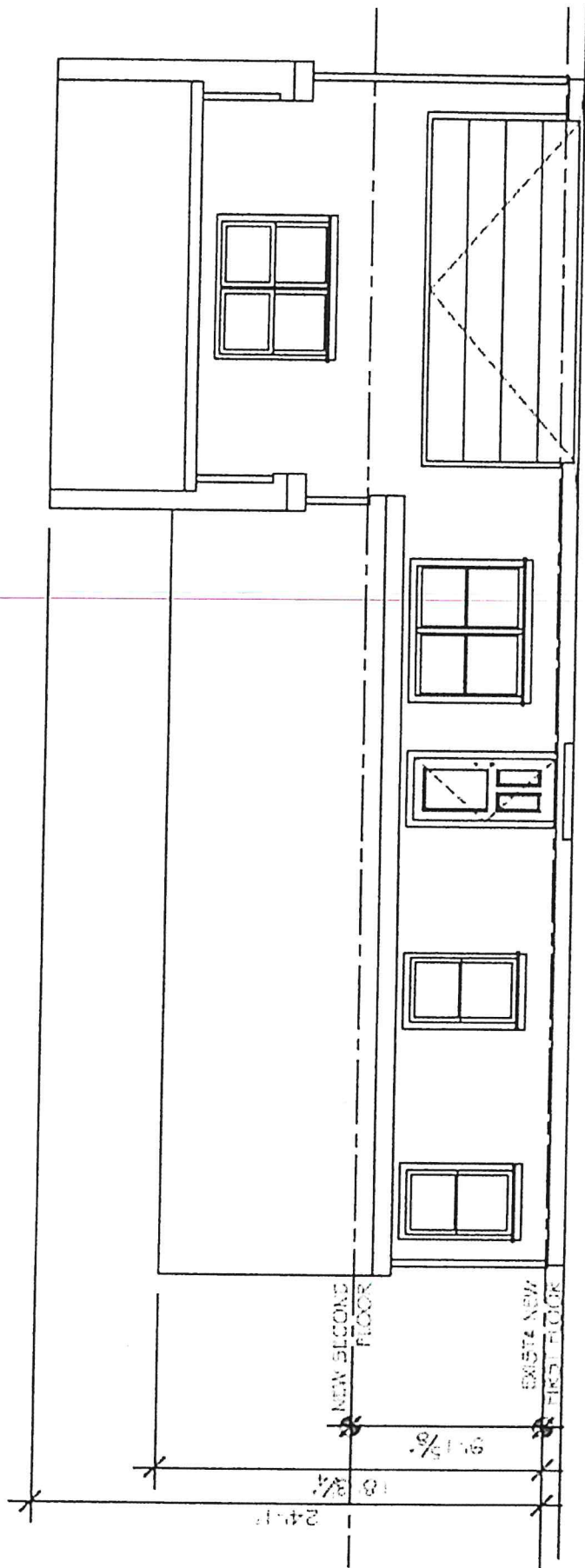
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD
TOPOGRAPHICAL SURVEY T-2 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 INCLUDING CONTOURS.

JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302



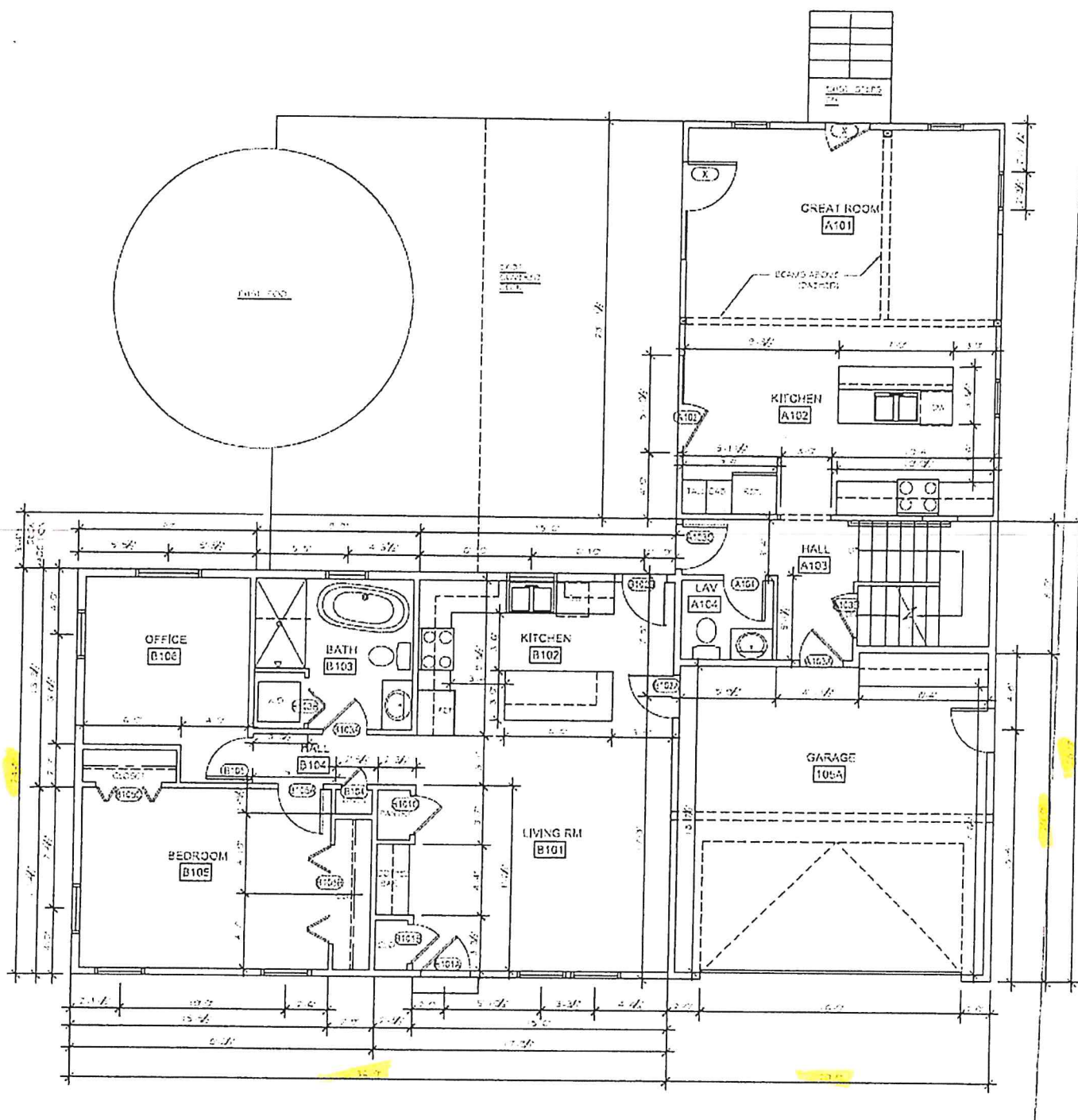
A PROPOSED NORTH ELEVATION (PERRY STREET)

1/8" = 1'-0"

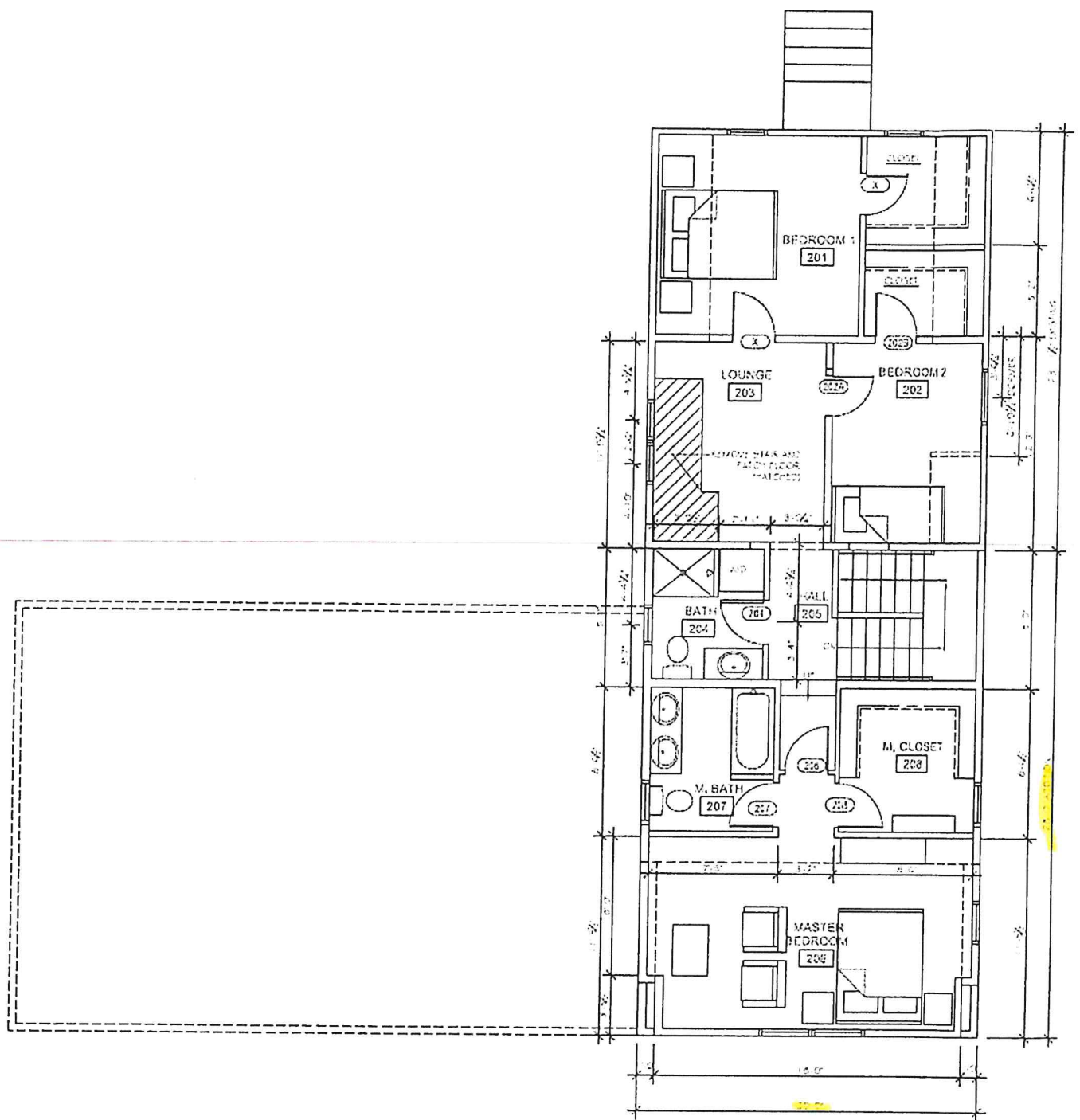


A PROPOSED EAST ELEVATION

1/8" = 1'-0"



1ST Floor



2nd Floor



FRANK KARPOWICZ ARCHITECTS INC

36 South Centy Commons Way, Unit A5
Wakefield, RI 02879
401 782-4664
401 783-1245 fax

De Lemos Addition

56 Thompson Avenue
Bristol, RI



LOCATION PLAN

NTS



General Notes:

- By executing the Contract, the Contractor represents that he visited the site, familiarized himself with the local conditions, codes and owner requirements under which the work will be performed, and correlated his observations with the requirements of the Contract Documents. This shall be done prior to bid.
- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work. The Contract Documents are complimentary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations that have well known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.
- The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done.
- Should either the drawings and the specifications, or any particular specification, and the General Conditions contradict each other in any point, or require clarification, the Contractor must call the same to the attention of the architect, and his decision shall be obtained prior to the submission of bids, otherwise the Architect's interpretation will govern the performance of the work and no allowance shall be made in behalf of the Contractor for error or negligence on his part in this connection. The Contractor shall bear all costs due to his errors and/or omissions prior to bid.
- Prospective Contractors and subcontractors shall secure all data at the site of the proposed construction, such as grades, access, storage, location of public services and other information which will have a bearing on making their proposals or on the execution of the work if awarded the Contract, and no allowance will be made for the failure of the Contractor to obtain such on-site information prior to bidding.
- Should any error or inconsistency appear in the drawings or specifications, the Contractor, before proceeding with the work, must clearly bring the same to the attention of the Architect for proper adjustment and in no case proceed with the work neither in uncertainty nor with insufficient drawings.
- The contractor and each subcontractor shall be responsible for the verification of all measurements at and in the proposed construction building or site or surroundings. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions that may be found shall be submitted to the Architect for his consideration before the Contractor proceeds with the work in the affected area.
- Contractors shall follow sizes in the specifications of figures on drawings in preference to scale measurements and follow detail drawings in preference to general drawings, and follow actual field conditions.
- Where it is obvious that a drawing illustrates only part of a given work or a number of items, the remainder shall be deemed repetitious and so constructed.
- Neither the Owner nor the Architect warrants or guarantees that the area of work is free of hazardous material. Should hazardous material be encountered, the contractor shall take appropriate action as determined by the state of Rhode Island.

DRAWING LIST

- A0.0 TITLE SHEET
- AD1.1 EXISTING/DEMOLITION FLOOR PLANS
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS & WINDOW SCHEDULE
- A2.2 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTION AND DETAILS
- A3.2 BUILDING SECTION
- A3.3 BUILDING SECTION
- S0.0 STRUCTURAL NOTES AND SHEAR WALL DETAILS
- S1.0 BASEMENT/ FOUNDATION PLAN AND DETAILS
- S1.1 FRAMING PLANS
- S1.2 ROOF FRAMING PLAN

PROJECT NOTES:

Type of Construction: Type 5B, Wood Frame, unprotected.

2. Scope of Work: remodel existing single family home by removing existing kitchen, chimney, staircase, half bath, mud room and second floor bathroom. Construct a 20'-0" x 28'-0" two story addition as well as a 24'-6" x 36'-0" one bedroom one story in-law suite. The two story addition will include a 2 car garage, new mud room, new half bath off the mudroom, new staircase, new second floor bath and new master suite which includes a new bedroom, bath and walk in closet. The one story in-law suite will include an open kitchen living room, full bathroom, office space and bedroom.

DESIGN WIND SPEED: 110MPH

SYMBOLS & MATERIAL LEGEND

	DOOR No.		BATT INSULATION
	WINDOW TYPE		RIGID INSULATION
	WALL TYPE		2 X CONTINUOUS
	COLUMN GRID		2 X BLOCKING
	ELEVATION		BRICK
	CONCEALED LINE ABOVE		POURED CONCRETE
	CONCEALED LINE BELOW		PLASTER OR MORTAR
	CENTER LINE		CONCRETE MASONRY UNIT
	DEMO OR REMOVED LINE		FINISHED WOOD
	ROOM NUMBER		STEEL
	REVISION NUMBER		PLYWOOD
	WALL ELEVATION		GYPSUM BOARD
	WALL SECTION		EXISTING
	BUILDING SECTION		GRAVEL
	DETAIL LETTER		SOIL
	DETAIL SHEET LOCATION		
	AREA DETAIL		
	CUT LINE		
	PROPERTY LINE		
	EXISTING CONTOUR		
	NEW CONTOURS		

3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

TITLE SHEET



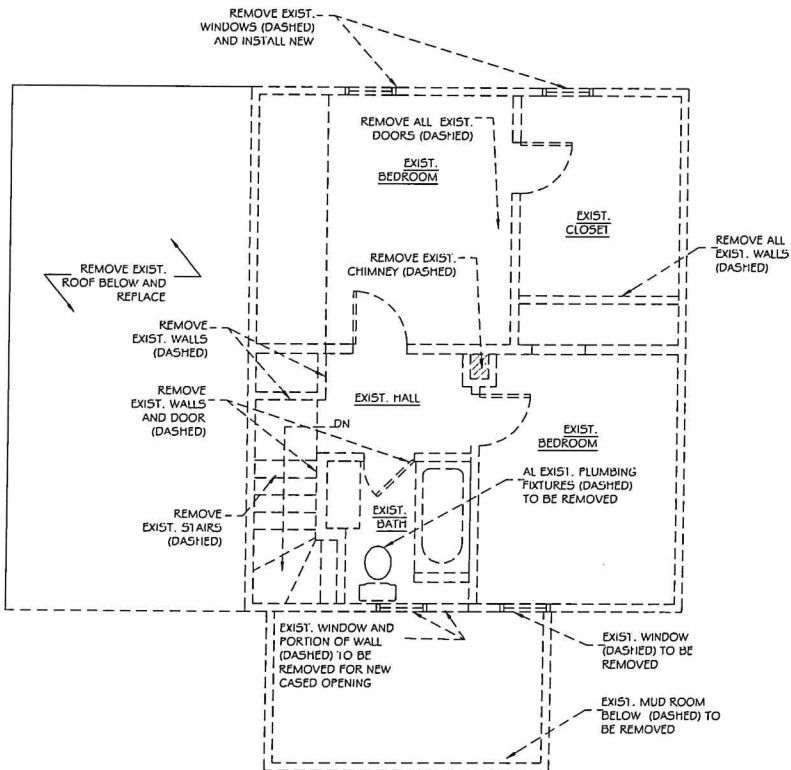
Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A0.0

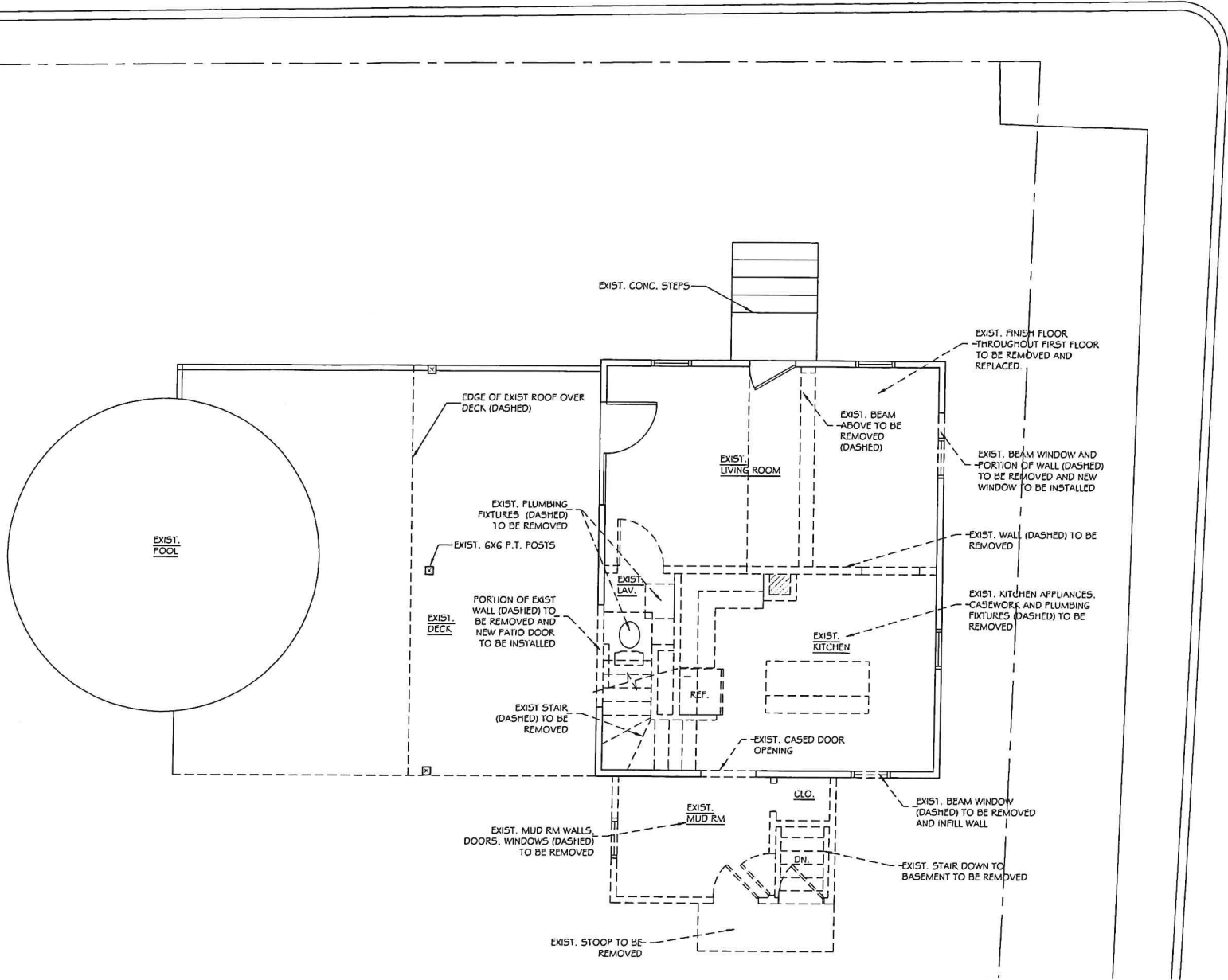


FRANK KARPOWICZ ARCHITECTS INC

26 South County Commem Way, Unit A5
Wickford, RI 02897
401 782 4600
401 783 1245 fax



B SECOND FLOOR EXISTING/ DEMOLITION PLAN
1/4" = 1'-0"



A FIRST FLOOR EXISTING/ DEMOLITION PLAN
1/4" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR MAKING REPRODUCTIONS THEREOF OR FOR CONSTRUCTION OF ANY TYPE WITHOUT THE BOOK WRITER APPROVAL OF FRANK KARPOWICZ ARCHITECTS, INC.

No.	Issue	Date
3	Permit	1-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023

De Lemos Addition

56 Thompson Avenue
Bristol, RI

EXISTING/
DEMOLITION
FLOOR PLANS



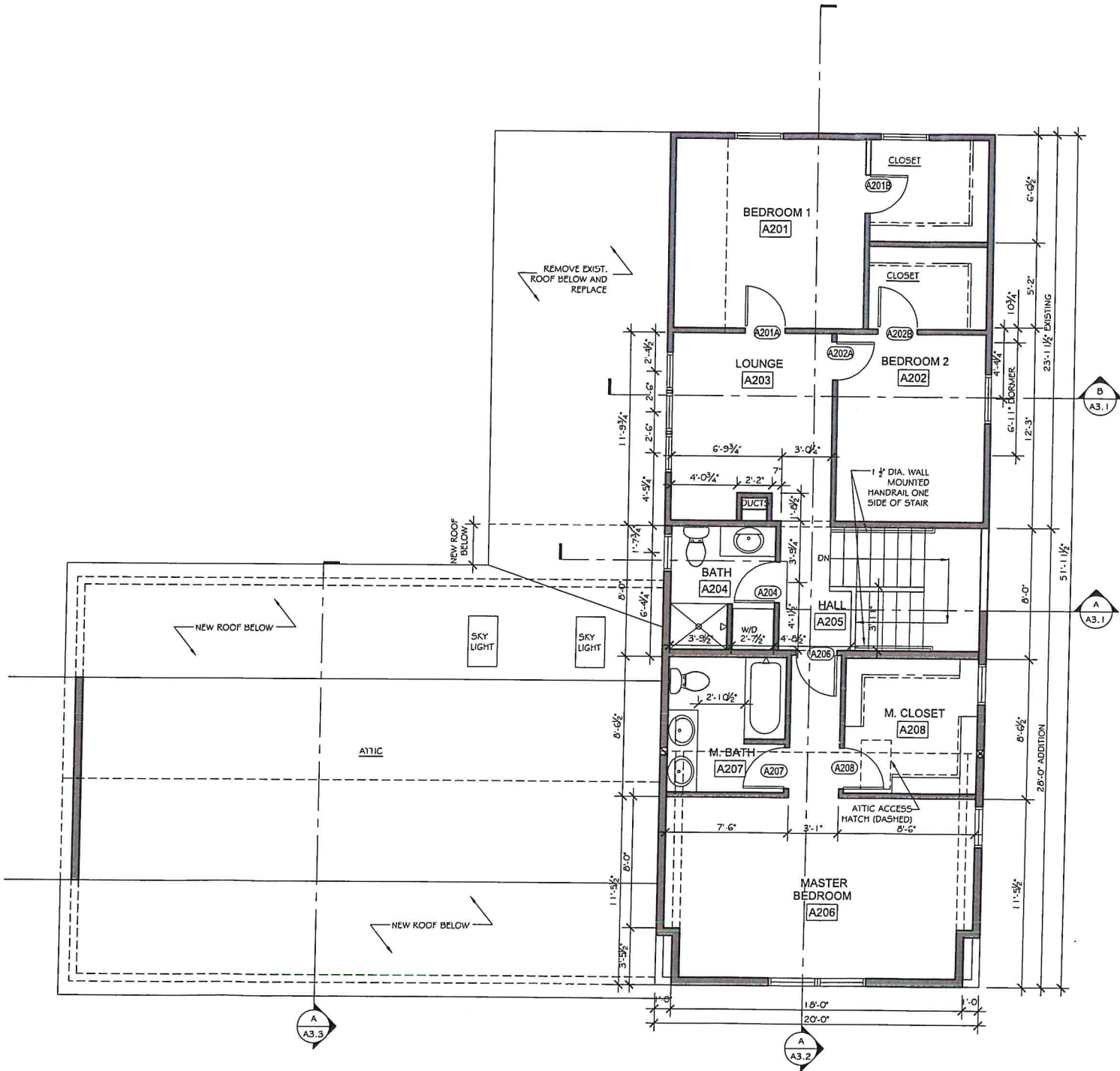
Project No.
23106
Drawn By:
JH
Date:
11 - 02 - 2023

AD1.1



FRANK KARPOWICZ ARCHITECTS INC

28 South County Commons Way, Unit A5
Wakefield, RI 02879
401 782 4404
401 783 1245 fax



A PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

SECOND FLOOR
PLAN



Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A1.2

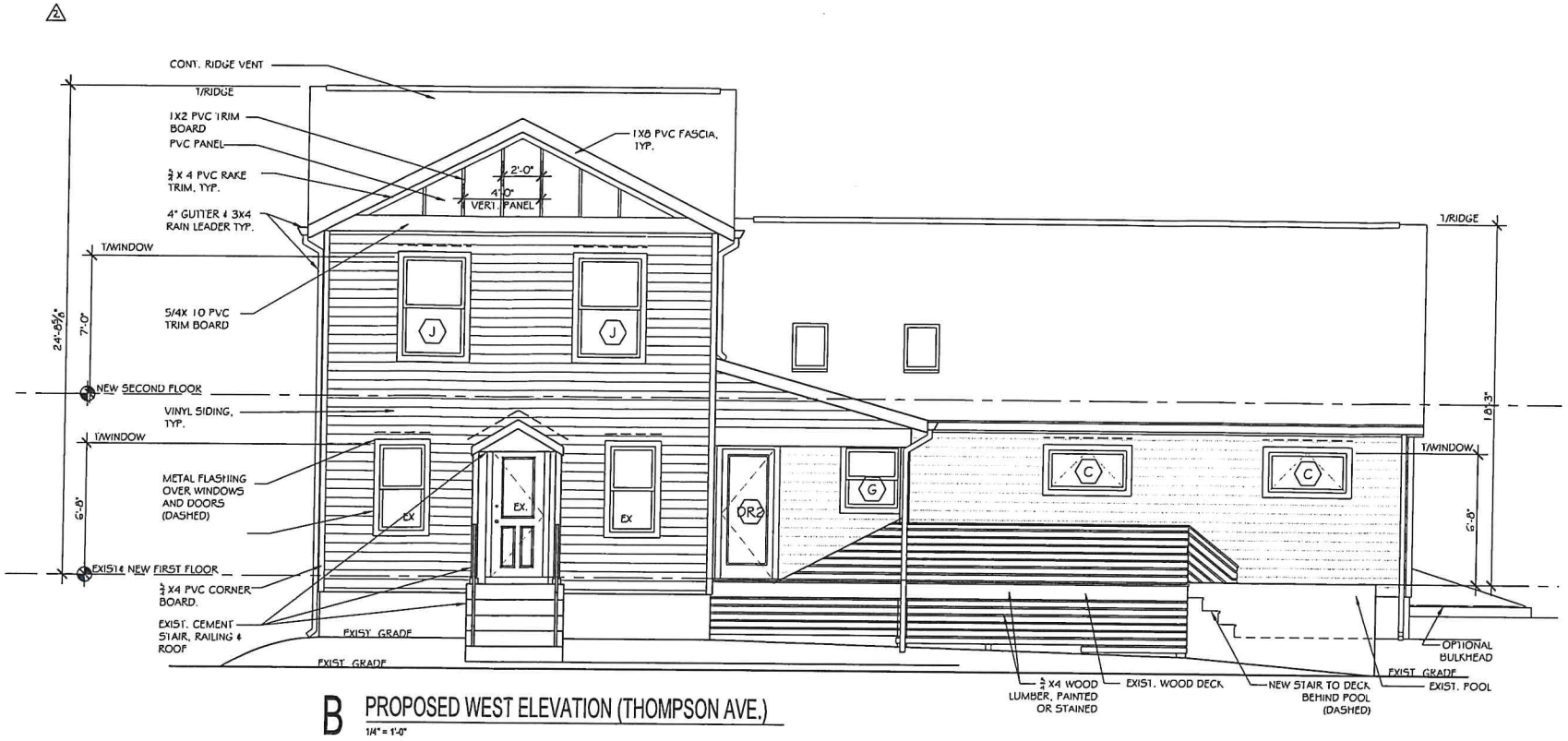


25 South County Crescent Way, Unit A5
Walden, RI 02879
401.792.4604
401.793.1245 fax

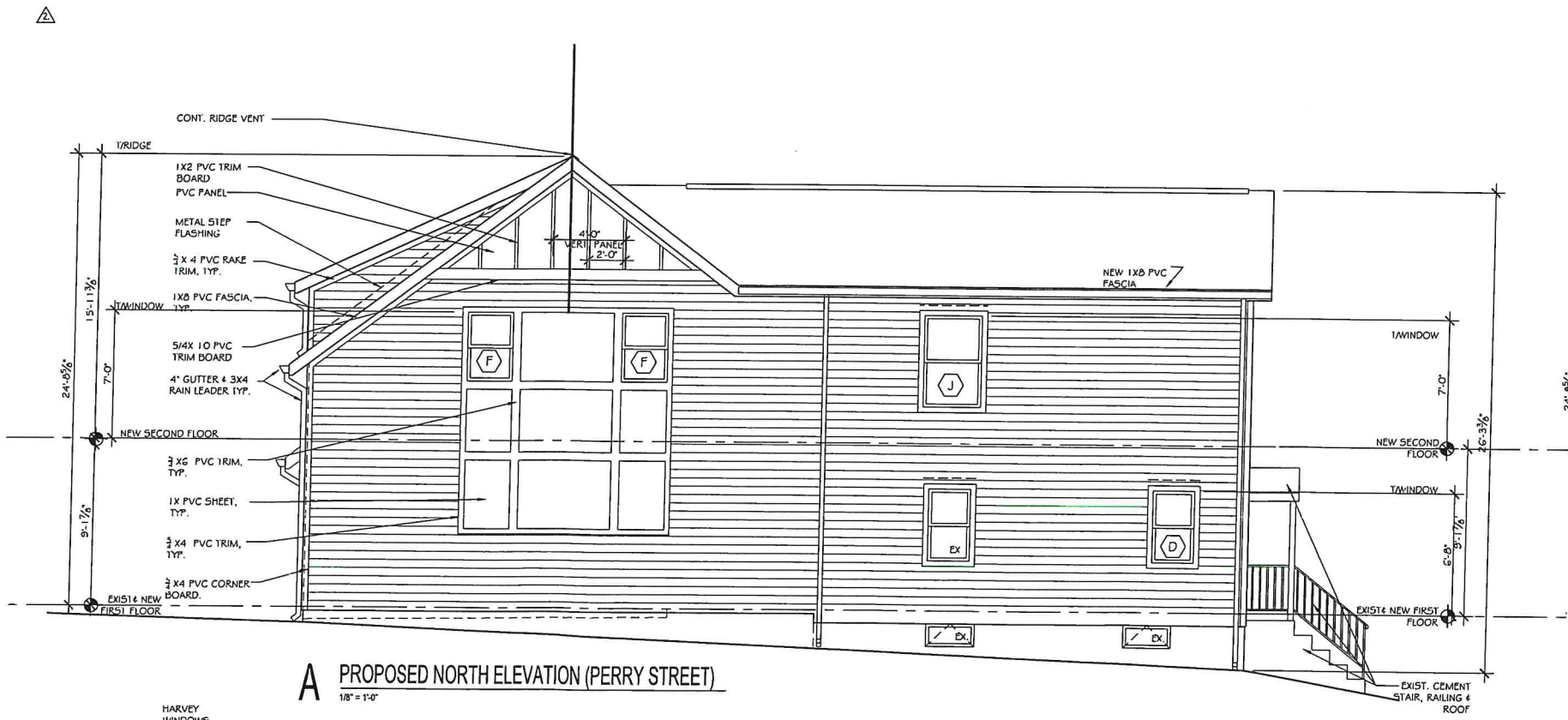
WINDOW & PATIO DOOR SCHEDULE				
SYMBOL	R.O. - W X H	MFG.NO.	TYPE	NOTES
A	2'-8" X 4'-0 1/2"	ANDERSEN 400 SERIES- CX14	CASEMENT	
B	3'-0 1/2" X 3'-0 1/2"	ANDERSEN 400 SERIES- AXW31	AWNING	
C	2'-6 1/8" X 3'-8 7/8"	ANDERSEN 400 SERIES- TW2436	DOUBLE HUNG	-
D	2'-6 1/8" X 4'-8 7/8"	ANDERSEN 400 SERIES- TW2446	DOUBLE HUNG	-
E	NOT USED			
F	2'-8 1/8" X 3'-8 7/8"	ANDERSEN 400 SERIES- TW2636	DOUBLE HUNG	-
G	2'-8 1/8" X 5'-0 7/8"	ANDERSEN 400 SERIES- TW26410	DOUBLE HUNG	-
H	3'-0 1/8" X 3'-4 7/8"	ANDERSEN 400 SERIES- TW21032	DOUBLE HUNG	-
J	3'-0 1/8" X 5'-0 7/8"	ANDERSEN 400 SERIES- TW210410	DOUBLE HUNG	EGRESS. SEE NOTE 1
K	2'-8" X 1'-3"	Custom Built (tel. 401 738-3800) AWNING VINYL BASEMENT WINDOW OR SIMILAR	VINYL AWNING	BASEMENT WINDOW (CAST-IN)
DR1	5'-11 1/4" X 6'-7 1/2" GLIDING PATIO DOOR	ANDERSEN A-SERIES INSWING FWG 6068	PATIO DOOR	NOTE 7 AND 8
DR2	2'-9" X 6'-7 1/2" INSWING PATIO DOOR	ANDERSEN A-SERIES INSWING FWH 2968 AL	PATIO DOOR	NOTE 7 AND 8

WINDOW AND PATIO DOOR SCHEDULE NOTES:

- EGRESS WINDOW: SHALL MEET CODE EGRESS REQUIREMENTS BY OPENING WINDOW SASH: MIN. CLEAR OPENING AREA SHALL BE 5.7 SF., MIN. 20" WIDE AND MIN. 24" HIGH.
- PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
- ALL WINDOW FLANGES AND MTL. FLASHING SHALL BE TAPED WITH VYCOR MEMBRANE PRIOR TO SIDING INSTALLATION. REFER TO DETAILS 3 & 4 ON A3.1.
- VERIFY R.O. WIDTH OF ALL FACTORY MULLED UNITS W/ WINDOW MANUFACTURER.
- WINDOWS AND PATIO DOORS SHALL HAVE WITH SIMULATED DIVIDED LIGHTS, 7/8" MULLION BAR WIDTH WITH WHITE INTERIOR AND WHITE EXTERIOR.
- GLAZING SHALL BE LOW-E4. PROVIDE SAFETY GLAZING FOR ALL WINDOWS IN HAZARDOUS LOCATIONS, AS REQUIRED BY CODE. (IRBC, SECTION R308.4)
- PROVIDE ANDERSEN INSECT SCREENS FOR ALL PATIO DOORS (INSWING AND GLIDING).
- PATIO DOOR HARDWARE SHALL BE ALBANY, WHITE, OR AS SELECTED BY OWNER.
- WINDOW HARDWARE SHALL BE STANDARD, WHITE. PROVIDE TRADITIONAL HAND LIFT FOR DOUBLE HUNG WINDOWS, OR AS SELECTED BY OWNER.
- ALL WINDOWS SHALL MEET DESIGN PRESSURE REQUIREMENTS AND BE CERTIFIED FOR 110MPH WINDS.



B PROPOSED WEST ELEVATION (THOMPSON AVE.)
1/4" = 1'-0"



A PROPOSED NORTH ELEVATION (PERRY STREET)
1/8" = 1'-0"

3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

ELEVATIONS

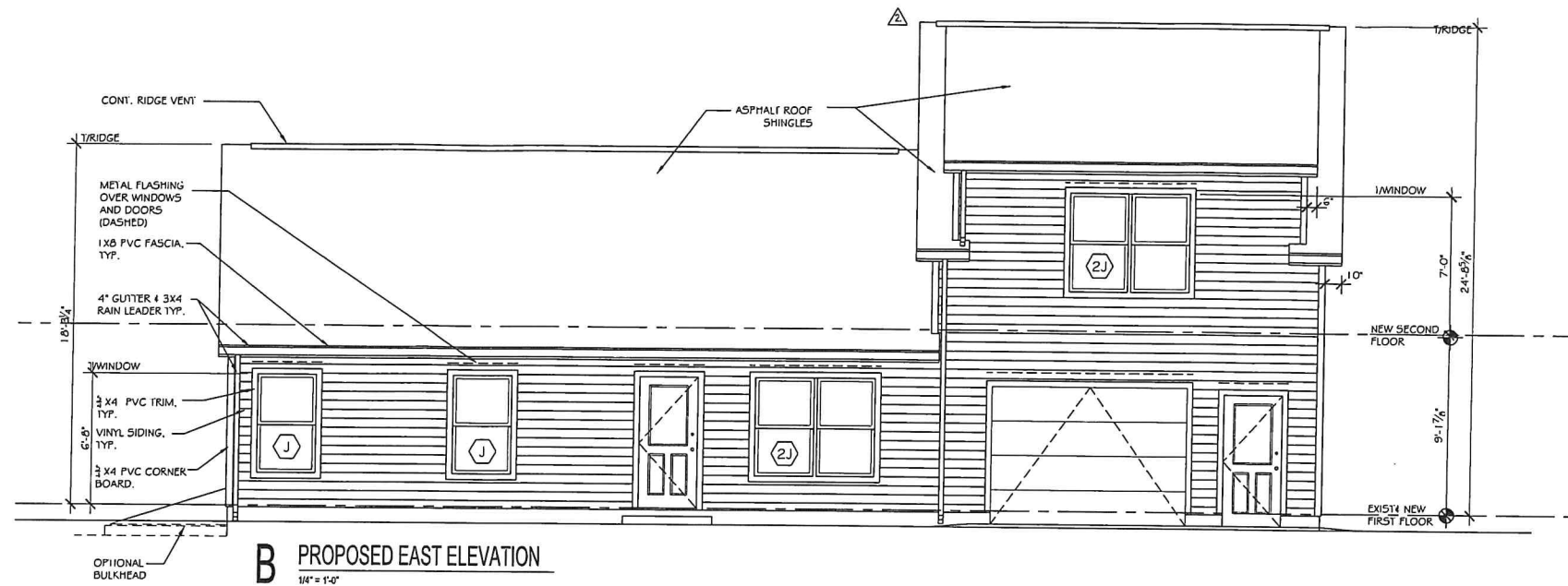


Project No.
23106
Drawn By:
JH
Date:
11-02-2023

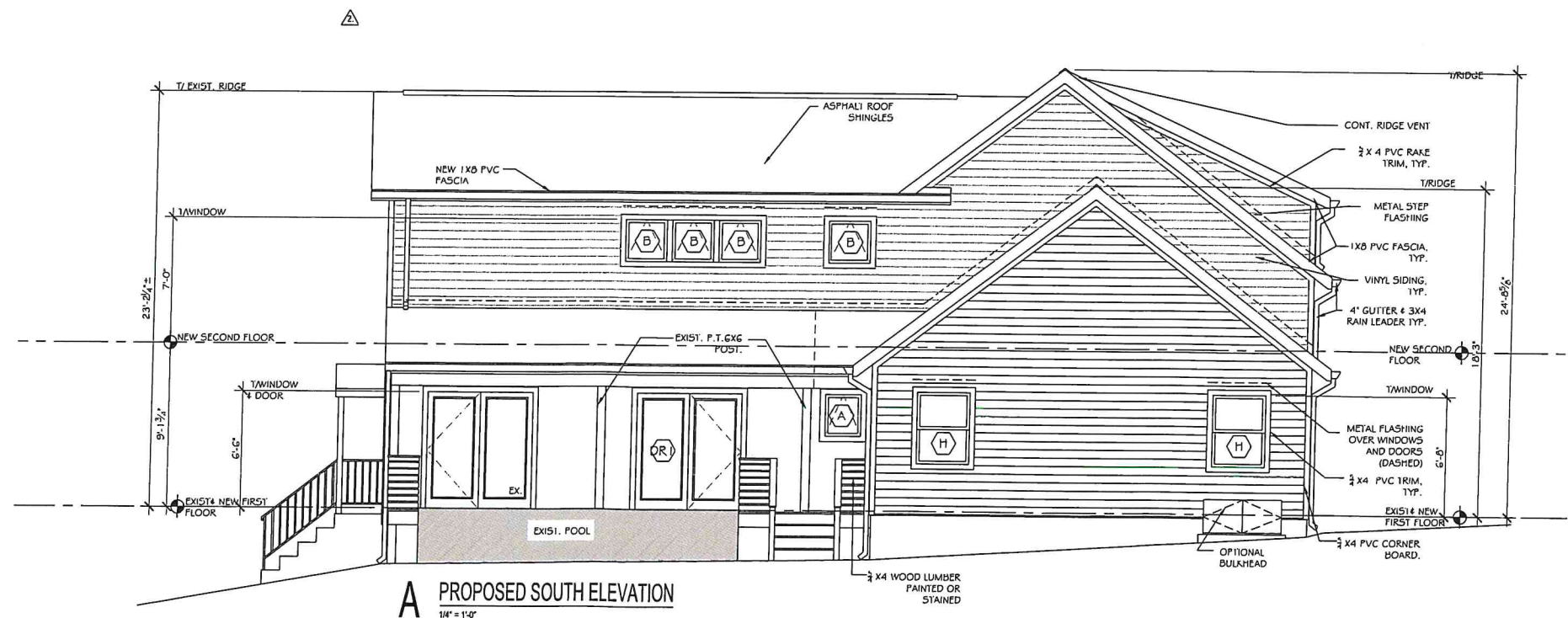
A2.1



FRANK KARPAPIS ARCHITECTS INC.
26 South County Casuar Way, Unit A3
Wickfield, RI 02879
401.783.4604
401.783.1245 fax



B PROPOSED EAST ELEVATION
1/4" = 1'-0"



A PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

ELEVATIONS

Project No.
23106

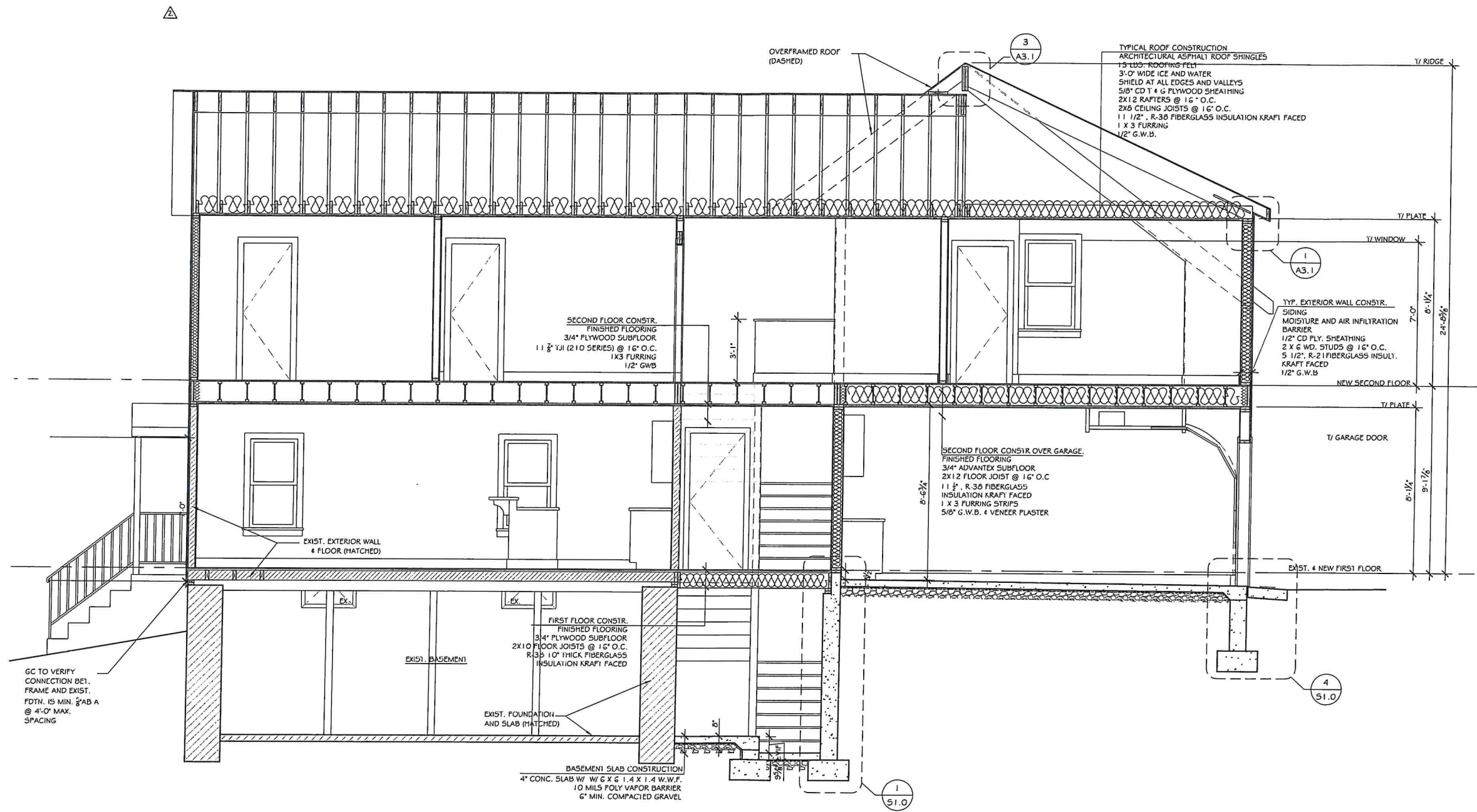
Drawn By:
JH

Date:
11-02-2023

A2.2



FRANK KARPOWICZ ARCHITECTS INC.
26 South County Commons Way, Unit A5
Wakefield, RI 02879
401.783.4404
401.783.1245fax



A BUILDING SECTION
3/8" = 1'-0"

3	Permit	1-31-2024
2	Revised	11-02-2023
1	Bld set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

BUILDING SECTION



Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A3.2

FRANK KARPOWICZ ARCHITECTS INC

26 South County Commons Way, Unit A5
Wakefield, RI 02879
401 782.4604
401 783.1245 fax



4	Permit	1-31-2024
3	REVISED	1-11-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

BUILDING SECTION



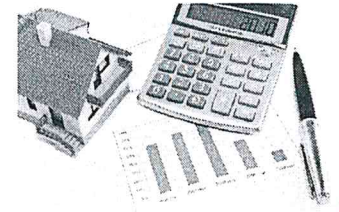
Project No. 23106
Drawn By: JH
Date:

A3.3

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CATALIS[®]

Bristol, RI


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

Parcel Identification

Map/Lot 022-0110-000
 Account 1588
 State Code 01 - NR Single Fam
 Card 1/1
 User Account 04-1161-00

Assessment

Land \$182,800
 Building \$256,100
 Card Total \$438,900
 Parcel Total \$438,900

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$182,800	\$256,100	\$0	\$438,900
2024	\$152,400	\$138,500	\$0	\$290,900
2023	\$152,400	\$138,500	\$0	\$290,900
2022	\$152,400	\$138,500	\$0	\$290,900
2021	\$136,000	\$106,800	\$0	\$242,800

Location and Owner

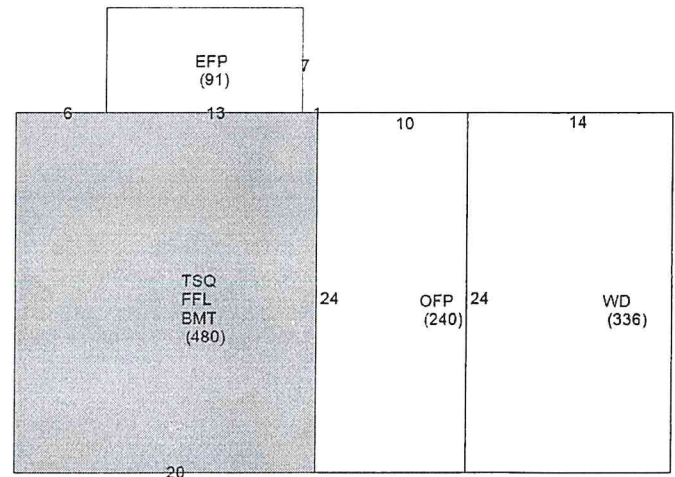
Location 56 THOMPSON AVE
 Owner DELEMOS, LISA M. & DELEMOS, OSCAR I. &
 Owner2 DELEMOS, JONATHAN JT
 Owner3
 Address 56 THOMPSON AVE
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Conventional
 Year Built 1908
 Heat Radiant Hot Water/Steam
 Fireplaces 0
 Rooms 6
 Bedrooms 2
 Bathrooms 1 Full Bath\ 1 Half Bath
 Above Grade Living Area 840 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/29/2025	\$0	2295-51	Quit Claim
04/08/2009	\$174,000	1479-201	Warranty
11/19/2001	\$0	835-171	
01/01/1957	\$0	129-675	
01/01/1956	\$0	129-364	
10/18/1909	\$0	68-9	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	480 SF
3/4 STORY	360 SF
BASEMENT	480 SF
ENCLOSED PORCH	91 SF
OPEN PORCH	240 SF
WOOD DECK	336 SF

iisnode encountered an error when processing the request.

HRESULT: 0x6d
HTTP status: 500
HTTP subStatus: 1013
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because `system.webServer/iisnode/@devErrorsEnabled` configuration setting is 'true'.

In addition to the log of stdout and stderr of the node.exe process, consider using [debugging](#) and [ETW traces](#) to further diagnose the problem.

The last 64k of the output generated by the node.exe process to stderr is shown below:

```
(node:9160) [DEP0005] DeprecationWarning: Buffer() is d
(Use `node --trace-deprecation ...` to show where the w
Application has thrown an uncaught exception and is ter
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\\share\\axisapi_prod\\A
    at processTicksAndRejections (node:internal/process
```

[Click To Open AxisGIS Maps](#)

Land Information

Land Area	0.25 AC
Zoning	R-10
View	-
Neighborhood	J

Yard Item(s)

Description	Quantity	Size	Year
Above Ground Pool	0	18	1908



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

APPLICATION

File No:

Accepted by ZEO:

APPLICANT	Name: <u>OSCAR Delemos</u>		
	Address: <u>56 Thompson Avenue</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-835-7224</u>	Email: <u>odelemos@the Superliga.com</u>	
PROPERTY OWNER	Name: <u>OSCAR Delemos</u>		
	Address: <u>56 Thompson Avenue</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-835-7224</u>	Email: <u>odelemos@the Superliga.com</u>	

- Location of subject property: 56 Thompson Avenue
Assessor's Plat(s) #: 22 Lot(s) #: 10
- Zoning district in which property is located: R10
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): FRONT YARD SET BACK FROM PEERY STREET
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- 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.
- How long have you owned the property?: 16 years (2009)
- Present use of property: Single Family
- Is there a building on the property at present?: Yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 20'x24'
- Proposed use of property: Single Family home w/ Garage and IN-LAW APARTMENT

11. Give extent of proposed alterations: 20x20 Garage w/ Living Space Above
36x24 IN-LAW APARTMENT - 1 STORY
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
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>3</u> |
| Left side lot line: | Required Setback: <u>15</u> | Proposed Setback: <u>23</u> |
| Right side lot line: | Required Setback: <u>N/A</u> | Proposed Setback: <u>N/A</u> |
| Rear lot line: | Required Setback: <u>30</u> | Proposed Setback: <u>58</u> |
| Building height: | Required: <u>35</u> | Proposed: <u>24</u> |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
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? _____
 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: public Sewer: public
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: _____

Date: 9/22/25

Print Name: OSCAR DELMONOS

Property Owner's Signature: _____

Date: _____

Print Name: _____

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

Name: _____ Telephone #: _____

Address: _____



56 Thompson Ave - 300' Radius

Town of Bristol, RI

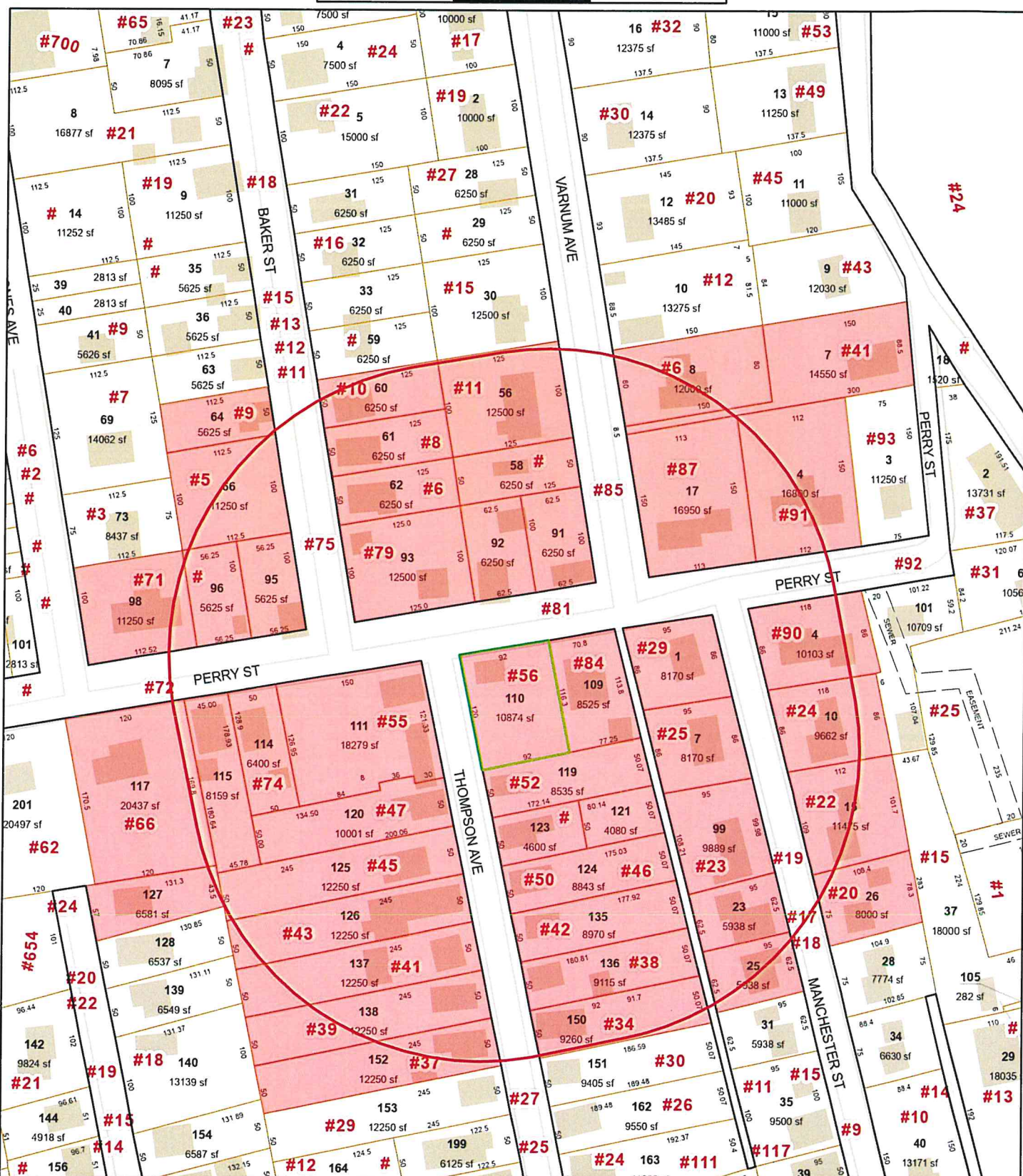
1 inch = 141 Feet



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October 8, 2025

0 141 282 423



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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Subject Property:

Parcel Number: 22-110
CAMA Number: 22-110
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, LISA M. & DELEMOS, OSCAR
I. & DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 22-109
CAMA Number: 22-109
Property Address: 84 PERRY ST

Mailing Address: DUMAS, MOIRA D & NICOLE G TE
84 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-110
CAMA Number: 22-110
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, LISA M. & DELEMOS, OSCAR
I. & DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-111
CAMA Number: 22-111
Property Address: 55 THOMPSON AVE

Mailing Address: DE LUCCA, MARGARET TRUSTEE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-114
CAMA Number: 22-114
Property Address: 74 PERRY ST

Mailing Address: FENSTER, ZACHARY
58 OVERHILL RD
WARREN, RI 02885

Parcel Number: 22-115
CAMA Number: 22-115
Property Address: 72 PERRY ST

Mailing Address: DE LIMA, JORGE M ET UX MARIA P TE
72 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-117
CAMA Number: 22-117
Property Address: 66 PERRY ST

Mailing Address: BODAH, JULIA R. & JACOB C. TE
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 22-119
CAMA Number: 22-119
Property Address: 52 THOMPSON AVE

Mailing Address: PAULINO, FRANK J. & PAULINO, ROBIN
A. &
52 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-120
CAMA Number: 22-120
Property Address: 47 THOMPSON AVE

Mailing Address: GARDINER ESTATE MGT, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 22-121
CAMA Number: 22-121
Property Address: THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-123
CAMA Number: 22-123
Property Address: 50 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809



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10/8/2025

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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Parcel Number: 22-124 CAMA Number: 22-124 Property Address: 46 THOMPSON AVE	Mailing Address: MCCARTHY, MARIAN R 46 THOMPSON AVE BRISTOL, RI 02809
Parcel Number: 22-125 CAMA Number: 22-125 Property Address: 45 THOMPSON AVE	Mailing Address: RIBEIRO, JOSE F & PAULA M TE 45 THOMPSON AVE BRISTOL, RI 02809
Parcel Number: 22-126 CAMA Number: 22-126 Property Address: 43 THOMPSON AVE	Mailing Address: CONTENTE, ALFRED & SUSAN B TE 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 22-127 CAMA Number: 22-127 Property Address: 24 DORAN AVE	Mailing Address: LYNCH, DENIS A & TINA J TE 24 DORAN AVE BRISTOL, RI 02809
Parcel Number: 22-135 CAMA Number: 22-135 Property Address: 42 THOMPSON AVE	Mailing Address: PEIXOTO ANTONIO S 532 METACOM AVE. BRISTOL, RI 02809
Parcel Number: 22-136 CAMA Number: 22-136 Property Address: 38 THOMPSON AVE	Mailing Address: CONTENTE, ALFRED SUSAN TE 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 22-137 CAMA Number: 22-137 Property Address: 41 THOMPSON AVE	Mailing Address: CONTENTE, ALFRED 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 22-138 CAMA Number: 22-138 Property Address: 39 THOMPSON AVE	Mailing Address: MONIZ, MANUEL EDITE M. MONIZ 1117 HOPE ST BRISTOL, RI 02809
Parcel Number: 22-150 CAMA Number: 22-150 Property Address: 34 THOMPSON AVE	Mailing Address: CONTENTE, ALFRED & SUSAN B TE 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 22-152 CAMA Number: 22-152 Property Address: 37 THOMPSON AVE	Mailing Address: SOARES, ARMANDA M 37 THOMPSON AVE BRISTOL, RI 02809
Parcel Number: 22-56 CAMA Number: 22-56 Property Address: 11 VARNUM AVE	Mailing Address: ASCENCAO, ZITA 11 VARNUM AVE. BRISTOL, RI 02809
Parcel Number: 22-58 CAMA Number: 22-58 Property Address: VARNUM AVE	Mailing Address: ALMEIDA, KENNETH PAUL J. 81 PERRY STREET BRISTOL, RI 02809



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10/8/2025

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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Parcel Number: 22-60 CAMA Number: 22-60 Property Address: 10 BAKER ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 22-61 CAMA Number: 22-61 Property Address: 8 BAKER ST	Mailing Address: CASTRO, DONNA J. 8 BAKER ST BRISTOL, RI 02809
Parcel Number: 22-62 CAMA Number: 22-62 Property Address: 6 BAKER ST	Mailing Address: DAPONTE, SERAPHIN J 40 VARNUM AVENUE BRISTOL, RI 02809
Parcel Number: 22-64 CAMA Number: 22-64 Property Address: 9 BAKER ST	Mailing Address: CASTRO, KENNETH J 9 BAKER STREET BRISTOL, RI 02809
Parcel Number: 22-66 CAMA Number: 22-66 Property Address: 5 BAKER ST	Mailing Address: FONSECA, DANIEL ET UX BARBARA JT 5 BAKER ST BRISTOL, RI 02809
Parcel Number: 22-91 CAMA Number: 22-91 Property Address: 85 PERRY ST	Mailing Address: PALUMBO, BRUCE A. 85 PERRY ST BRISTOL, RI 02809
Parcel Number: 22-92 CAMA Number: 22-92 Property Address: 81 PERRY ST	Mailing Address: ALMEIDA, JOSEPH & DOROTHY LE ALMEIDA, KENNETH & ALMEIDA, PAUL J. JT 81 PERRY STREET BRISTOL, RI 02809
Parcel Number: 22-93 CAMA Number: 22-93 Property Address: 79 PERRY ST	Mailing Address: FERRARA, FRANK M. JR. ETUX KAREN C. FERRARA TE 79 PERRY ST. BRISTOL, RI 02809
Parcel Number: 22-95 CAMA Number: 22-95 Property Address: 75 PERRY ST	Mailing Address: ALO PROPERTY INVESTMENTS, LLC 18 Maple Ave #287 Barrington, RI 02806
Parcel Number: 22-96 CAMA Number: 22-96 Property Address: PERRY ST	Mailing Address: ALO PROPERTY INVESTMENTS, LLC 11 LORIMAR LN REHOBOTH, MA 02769
Parcel Number: 22-98 CAMA Number: 22-98 Property Address: 71 PERRY ST	Mailing Address: MARTIN, ANNA P. PATRICK A. 71 PERRY STREET BRISTOL, RI 02809
Parcel Number: 27-1 CAMA Number: 27-1 Property Address: 29 MANCHESTER ST	Mailing Address: PALUMBO, ELIZABETH & STEVEN M TE 29 MANCHESTER ST BRISTOL, RI 02809



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10/8/2025

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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Item 3A.

Parcel Number: 27-10
CAMA Number: 27-10
Property Address: 24 MANCHESTER ST

Mailing Address: HARLEY, PETER E. HEATHER C. ETUX
24 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-15
CAMA Number: 27-15
Property Address: 22 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-23
CAMA Number: 27-23
Property Address: 19 MANCHESTER ST

Mailing Address: VAN BUREN, ALEXANDRA
19 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-25
CAMA Number: 27-25
Property Address: 17 MANCHESTER ST

Mailing Address: BURNS, ANNE E.
17 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-26
CAMA Number: 27-26
Property Address: 20 MANCHESTER ST

Mailing Address: WILSON, MARYANN E. TRUSTEE
20 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-4
CAMA Number: 27-4
Property Address: 90 PERRY ST

Mailing Address: BORGES, EDWARD R. JR.
90 PERRY STREET
BRISTOL, RI 02809

Parcel Number: 27-7
CAMA Number: 27-7
Property Address: 25 MANCHESTER ST

Mailing Address: BRUM, MARIA L
25 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-99
CAMA Number: 27-99
Property Address: 23 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED & SUSAN B. TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 36-17
CAMA Number: 36-17
Property Address: 87 PERRY ST

Mailing Address: MOTTA, JOHN
87 PERRY ST
BRISTOL, RI 02809

Parcel Number: 36-4
CAMA Number: 36-4
Property Address: 91 PERRY ST

Mailing Address: SIMAS, BESSIE M
91 PERRY ST
BRISTOL, RI 02809

Parcel Number: 36-7
CAMA Number: 36-7
Property Address: 41 SHERRY AVE

Mailing Address: SYLVIA, STEPHEN K. KATHLEEN S. TE
41 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 36-8
CAMA Number: 36-8
Property Address: 6 VARNUM AVE

Mailing Address: SOUSA, ANTONIO F. & MARIA J
TRUSTEES
6 VARNUM AVE
BRISTOL, RI 02809



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10/8/2025

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ALMEIDA, JOSEPH & DOROTHY
ALMEIDA, KENNETH & ALMEID
81 PERRY STREET
BRISTOL, RI 02809

CASTRO, KENNETH J
9 BAKER STREET
BRISTOL, RI 02809

DELEMOS, LISA M. & DELEMO
DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

ALMEIDA, KENNETH
PAUL J.
81 PERRY STREET
BRISTOL, RI 02809

CONTENTE, ALFRED
23 MANCHESTER ST
BRISTOL, RI 02809

DUMAS, MOIRA D & NICOLE G
84 PERRY ST
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,
11 LORIMAR LN
REHOBOTH, MA 02769

CONTENTE, ALFRED
& SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

FENSTER, ZACHARY
58 OVERHILL RD
WARREN, RI 02885

ALO PROPERTY INVESTMENTS,
18 Maple Ave #287
Barrington, RI 02806

CONTENTE, ALFRED
SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

FERRARA, FRANK M. JR. ETU
KAREN C. FERRARA TE
79 PERRY ST.
BRISTOL, RI 02809

ASCENCAO, ZITA
11 VARNUM AVE.
BRISTOL, RI 02809

CONTENTE, ALFRED &
SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

FONSECA, DANIEL ET UX
BARBARA JT
5 BAKER ST
BRISTOL, RI 02809

BODAH, JULIA R. & JACOB C
12 BYFIELD ST
BRISTOL, RI 02809

CONTENTE, ALFRED & SUSAN
23 MANCHESTER ST
BRISTOL, RI 02809

GARDINER ESTATE MGT, LLC
5 PROSPECT ST
BRISTOL, RI 02809

BORGES, EDWARD R. JR.
90 PERRY STREET
BRISTOL, RI 02809

CONTENTE, ALFRED & SUSAN
23 MANCHESTER ST
BRISTOL, RI 02809

HARLEY, PETER E.
HEATHER C. ETUX
24 MANCHESTER ST
BRISTOL, RI 02809

BRUM, MARIA L
25 MANCHESTER ST
BRISTOL, RI 02809

DAPONTE, SERAPHIN J
40 VARNUM AVENUE
BRISTOL, RI 02809

LYNCH, DENIS A & TINA J
24 DORAN AVE
BRISTOL, RI 02809

BURNS, ANNE E.
17 MANCHESTER ST
BRISTOL, RI 02809

DE LIMA, JORGE M ET UX
MARIA P TE
72 PERRY ST
BRISTOL, RI 02809

MARTIN, ANNA P.
PATRICK A.
71 PERRY STREET
BRISTOL, RI 02809

CASTRO, DONNA J.
8 BAKER ST
BRISTOL, RI 02809

DE LUCCA, MARGARET TRUSTE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

MCCARTHY, MARIAN R
46 THOMPSON AVE
BRISTOL, RI 02809

MONIZ, MANUEL
EDITE M. MONIZ
1117 HOPE ST
BRISTOL, RI 02809

SOUSA, ANTONIO F. &
MARIA J TRUSTEES
6 VARNUM AVE
BRISTOL, RI 02809

MOTTA, JOHN
87 PERRY ST
BRISTOL, RI 02809

SYLVIA, STEPHEN K.
KATHLEEN S. TE
41 SHERRY AVE
BRISTOL, RI 02809

PALUMBO, BRUCE A.
85 PERRY ST
BRISTOL, RI 02809

VAN BUREN, ALEXANDRA
19 MANCHESTER ST
BRISTOL, RI 02809

PALUMBO, ELIZABETH & STEV
29 MANCHESTER ST
BRISTOL, RI 02809

WILSON, MARYANN E. TRUSTE
20 MANCHESTER ST
BRISTOL, RI 02809

PAULINO, FRANK J. &
PAULINO, ROBIN A. &
52 THOMPSON AVE
BRISTOL, RI 02809

PEIXOTO ANTONIO S
532 METACOM AVE.
BRISTOL, RI 02809

RIBEIRO, JOSE F & PAULA M
45 THOMPSON AVE
BRISTOL, RI 02809

SHIYU BRISTOL, LLC
111 HORIZON DR
TIVERTON, RI 02878

SIMAS, BESSIE M
91 PERRY ST
BRISTOL, RI 02809

SOARES, ARMANDA M
37 THOMPSON AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-37

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

November 3, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Elise Ramos

Owner of Record: William G. and Elise T. Ramos

Location: 33 SHERMAN AVE , BRISTOL, RI, 02809

Plat: 123 Lot: 431

Zoning District: R-15

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

keep up to four chicken hens on a residential property within the Residential R-15 zoning district.

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-25-37

33 Sherman Ave. 123 431

October 7, 2025

Applicant	
Name of Applicant	Elise Ramos
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	33 Sherman Ave.	123	431

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
We would be keeping 4 laying hens in a protected run and enclosed coop. We will specify female chicks only. I have addressed all of the applicable special use standards in an enclosed letter and photos delivered today to Ed Tanner.

Describe the extent of the proposed alterations and the reasons for the requesting relief
We propose to build a 3 by 5 ft chicken coop enclosed by a 5'x10' chicken run on the east side of the property. Please see attached letter which was emailed to Melanie Wolfe and cc'd to Ed Tanner.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	0.35
Lot Frontage	120
Lot Depth	140

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,450	Building/Structure Detail if Other:
Structure: Deck	Square Footage: 240	Building/Structure Detail if Other:

Ed Tanner

From: Elise Ramos <ERamos@lookingupwards.org>
Sent: Wednesday, October 22, 2025 8:00 AM
To: Melanie Wolfe
Cc: Ed Tanner
Subject: Chicken coop updates from Elise Ramos

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

Hello Melanie,

This note is in regard to the petition #2025-37 for a chicken coop in the yard of Elise Ramos at 33 Sherman Ave., Bristol . My family and I have decided to have chickens in our backyard because the whole family loves eating eggs and would like to have chickens as pets. We have a large yard without neighbors on 2 sides, 33 Sherman Ave. being a corner lot. I have asked the abutting neighbors, Andrea and Brian Vollaro, how they would view us having some chickens. Andrea was very positive and excited as she had worked on a farm when she was a teenager. My neighbor Sandra Lima also expressed very positive views of our owning chickens. We have planned to put the 3' x 5' coop and 5' x 10' pen on the east side of our property, parallel to Christopher Drive. The Vollaros are the abutters to our backyard. We planned to set up the coop 40' from our South property line and their driveway. We also planned to have the coop and pen 30' from the street on the east side along Christopher Drive. We have a round tamperproof compost barrel for depositing chicken droppings cleaned from the coop and the pen. I plan to purchase 4 sex-specified as female only chicks to raise as egg-laying hens. We are home in the mornings and evenings so as to be able to confine the chickens by 9pm and to release them in the enclosed pen no earlier than 8am. Each hen will have 3.75 square foot of space in the 3' x 5' coop. The attached pen will surround the coop with a 5' x 10' fence. A kit was purchased new for this project, which we also plan to attach additional shingles to the roof and clapboard to the sides to add insulation to the coop. Ventilation is built into the design of the coop. We will install both warming and light appropriate for the health of the chickens. We have a chicken water warmer to keep their water from freezing in the winter. We will rent an Trench Digger from Home Depot to dig the trench around the perimeter of the pen to bury metal fencing into the ground to prevent vermin from entering the pen area. We are all agreed as a family to care for the chickens daily and enjoy their intelligence and the fresh eggs we expect to have with them. Thank you for your generous assistance for this project.

Elise Ramos

Elise Ramos

Item 3B.



33 Sherman Avenue

Town of Bristol, RI

1 inch = 36 Feet



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October 21, 2025



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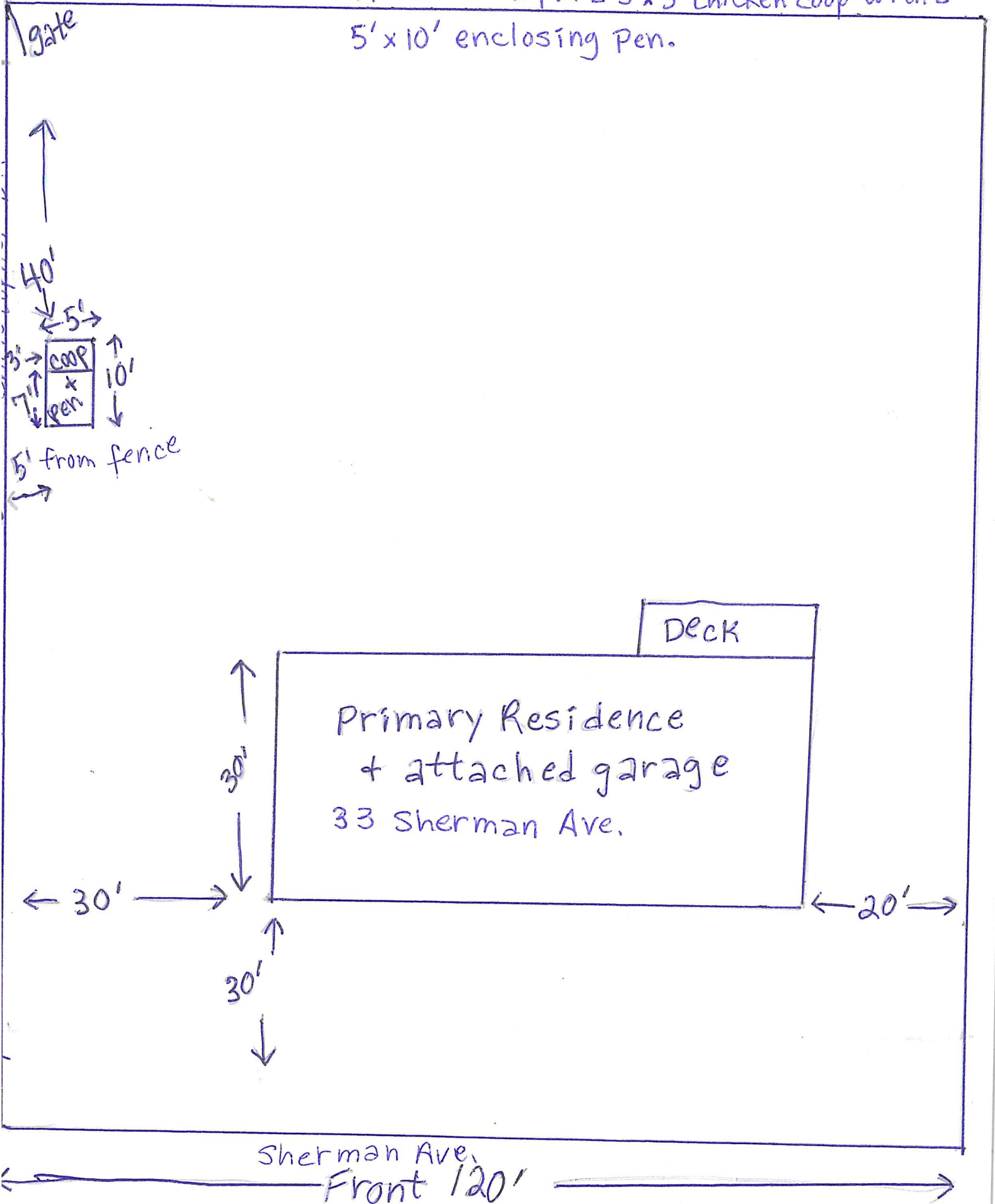
5cm/30ft
1cm/6ft

10/7/25

Elise Ramos
33 Sherman Ave.

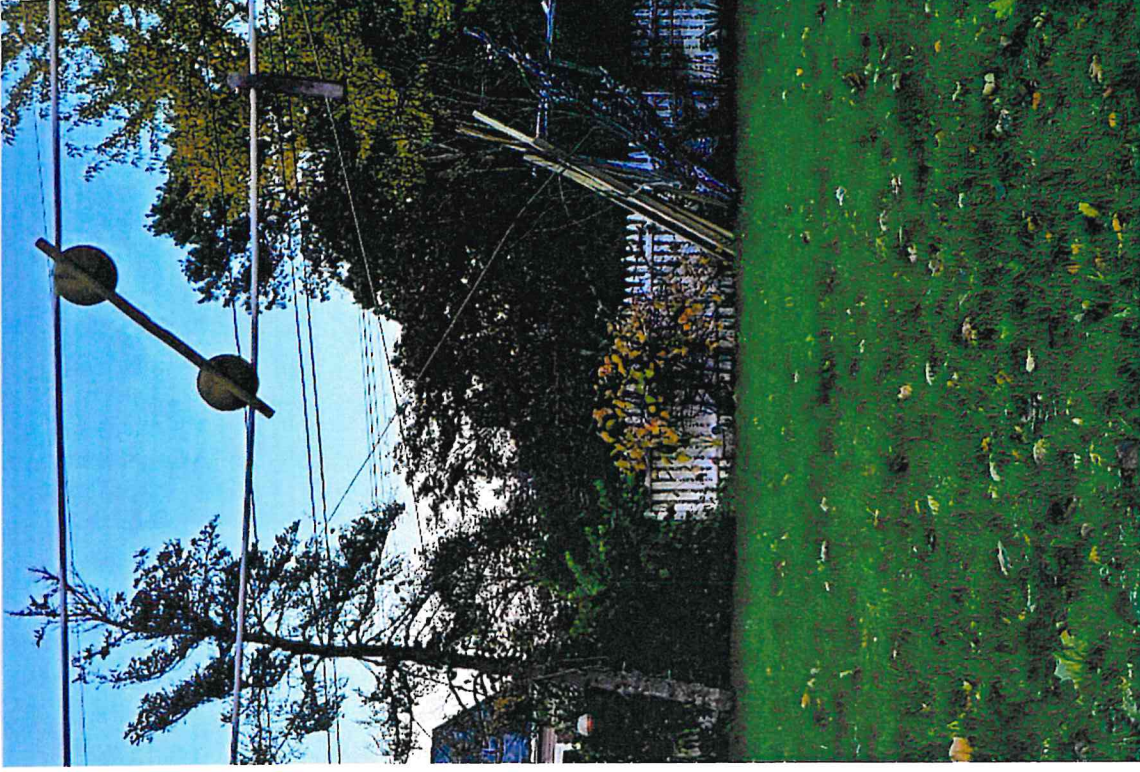
Item 3B.

Application to put a 3'x5' chicken coop with a
5'x10' enclosing pen.





View from back porch/deck



Elise Ramos - closer view
33 Sherman Ave.

East side of property parallel to

Christopher Dr.

Coop would be located 5' away from picket fence and lengthwise in between the tree on the left & lumber on the right.

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Bristol, RI


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

Parcel Identification

Map/Lot 123-0431-000
 Account 6695
 State Code 01 - NR Single Fam
 Card 1/1
 User Account 18-0313-55

Assessment

Land \$193,900
 Building \$424,400
 Card Total \$618,300
 Parcel Total \$618,300

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$193,900	\$424,400	\$0	\$618,300
2024	\$161,500	\$239,900	\$0	\$401,400
2023	\$161,500	\$239,900	\$0	\$401,400
2022	\$161,500	\$239,900	\$0	\$401,400
2021	\$164,200	\$177,000	\$0	\$341,200

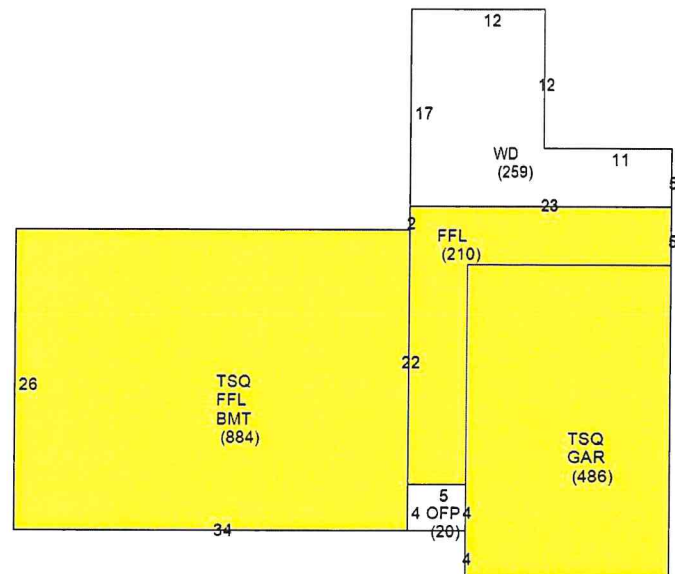
Location and Owner

Location 33 SHERMAN AVE
 Owner RAMOS, WILLIAM G. ET UX
 Owner2 ELISE T. TE
 Owner3
 Address 33 SHERMAN AVENUE
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Cape
 Year Built 1981
 Heat BB Hot Water
 Fireplaces 0
 Rooms 11
 Bedrooms 6
 Bathrooms 3 Full Bath
 Above Grade Living Area 2,121.5 SF

Sale Information



Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,094 SF
3/4 STORY	1,027.5 SF
BASEMENT	884 SF
GARAGE	486 SF
OPEN PORCH	20 SF
WOOD DECK	259 SF

iisnode encountered an error when processing the request.

HRESULT: 0x6d
HTTP status: 500
HTTP subStatus: 1013
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because [system.webServer/iisnode/@devErrorsEnabled](#) configuration setting is 'true'.

In addition to the log of stdout and stderr of the node.exe process, consider using [debugging](#) and [ETW traces](#) to further diagnose the problem.

The last 64k of the output generated by the node.exe process to stderr is shown below:

```
(node:8724) [DEP0005] DeprecationWarning: Buffer() is d
(Use `node --trace-deprecation ...` to show where the w
Application has thrown an uncaught exception and is ter
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_prod\A
    at processTicksAndRejections (node:internal/process
```

[Click To Open AxisGIS Maps](#)

Land Information

Land Area	0.346 AC
Zoning	R-15
View	-
Neighborhood	O

Yard Item(s)

Description	Quantity	Size	Year
Shed	0	96	2010
Above Ground Pool	1	255	2007
Solar Panels	0	0	2022



33 Sherman Avenue - 300' Radius

Town of Bristol, RI

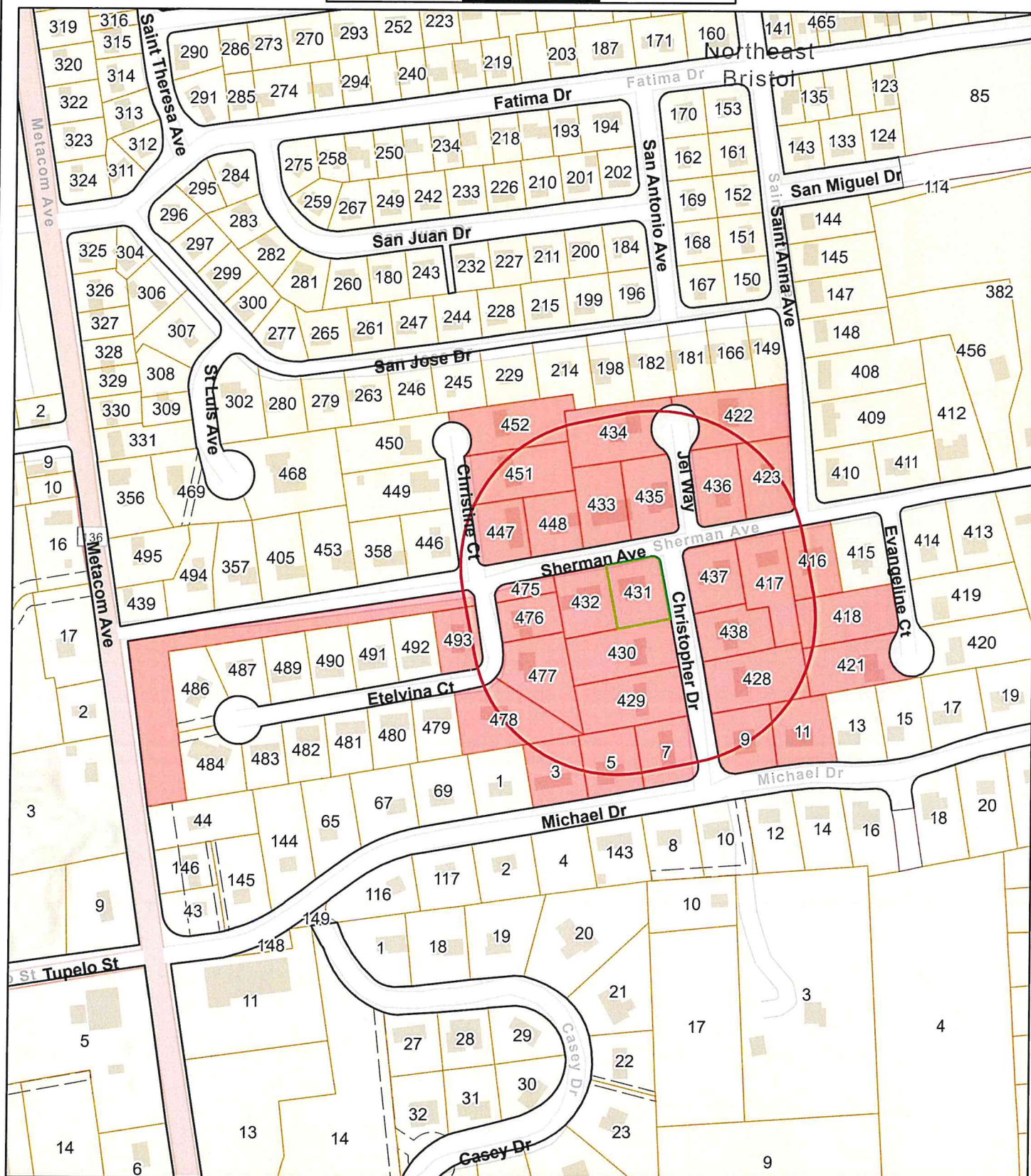
1 inch = 282 Feet



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October 15, 2025

0 282 564 846



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300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3B.

Subject Property:

Parcel Number: 123-431
CAMA Number: 123-431
Property Address: 33 SHERMAN AVE

Mailing Address: RAMOS, WILLIAM G. ET UX ELISE T. TE
33 SHERMAN AVENUE
BRISTOL, RI 02809

Abutters:

Parcel Number: 123-416
CAMA Number: 123-416
Property Address: 39 SHERMAN AVE

Mailing Address: DEVOL, CHARLES B. JR.
39 SHERMAN AVENUE
BRISTOL, RI 02809

Parcel Number: 123-417
CAMA Number: 123-417
Property Address: 37 SHERMAN AVE

Mailing Address: ACCARDI, JOSEPH G.
37 SHERMAN AVENUE
BRISTOL, RI 02809

Parcel Number: 123-418
CAMA Number: 123-418
Property Address: 3 EVANGELINE CT

Mailing Address: CRAVEN, LEANNE E
3 EVANGELINE CT
BRISTOL, RI 02809

Parcel Number: 123-421
CAMA Number: 123-421
Property Address: 5 EVANGELINE CT

Mailing Address: CIRELLO, JOSEPH J & ISABELA PE
5 EVANGELINE CT
BRISTOL, RI 02809

Parcel Number: 123-422
CAMA Number: 123-422
Property Address: 4 JEL WAY

Mailing Address: DENSON, ROBERT B. REBECCA L, TE
4 JEL WAY
BRISTOL, RI 02809

Parcel Number: 123-423
CAMA Number: 123-423
Property Address: 26 ST ANNA AVE

Mailing Address: STEWART, JOSEPH & LYNN TE
26 ST ANNA AVE
BRISTOL, RI 02809

Parcel Number: 123-428
CAMA Number: 123-428
Property Address: 6 CHRISTOPHER DR

Mailing Address: BOYD, EDWARD C. JR & BOYD, MARY
E. TRUSTEES
6 CHRISTOPHER DR
BRISTOL, RI 02809

Parcel Number: 123-429
CAMA Number: 123-429
Property Address: 5 CHRISTOPHER DR

Mailing Address: ESTRELLA, DAVID KAREN L. ETUX TE
5 CHRISTOPHER DR
BRISTOL, RI 02809

Parcel Number: 123-430
CAMA Number: 123-430
Property Address: 3 CHRISTOPHER DR

Mailing Address: VOLLARO, THOMAS J BARBARA A. TE
3 CHRISTOPHER DR
BRISTOL, RI 02809

Parcel Number: 123-431
CAMA Number: 123-431
Property Address: 33 SHERMAN AVE

Mailing Address: RAMOS, WILLIAM G. ET UX ELISE T. TE
33 SHERMAN AVENUE
BRISTOL, RI 02809



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Page 1 of 3



300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3B.

Parcel Number: 123-432
CAMA Number: 123-432
Property Address: 31 SHERMAN AVE

Mailing Address: GEOFFROY, EMILY
31 SHERMAN AVE
BRISTOL, RI 02809

Parcel Number: 123-433
CAMA Number: 123-433
Property Address: 28 SHERMAN AVE

Mailing Address: FRANCIS, JESSICA C & ERIC H TE
28 SHERMAN AVE
BRISTOL, RI 02809

Parcel Number: 123-434
CAMA Number: 123-434
Property Address: 3 JEL WAY

Mailing Address: KEMP, CRYSTAL
3 JEL WAY
BRISTOL, RI 02809

Parcel Number: 123-435
CAMA Number: 123-435
Property Address: 36 SHERMAN AVE

Mailing Address: CORREIA, LILLIAN
36 SHERMAN AVE.
BRISTOL, RI 02809

Parcel Number: 123-436
CAMA Number: 123-436
Property Address: 2 JEL WAY

Mailing Address: REGO, JUDITH LIFE EST REGO,
MICHAEL & JUDY REGO-MATO
2 JEL WAY
BRISTOL, RI 02809

Parcel Number: 123-437
CAMA Number: 123-437
Property Address: 35 SHERMAN AVE

Mailing Address: LIMA, MARIO J. SANDY M. ETUX TE
35 SHERMAN AVE
BRISTOL, RI 02809

Parcel Number: 123-438
CAMA Number: 123-438
Property Address: 4 CHRISTOPHER DR

Mailing Address: PROCACCINI, DAVID M DENISE D TE
4 CHRISTOPHER DR
BRISTOL, RI 02809

Parcel Number: 123-447
CAMA Number: 123-447
Property Address: 2 CHRISTINE CT

Mailing Address: FOSTER, ROSE C. LIFE ESTATE PAIVA,
DEBORAH L.
2 CHRISTINE CT
BRISTOL, RI 02809

Parcel Number: 123-448
CAMA Number: 123-448
Property Address: 26 SHERMAN AVE

Mailing Address: CAMPAGNA VINCENT M III
26 SHERMAN AVENUE
BRISTOL, RI 02809

Parcel Number: 123-451
CAMA Number: 123-451
Property Address: 4 CHRISTINE CT

Mailing Address: ABREU, RAUL A. & LEAL-ABREU, MARIA
M. TRUSTEES
4 CHRISTINE CT
BRISTOL, RI 02809

Parcel Number: 123-452
CAMA Number: 123-452
Property Address: 6 CHRISTINE CT

Mailing Address: MARCOTTE, BARBARA
6 CHRISTINE COURT
BRISTOL, RI 02809

Parcel Number: 123-475
CAMA Number: 123-475
Property Address: SHERMAN AVE

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3B.

Parcel Number: 123-476
CAMA Number: 123-476
Property Address: 1 ETELVINA CT

Mailing Address: ABREU, CAROLE L.
1 ETELVINA CT
BRISTOL, RI 02809

Parcel Number: 123-477
CAMA Number: 123-477
Property Address: 3 ETELVINA CT

Mailing Address: SCARBOROUGH, WILLIAM T. MOLLY M.
TE
3 ETELVINA CT
BRISTOL, RI 02809

Parcel Number: 123-478
CAMA Number: 123-478
Property Address: 5 ETELVINA CT

Mailing Address: HICKS, LAWRENCE E JR
5 ETELVINA CT
BRISTOL, RI 02809

Parcel Number: 123-485
CAMA Number: 123-485
Property Address: METACOM AVE

Mailing Address: BRISTOL, TOWN OF (SHERMAN AVE)
10 COURT STREET
BRISTOL, RI 02809

Parcel Number: 123-493
CAMA Number: 123-493
Property Address: 4 ETELVINA CT

Mailing Address: FONTS, RAUL A & MEGHAN M CO-
TRUSTEES
285 CORYS LN
PORTSMOUTH, RI 02871

Parcel Number: 127-11
CAMA Number: 127-11
Property Address: 29 MICHAEL DR

Mailing Address: OCONNELL, MATTHEW M & KRISTYN
TE
29 MICHAEL DR
BRISTOL, RI 02809

Parcel Number: 127-3
CAMA Number: 127-3
Property Address: 17 MICHAEL DR

Mailing Address: CONTENTE, LEO & CONTENTE, SANDRA
J. TRUSTEES
17 MICHAEL DR
BRISTOL, RI 02809

Parcel Number: 127-5
CAMA Number: 127-5
Property Address: 19 MICHAEL DR

Mailing Address: PACHECO, RICHARD A. II ETUX LEAH
M. PACHECO TE
19 MICHAEL DRIVE
BRISTOL, RI 02809

Parcel Number: 127-7
CAMA Number: 127-7
Property Address: 7 CHRISTOPHER DR

Mailing Address: FRANCIS, SHARON M. LE SYLVIA, TINA
M. &
7 CHRISTOPHER DR
BRISTOL, RI 02809

Parcel Number: 127-9
CAMA Number: 127-9
Property Address: 8 CHRISTOPHER DR

Mailing Address: MADURO, FRANCISCO T. ET UX
NATALIE M.
8 CHRISTOPHER DR
BRISTOL, RI 02809



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Page 3 of 3

ABREU, CAROLE L.
1 ETELVINA CT
BRISTOL, RI 02809

DENSON, ROBERT B.
REBECCA L, TE
4 JEL WAY
BRISTOL, RI 02809

LIMA, MARIO J.
SANDY M. ETUX TE
35 SHERMAN AVE
BRISTOL, RI 02809

ABREU, RAUL A. & LEAL-ABR
4 CHRISTINE CT
BRISTOL, RI 02809

DEVOL, CHARLES B. JR.
39 SHERMAN AVENUE
BRISTOL, RI 02809

MADURO, FRANCISCO T.
ET UX NATALIE M.
8 CHRISTOPHER DR
BRISTOL, RI 02809

ACCARDI, JOSEPH G.
37 SHERMAN AVENUE
BRISTOL, RI 02809

ESTRELLA, DAVID
KAREN L. ETUX TE
5 CHRISTOPHER DR
BRISTOL, RI 02809

MARCOTTE, BARBARA
6 CHRISTINE COURT
BRISTOL, RI 02809

BOYD, EDWARD C. JR &
BOYD, MARY E. TRUSTEES
6 CHRISTOPHER DR
BRISTOL, RI 02809

FONTS, RAUL A &
MEGHAN M CO-TRUSTEES
285 CORYS LN
PORTSMOUTH, RI 02871

OCONNELL, MATTHEW M &
KRISTYN TE
29 MICHAEL DR
BRISTOL, RI 02809

BRISTOL, TOWN OF
(SHERMAN AVE)
10 COURT STREET
BRISTOL, RI 02809

FOSTER, ROSE C. LIFE ESTA
PAIVA, DEBORAH L.
2 CHRISTINE CT
BRISTOL, RI 02809

PACHECO, RICHARD A. II ET
LEAH M. PACHECO TE
19 MICHAEL DRIVE
BRISTOL, RI 02809

CAMPAGNA VINCENT M III
26 SHERMAN AVENUE
BRISTOL, RI 02809

FRANCIS, JESSICA C &
ERIC H TE
28 SHERMAN AVE
BRISTOL, RI 02809

PROCACCINI, DAVID M
DENISE D TE
4 CHRISTOPHER DR
BRISTOL, RI 02809

CIRELLO, JOSEPH J & ISABE
5 EVANGELINE CT
BRISTOL, RI 02809

FRANCIS, SHARON M. LE
SYLVIA, TINA M. &
7 CHRISTOPHER DR
BRISTOL, RI 02809

RAMOS, WILLIAM G. ET UX
ELISE T. TE
33 SHERMAN AVENUE
BRISTOL, RI 02809

CONTENTE, LEO & CONTENTE,
17 MICHAEL DR
BRISTOL, RI 02809

GEOFFROY, EMILY
31 SHERMAN AVE
BRISTOL, RI 02809

REGO, JUDITH LIFE EST
REGO, MICHAEL & JUDY REGO
2 JEL WAY
BRISTOL, RI 02809

CORREIA, LILLIAN
36 SHERMAN AVE.
BRISTOL, RI 02809

HICKS, LAWRENCE E JR
5 ETELVINA CT
BRISTOL, RI 02809

SCARBOROUGH, WILLIAM T.
MOLLY M. TE
3 ETELVINA CT
BRISTOL, RI 02809

CRAVEN, LEANNE E
3 EVANGELINE CT
BRISTOL, RI 02809

KEMP, CRYSTAL
3 JEL WAY
BRISTOL, RI 02809

STEWART, JOSEPH & LYNN TE
26 ST ANNA AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VOLLARO, THOMAS J
BARBARA A. TE
3 CHRISTOPHER DR
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-38

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

November 3, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Michael Hoffman

Owner of Record: Reliable Pest Control, Inc.

Location: 6 FRANCIS ST , BRISTOL, RI, 02809

Plat: 37 Lot: 36, 37 & 38

Zoning District: LB

Applicant is requesting a **Dimensional Variance** to:

construct a 14ft. x 40ft. addition to an existing commercial building with less than the required front yard on a corner lot.

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-25-38

6 Francis St. 37 36, 37 & 38

October 8, 2025

Applicant

Name of Applicant	Michael Hoffman
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Reliable Pest Control

Location for Application

Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	6 Francis St.	37	36, 37 & 38

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	560 feet
Width in Feet	14 feet
Length in Feet	40 feet
Height Above Grade	28 feet
Number of Stories	1

Setbacks

Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	7 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request

Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Unknown.

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

Add 14' x 40' addition to south/left side of existing structure for existing business additional equipment storage. RPC is seeking to add a 14' X 40', 1 story garage for the purpose of storing its mobile spray units. Besides regular contract work, these units need to be ready to be loaded on a moment's notice. The new garage would also help in allowing RPC to perform service and maintenance. It has

become problematic to access these units in RPC's existing facility. #6 Francis St. is a corner property which contains 2 front yards for Zoning Purposes. The variance request is for the Left or South side which is the 2nd front yard by code.

RPC and the Hoffman family have been doing business in Town for over 40 years and are always there when needed. Your understanding and favorable consideration of this application is appreciated.

Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	13,200
Lot Frontage	120
Lot Depth	110

Existing Buildings & Structures

Structure: Other	Square Footage: 3,120	Building/Structure Detail if Other: Garage
------------------	-----------------------	--

E.O.P.	EDGE OF PAVEMENT
I.R.	IRON ROD
D.H.	DRILL HOLE
W/S	WATER STOP
WGV	WATER GATE VALVE
S.M.H	SEWER MANHOLE
-S-	SEWER LINE
-G-	GAS LINE
-W-	WATER LINE

PLAT REFERENCE

BEING LOTS 62, 63 & 64 ON PLAN ENTITLED
"GOODING MANOR" RECORDED IN PLAN BOOK 1
PAGE 48 TOWN OF BRISTOL LAND EVIDENCE.

PLAT	38	LOT	26
------	----	-----	----

WALL - S - SMH (40') STREET

SITE PLAN FOR

RELIABLE PEST CONTROL, INC.

PLAT 37 LOT 38 L.E. BOOK 1759/78 6 FRANCIS STREET, BRISTOL RHODE ISLAND
SCALE 1"=20' DATE : 8/4/25 DWN BY: JJB DWG NO. 250608-826

JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

DWG NO. 250608-826

ZONING

LB ZONE MIN. LOT AREA : 5000 S.F.
MIN. LOT WIDTH & FRONTAGE : 60'
MAX. LOT COVERAGE (STRUCTURE): 35%
BUILDING SETBACKS
FRONT : 25'
REAR : 30'
SIDE : 10'

EXISTING BUILDING COVERAGE : 24%
PROPOSED BUILDING COVERAGE : 28%
EXISTING IMPERVIOUS COVERAGE = 100%
PROPOSED IMPERVIOUS COVERAGE = 100%

**ZONING & ZONING SETBACKS TO BE
VERIFIED BY ZONING OFFICER OR BUILDING
INSPECTOR PRIOR TO ANY DESIGN OR
CONSTRUCTION WORK.**

SECTION

1. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS
SITE.

2. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.

3. THE UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE
EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT
LOCATION OF ANY UNDERGROUND UTILITIES.

4. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS,
RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH
MAY BE REVEALED BY A FULL EXAM OF THE TITLE.

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 NOVEMBER 25, 2015 AS FOLLOWS: MEASUREMENT SPECIFICATION
TYPE OF BOUNDARY SURVEY:

LIMITED CONTENT BOUNDARY SURVEY

OTHER TYPE OF SURVEY

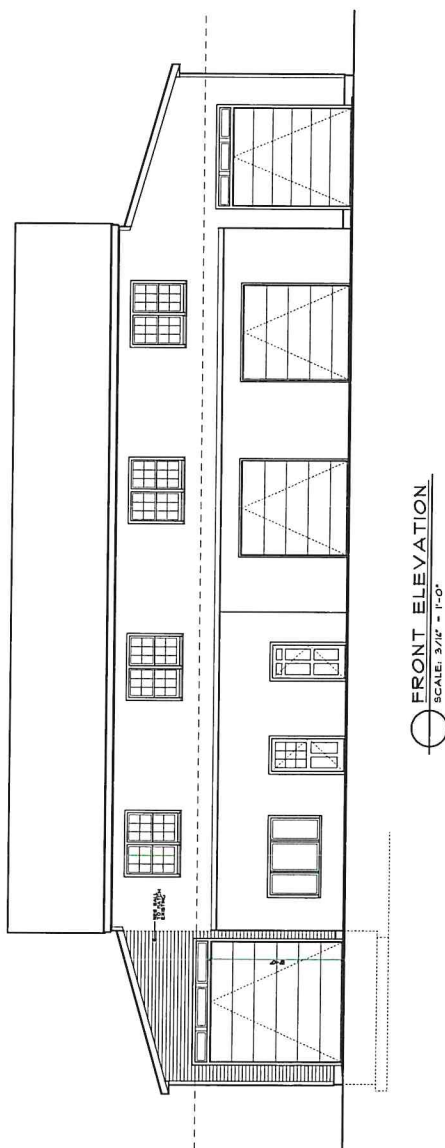
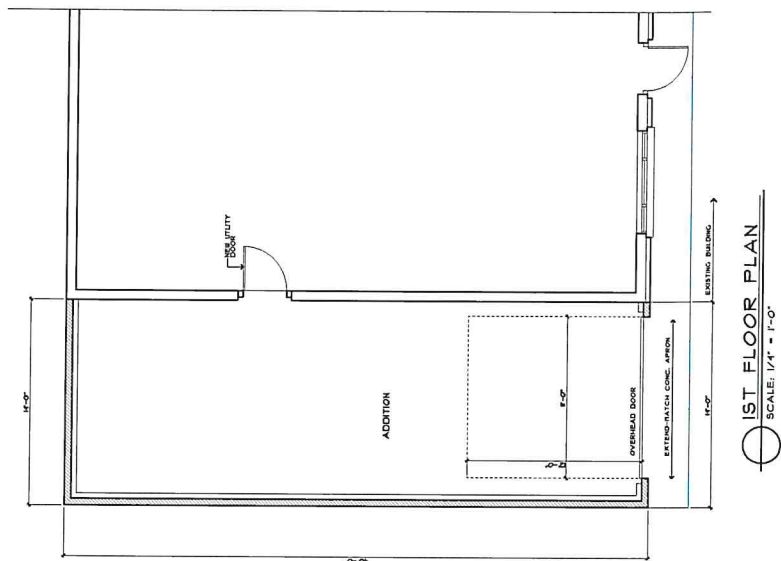
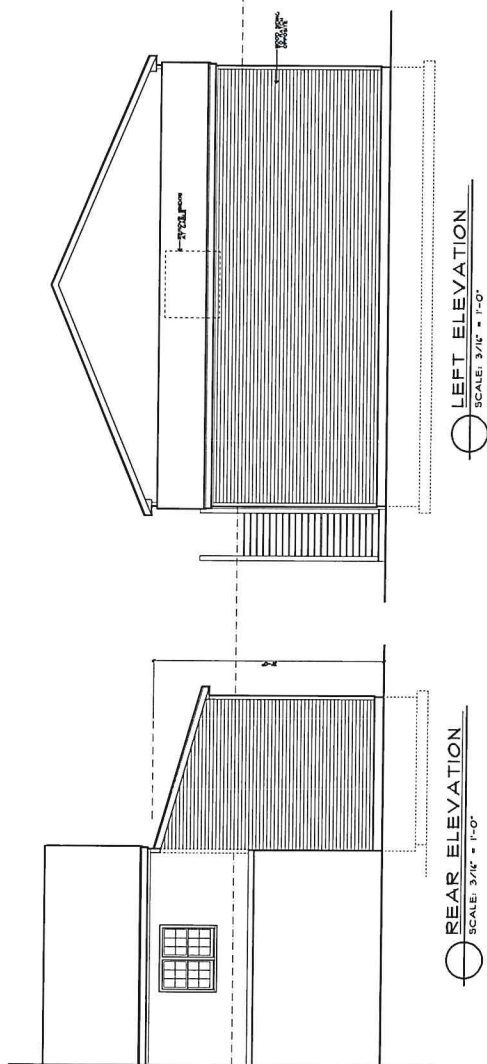
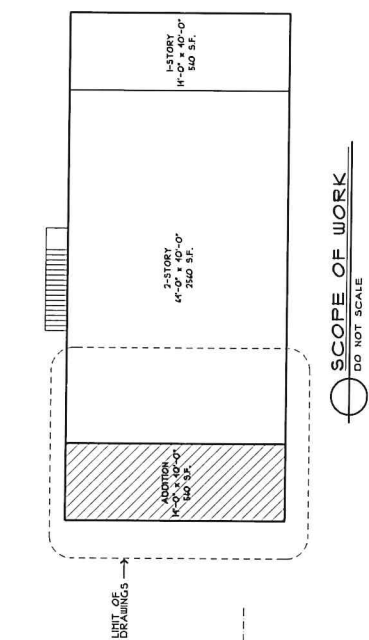
DATA ACCUMULATION SURVEY

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

JOHN J. BARKER, JR PLS #1

JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302



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

Parcel Identification

Map/Lot 037-0038-000
 Account 2751
 State Code 06 - Comm 2
 Card 1/1
 User Account 18-1248-02

Assessment

Land \$63,300
 Building \$171,000
 Card Total \$234,300
 Parcel Total \$234,300

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$63,300	\$167,400	\$3,600	\$234,300
2024	\$48,700	\$141,200	\$3,600	\$193,500
2023	\$48,700	\$141,200	\$3,600	\$193,500
2022	\$48,700	\$141,200	\$3,600	\$193,500
2021	\$137,900	\$141,200	\$3,600	\$282,700

Location and Owner

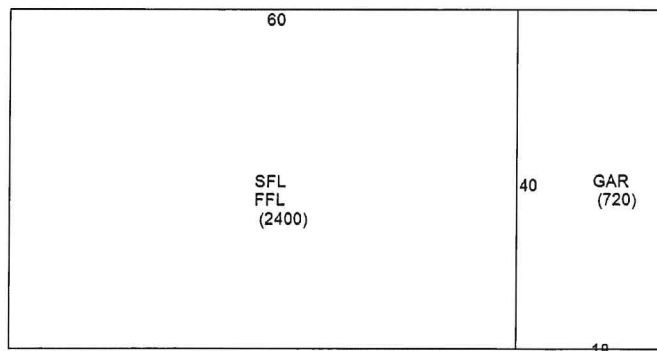
Location 6 FRANCIS ST
 Owner RELIABLE PEST CONTROL INC
 Owner2
 Owner3
 Address 6 FRANCIS ST
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design CommGrge
 Year Built 1970
 Heat Forced Warm Air
 Fireplaces 0
 Rooms 0
 Bedrooms 0
 Bathrooms
 Above Grade Living Area 4,800 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
06/09/2014	\$175,000	1759-78	Warranty
08/02/2013	\$125,000	1721-261	Warranty
07/09/1991	\$0	407-163	Quit Claim
11/23/1987	\$0	306-28	
03/26/1982	\$0	239-208	
05/17/1976	\$0	207-105	
01/27/1976	\$0	204-291	
01/01/1973	\$0	180-38	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	2,400 SF
2nd FLOOR	2,400 SF
GARAGE	720 SF

Land Information

Land Area 0.101 AC

Zoning	LB
View	-
Neighborhood	CI3

Yard Item(s)

Description	Quantity	Size	Year
Paving Asphalt	1	2000	1970

```
(node:6028) [DEP0005] DeprecationWarning: Buffer() is deprecated. Use 'node --trace-deprecation ...' to show where the warning was applied.
Application has thrown an uncaught exception and is terminating
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_prod\A
    at processTicksAndRejections (node:internal/process
```

2/2



6 Francis Street - 200' Radius

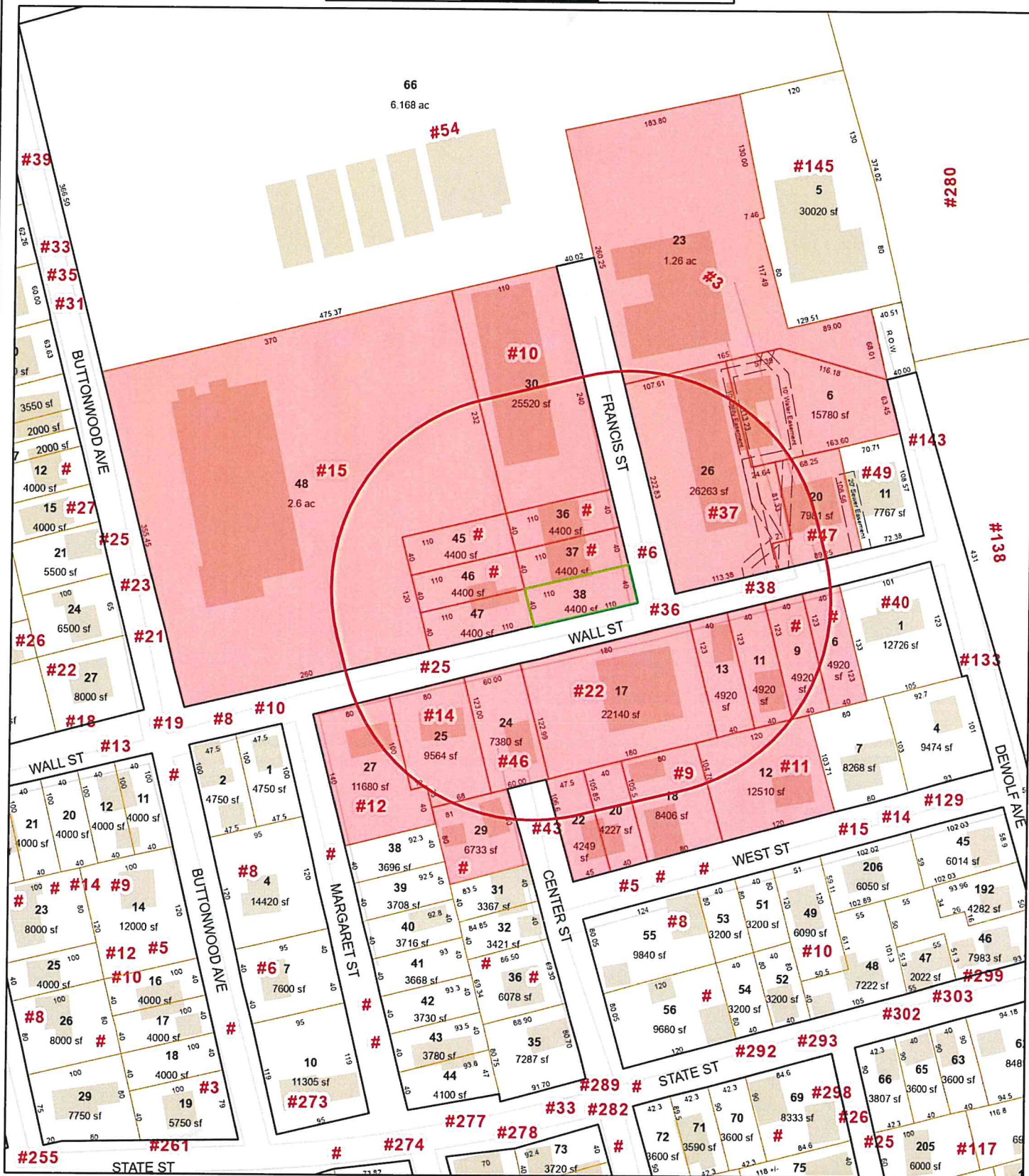
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

October 15, 2025



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200 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3C.

Subject Property:

Parcel Number: 37-38
CAMA Number: 37-38
Property Address: 6 FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-25
CAMA Number: 33-25
Property Address: 14 WALL ST

Mailing Address: COTA, JOAO S MARIA F
14 WALL STREET
BRISTOL, RI 02809

Parcel Number: 33-27
CAMA Number: 33-27
Property Address: 12 WALL ST

Mailing Address: PACHECO, JOSE M TERESA J LIFE
ESTATE & PACHE
12 WALL ST
BRISTOL, RI 02809



www.cai-tech.com

10/15/2025

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3C.

Parcel Number: 33-29 CAMA Number: 33-29 Property Address: 43 CENTER ST	Mailing Address: STEINER, BLANCHE B TRUSTEE BLANCHE B STEINER TRUST 43 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-6 CAMA Number: 33-6 Property Address: WALL ST	Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809
Parcel Number: 33-9 CAMA Number: 33-9 Property Address: WALL ST	Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809
Parcel Number: 37-20 CAMA Number: 37-20 Property Address: 47 WALL ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-23 CAMA Number: 37-23 Property Address: 3 FRANCIS ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-26 CAMA Number: 37-26 Property Address: 37 WALL ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-30 CAMA Number: 37-30 Property Address: 10 FRANCIS ST	Mailing Address: JRM PROPERTIES, LLC PO BOX 305 PORTSMOUTH, RI 02871
Parcel Number: 37-36 CAMA Number: 37-36 Property Address: FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-37 CAMA Number: 37-37 Property Address: FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-38 CAMA Number: 37-38 Property Address: 6 FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-47 CAMA Number: 37-47 Property Address: 25 WALL ST	Mailing Address: ARRUDA, ALISON & GREGORY TE 52 VIKING DR BRISTOL, RI 02809
Parcel Number: 37-48 CAMA Number: 37-48 Property Address: 15 WALL ST	Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J. DOLAN 267 FERRY LANDING CIRCLE PORTSMOUTH, RI 02871



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10/15/2025

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3C.

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



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10/15/2025

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Page 3 of 3

AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

PACHECO, JOSE M
TERESA J LIFE ESTATE & P
12 WALL ST
BRISTOL, RI 02809

ARRUDA, ALISON & GREGORY
52 VIKING DR
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

COTA, JOAO S
MARIA F
14 WALL STREET
BRISTOL, RI 02809

SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

STEINER, BLANCHE B TRUSTE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

TROTT, JENNA R & TYLER D
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

KREFT, ROBERT M - TRUSTEE
ROBERT M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

KREFT, ROBERT M., TRUSTEE
17 SANDY LANE
BRISTOL, RI 02809

MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-39

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

November 3, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Newport Electric Construction

Owner of Record: Audubon Society of RI

Location: 1401 HOPE ST , BRISTOL, RI, 02809

Plat: 54 Lot: 12

Zoning District: R-10

Applicant is requesting a **Use Variance** to:

install an approximate 48ft. x 183ft. accessory use solar canopy over an existing parking lot at Audubon Society of Rhode Island property within the Open Space (OS) zoning district.

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-25-39

1401 Hope St 54 12

October 8, 2025

Applicant	
Name of Applicant	Newport Electric Construction
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Audubon Society of RI

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	1401 Hope St	54	12

Type of Application	
Application Type	Use Variance
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

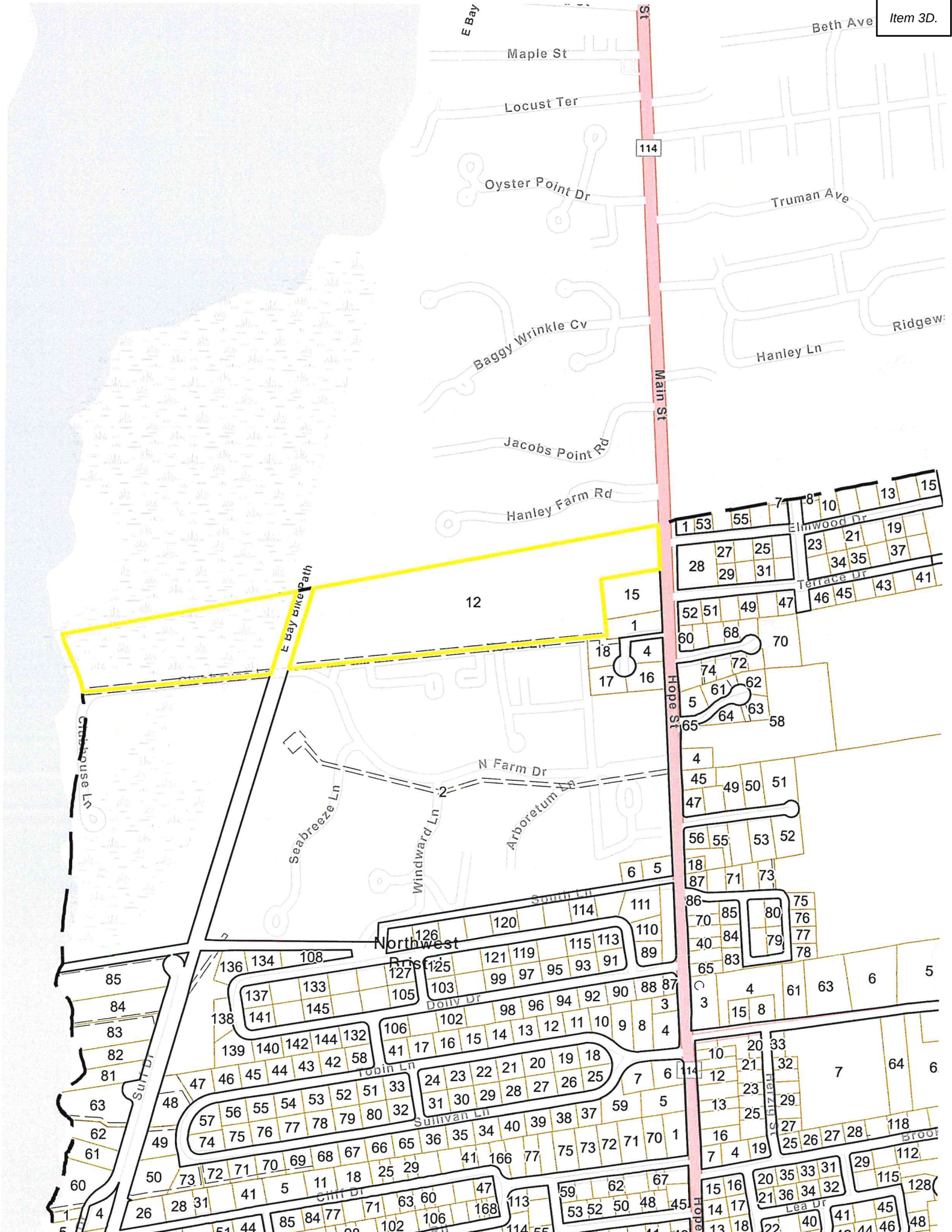
Provisions of Zoning Ordinance (If Known)	
Sec. 28-82. - Use regulations Table A	
Accessory use solar canopy over parking lot not allowed in Open Space areas	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
Please see attached description	

Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	25
Lot Frontage	291
Lot Depth	1,726

Existing Buildings & Structures		
Structure: Other	Square Footage: 16,768	Building/Structure Detail if Other: ASRI Building
Structure: Other	Square Footage: 1,500	Building/Structure Detail if Other: Caretaker house



Audubon Society of Rhode Island (ASRI)

Use Variance Request – Solar Carport Canopy at the Audubon Nature Center and Aquarium

Address: 1401 Hope Street, Bristol, RI

Applicant: Audubon Society of Rhode Island

Contractor: Newport Electric Construction

Narrative in Support of Variance Request

The Audubon Society of Rhode Island (ASRI), through its contractor Newport Electric Construction, respectfully requests a use variance under Section 28-2 (Use Regulations) to permit the installation of a solar canopy over the existing parking lot at 1401 Hope Street. The current zoning designation of Open Space does not explicitly allow for this type of accessory structure.

The proposed 288-panel (167.04 kWDC) solar photovoltaic (PV) canopy will generate clean electricity, provide shelter for visitors, and advance ASRI's mission of environmental stewardship and education. This variance request meets all of the standards for relief as outlined under Section (c), "Standards for Relief," as demonstrated below.

(1) Standards for Relief – Variance Findings

a. Unique Characteristics and Hardship

The hardship from which the applicant seeks relief arises from the unique characteristics of the property and its existing use, not from general conditions of the surrounding area or any economic disability of the applicant.

- The Audubon Nature Center and Aquarium is a community-serving environmental education facility located within a parcel zoned Open Space. Which was not zoned Open Space at the time of construction of the Nature Center.
- While this designation protects ecological resources, it does not contemplate the integration of renewable energy systems such as solar carport structures, which are both low-impact and environmentally beneficial.
- The hardship results from the fact that, despite the property's educational and conservation function, the zoning code prohibits accessory solar structures, making it impossible for ASRI to pursue its sustainability mission without relief.

This is a use-based hardship unique to the property's dual function as both a conservation area and a public educational facility.

b. Hardship Not Resulting from Prior Action of Applicant

The hardship is not the result of any prior action by the applicant.

- ASRI has maintained and operated the Nature Center and Aquarium since the year 2000 in compliance with all zoning and environmental regulations. And have been a cooperative partner with the town when requested, i.e. the easement to add the “Welcome to Bristol” on Audubon property along Route 114 at the Warren town border.
- The organization’s intent to transition toward renewable energy is a proactive sustainability measure, not a corrective action for prior nonconformities.
- No site alterations, expansions, or previous variances have contributed to the need for this request.

c. No Alteration of Character or Impairment of Plan

The granting of this variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the zoning ordinance or the Town’s comprehensive plan.

- The proposed canopy will be installed over an existing asphalt parking lot, without expanding impervious surface or encroaching upon natural open space. In addition, the project will add water runoff capacity to the site to lessen stormwater runoff.
- The structure’s design and color will blend with the existing landscape and facility architecture, ensuring minimal visual impact.
- The project supports the Town’s Comprehensive Plan goals related to sustainability, renewable energy adoption, and environmental leadership.
- By advancing a clean energy initiative within an existing built footprint, the project aligns with the spirit and intent of the Open Space zone—to preserve and enhance ecological and educational values.

(2) Additional Standards

1. Use Variance – Beneficial Use

If required to conform strictly to the existing zoning provisions, the property would be deprived of a beneficial use consistent with its mission.

- ASRI’s Nature Center serves as a regional hub for environmental education, promoting sustainable practices. The installation of the carport, along with removing all carbon emitting fuels from operations is to be used as a model for other organizations to undertake renewable and sustainable heating and cooling solutions.
- Denying this variance would prevent ASRI from implementing a renewable energy solution that is integral to its environmental mission and public example.
- No other site on the property allows for solar generation without encroaching upon protected natural areas; therefore, use of the existing parking area, while more expensive than other forms of installation, is the least impactful and most appropriate location.

Nonconforming or commercial uses in nearby zones are irrelevant, as the hardship is mission-based and property-specific, not economic.

2. Dimensional Considerations – More Than Mere Inconvenience

While this application primarily seeks a use variance, it is worth noting that the relief requested is minimal and reasonable.

- The solar canopy will not alter the function of the parking lot, restrict access, or change the site's footprint.
- The benefit to ASRI and the community in generating renewable energy far outweighs any minor visual or structural presence introduced by the canopy. Which view scape is surrounded by trees.
- The project will directly offset carbon emissions and reduce operational costs, thereby enhancing ASRI's capacity to invest in educational programming and habitat protection.

Conclusion

The proposed solar carport canopy satisfies all the required standards for relief. It represents:

- A unique, mission-driven use consistent with the property's educational and environmental role;
- A non-self-created hardship, arising solely from the limitations of the Open Space zoning category;
- A project that preserves neighborhood character, enhances sustainability, and supports the Town's comprehensive plan.

Therefore, the Audubon Society of Rhode Island respectfully requests that the Zoning Board of Review grant the use variance to permit the installation of the solar carport canopy at the Audubon Nature Center and Aquarium, enabling continued leadership in environmental education and climate action.



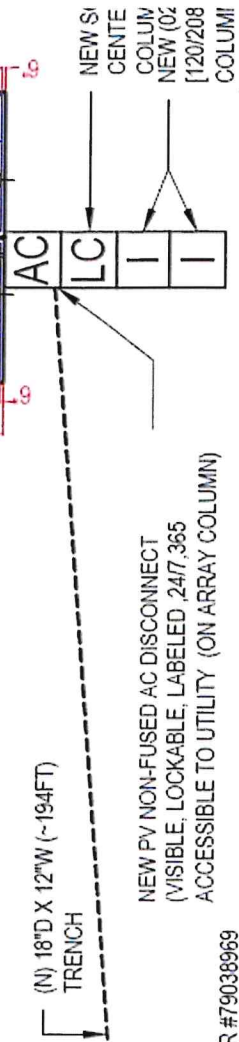
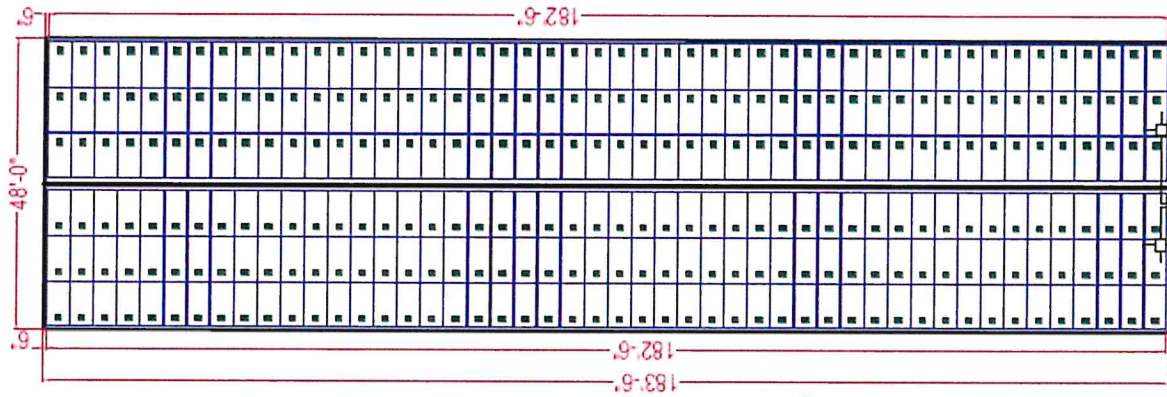
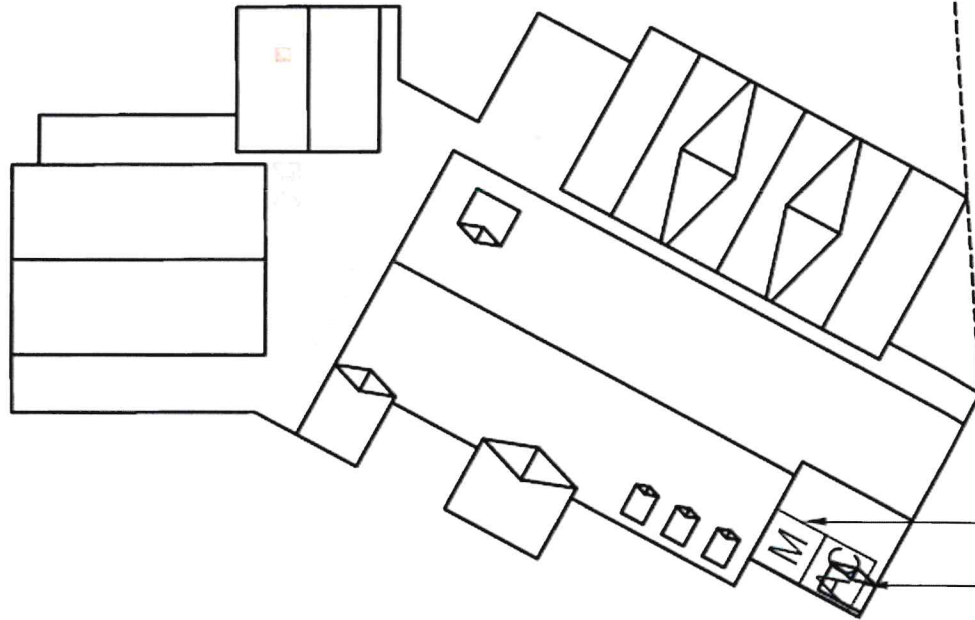
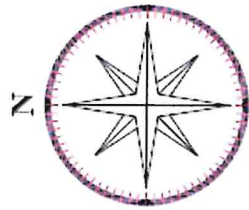
Solar Canopy / Solar Pavilion Projects

AUDUBON SOCIETY BUILDING

1401 HOPE ST.,
BRISTOL, RI 02809

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

EM SIZE: 167,040 kW DC
 100,000 kW AC
 JLE TYPE & AMOUNT: (288) SOLAR4AMERICA S4A580-144TH16STT(580W)
 JLE DIMENSIONS: (L/W/H) 89.69"/44.65"/1.38"
 RTERS: (02) SOLAREDGE SE50KUS [120/208V]
 VIZER: (288) SOLAREDGE C65IU OPTIMIZER

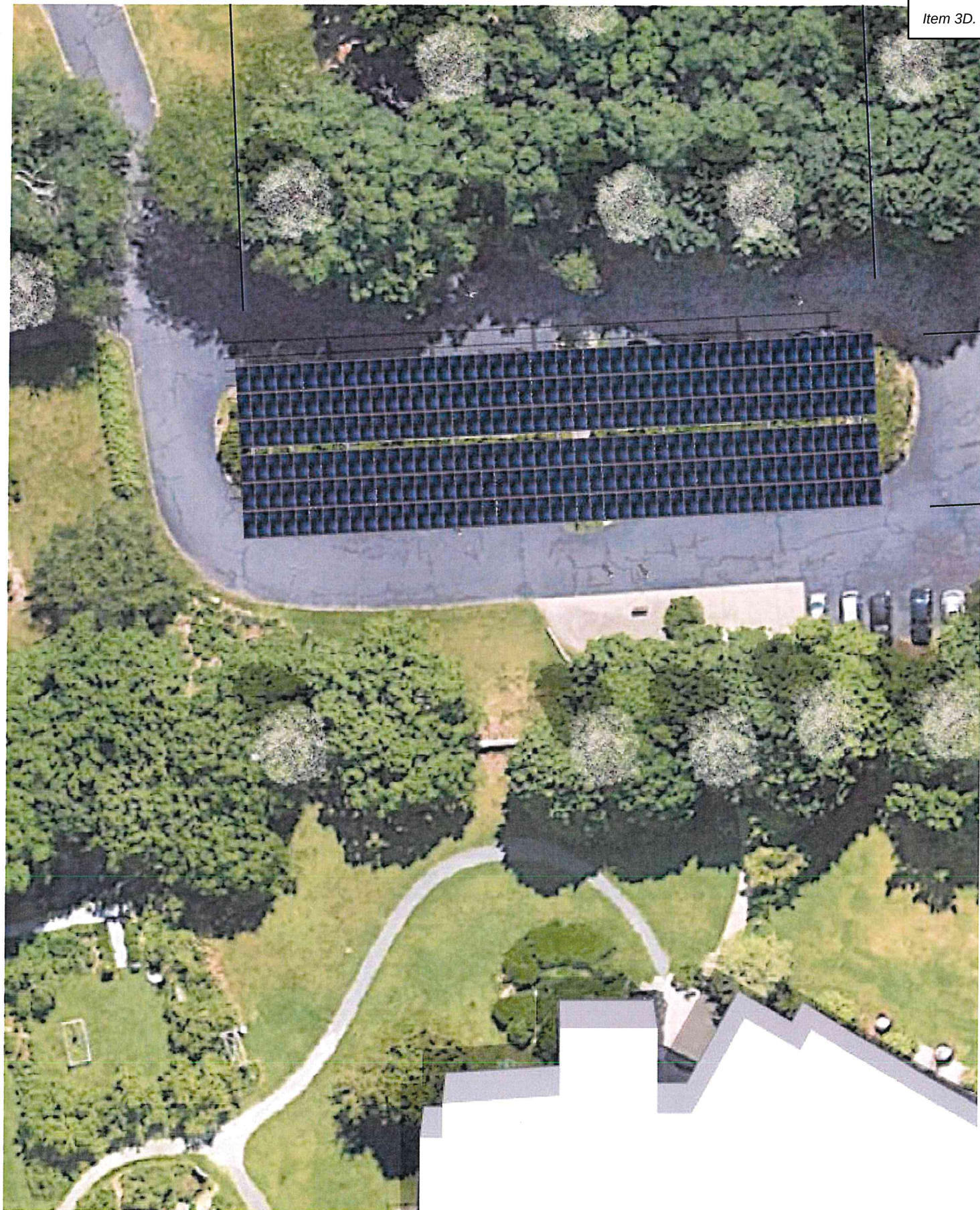


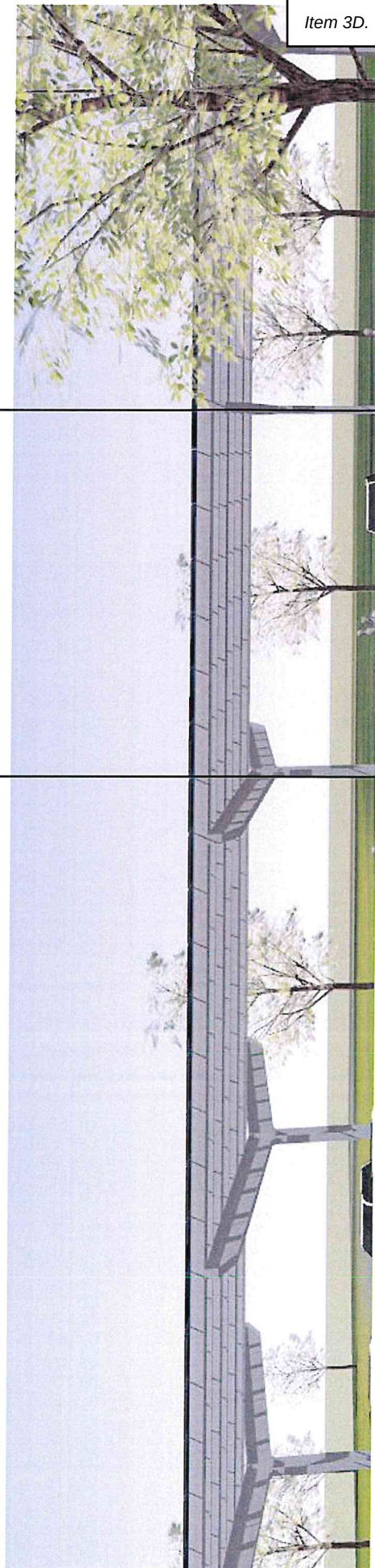
EXISTING EXTERIOR UTILITY METER #79038969
 TO BE REPLACED WITH NEW RIE NET METER

17'00\"/>

Item 3D.





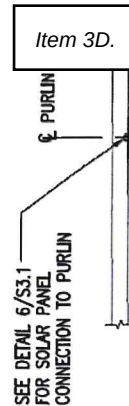




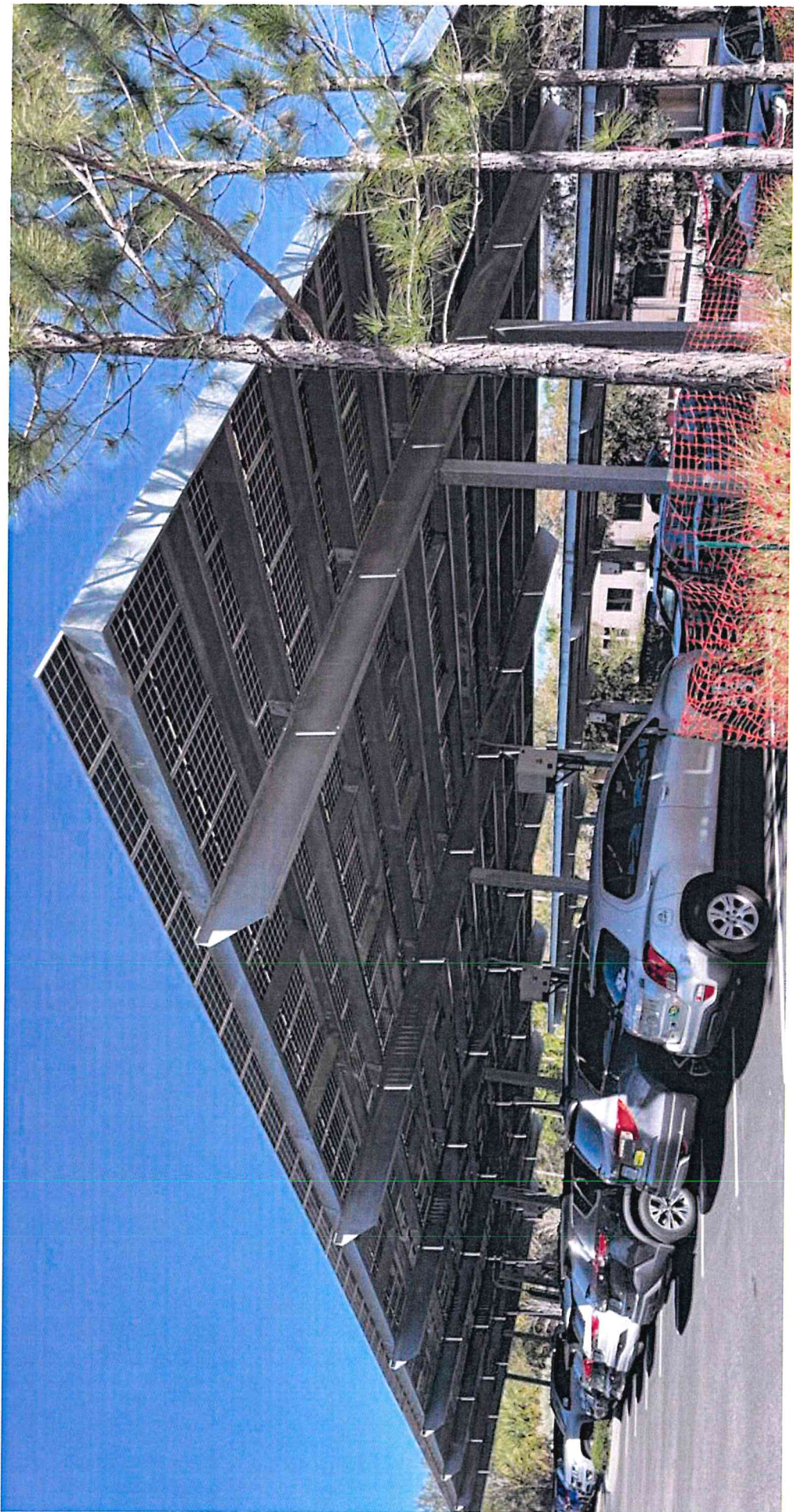
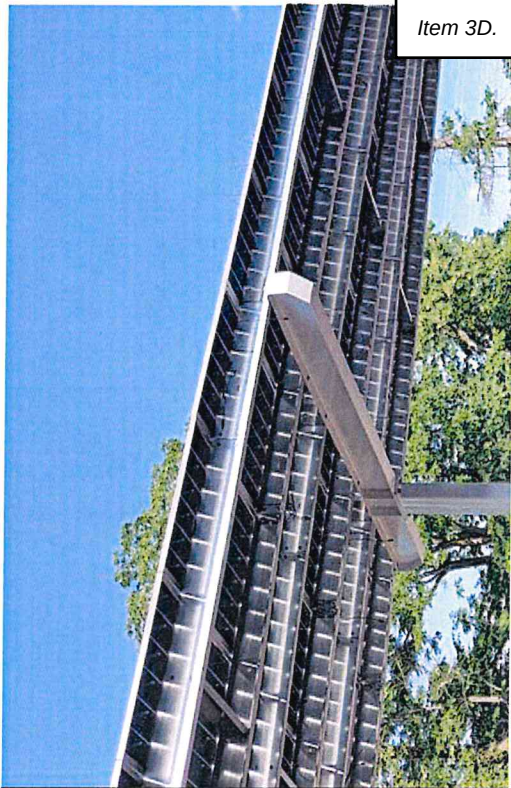
Item 3D.

5 Degree Tilt Each Side Typical

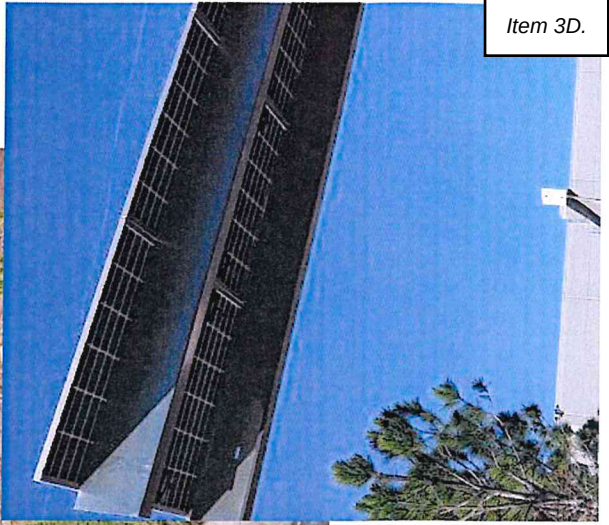
24" - 30" Above Grade Typical

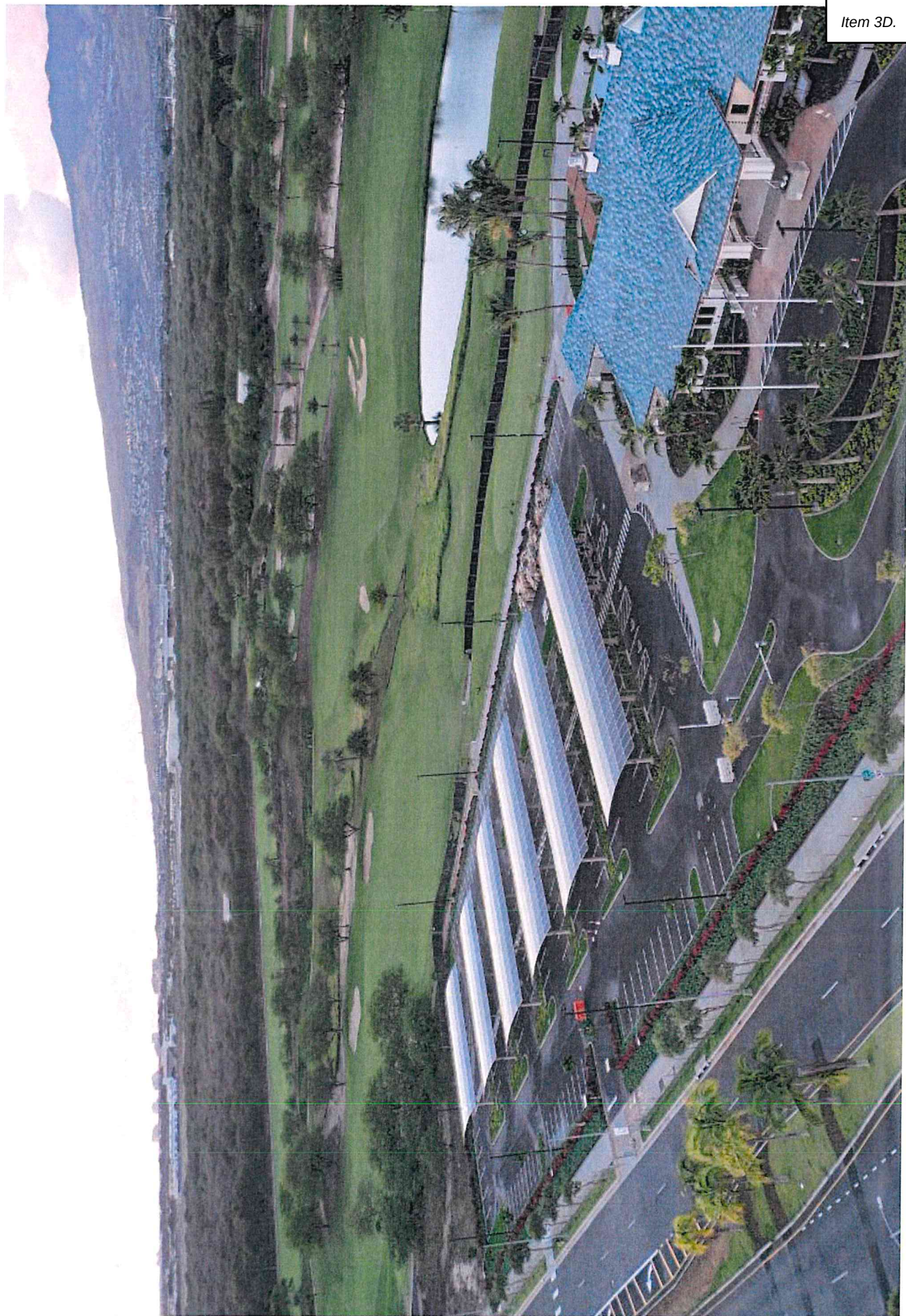


(4) 1"Ø ASTM F1554 GR 36 –
CAST-IN-PLACE ANCHOR RODS
ASTM A563 HEAVY HEX NUTS /
WASHERS, HOT DIP GALVANIZE
ANCHOR AND ASSEMBLIES











PHOTOVOLTAIC ROOF MOUNT SYSTEM

RIE CASE # 00845913 288 MODULES-ROOF MOUNTED - 167.040 kW DC, 117.300 kW AC, 1401 HOPE ST., BRISTOL, RI 02809

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE: 167.040 kW DC
100.000 kW AC
MODULE TYPE & AMOUNT: (288) SOLAR4AMERICA S4A580-144TH16STT(580W)
MODULE DIMENSIONS: (LxWxH) 83.69" x 44.65" x 1.38"
(02) SOLAREDGE SE50KUS (120/208V)
INTERCONNECTION METHOD: LINE SIDE TAP

GOVERNING CODES

- ADOPTED CONSTRUCTION CODES
- 2018 INTERNATIONAL BUILDING CODE, IBC
 - 2018 INTERNATIONAL RESIDENTIAL CODE, IRC
 - 2020 NATIONAL ELECTRIC CODE

GENERAL NOTES:

- INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
- PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110.
- ALL CONDUCTORS, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250.
- THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES.
- ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
- DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
- ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.
- PV MODULES TO BE RATED UL 1703 CLASS C FIRE RATING OR BETTER.
- ALL EQUIPMENT TO BE CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

1 PLOT PLAN

SCALE: 1/64" = 1'-0"

SHEET INDEX:

PV 0.0: COVER SHEET
PV 1.0: SITE PLAN
E 1.1: 3-LINE DIAGRAM
E 1.2: WIRE CALCULATION

SIGNATURE WITH SEAL



NEC ELECTRIC + SOLAR
121 BROADCOMMON RD.
BRISTOL, RI 02809,
PH: (401) 644-5692
RI ACES55
MA AC2083

REVISIONS	
Description	Rev
Initial Design	00
Revision	01
Revision	02

Signature with Seal

● **ROOF ACCESS POINT**
ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS. LOCATION OF ALL STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

Project Name & Address

AUDUBON SOCIETY BUILDING
1401 HOPE ST.
BRISTOL, RI 02809

Sheet Name
COVER SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
PV 0.0

Drawn By
PremiumCAD

SCALE: NTS

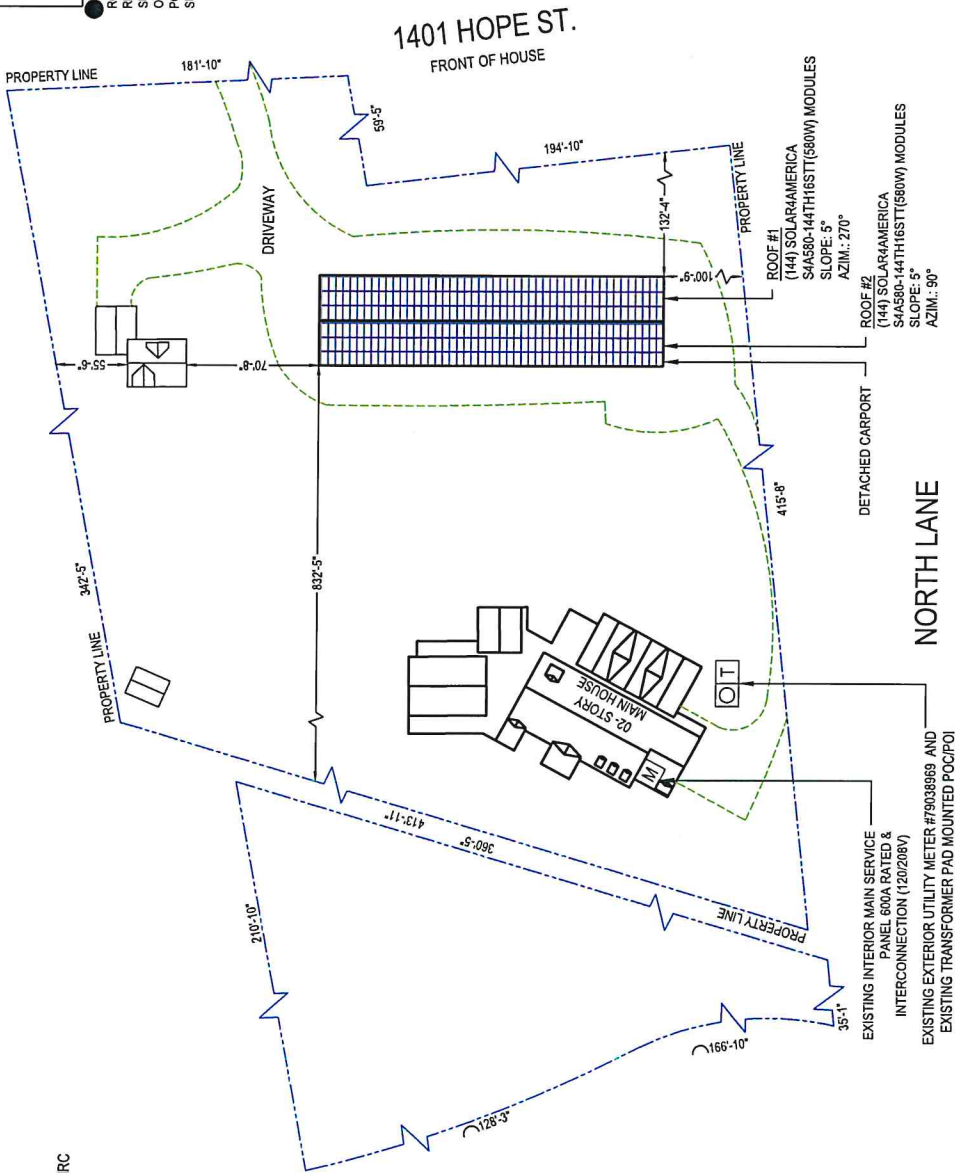
3 VICINITY MAP

PV 0.0

2 SATELLITE VIEW

SCALE: NTS

PV 0.0



Rooftop conductor ampacities designed in compliance with art. 690.8, Tables 310.15(B)(2)(a), 310.15(B)(3)(a), 310.15(B)(3)(c), 310.15(B)(16), Chapter 9 Table 4, 5, & 9. Location specific temperature obtained from ASHRAE 2017 data tables

PROVIDENCE T F GREEN STATE AR	
RECORD LOW TEMP	-17°C
AMBIENT TEMP (HIGH TEMP 2%)	32°C
CONDUIT HEIGHT	0.5"
ROOF TOP TEMP	54°C
CONDUCTOR TEMPERATURE RATE	90°C

INVERTER CHARACTERISTICS - SOLAREDGE SE50KUS (120/208V)			
MAX OUTPUT POWER	50000	W	
SYSTEM OPERATING VOLTAGE	120/208	V	
MAX CONTINUOUS OUTPUT CURRENT	139.5	A	
NOMINAL DC INPUT VOLTAGE	600	V	
MAX. INPUT CURRENT	3 x 46.5	A	
CEC MAX EFFICIENCY	97	%	

NOTE: ALL ROADS >15" WIDE AND ACCESSIBLE 24/7, 365

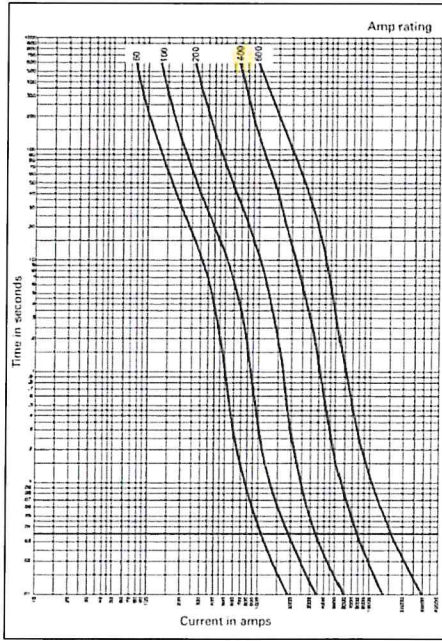
DEVICE	PICKUP RANGE (%V _{LINE} HI)	TOTAL CLEARING TIME (CYCLES, SECONDS)
Under Frequency (81U)	F ₁ 56.5 Hz	9.6: 0.16
Under Frequency (81O)	F ₂ 58.5 Hz	18000: 300
Over Frequency (81O)	F ₃ 61.2 Hz	18000: 300
Under Frequency (81O)	F ₄ 62.0 Hz	9.6: 0.16
Under Voltage (27)	V ₁ = 50% / 60V	66: 1.1
Under Voltage (27)	V ₂ = 88% / 105.6V	180: 3
Over Voltage (59)	V ₃ = 110% / 132V	120: 2
Over Voltage (59)	V ₄ = 120% / 144V	9.6: 0.16

NOTE: ALL DISCONNECTS "LOCKABLE, VISIBLE, ACCESSIBLE 24/7, 365"

Fault Current	Total Clearing Time
200% (350 A)	~4 seconds
300% (525 A)	~4 seconds
1000% (1750 A)	~0.1 seconds
10,000 A	<0.01 seconds

DEVICE	Ride Through Requirement	PICKUP RANGE
ROCOF	IEEE1547-2018 Section 6.5.2.5 Cat (III)	1.2 Hz/ sec

Required Default Settings			
Comparison to IEEE Std. 1547-2018 Default Settings for Category III			
Parameter	Settings	Settings	Within ranges of allowable settings?
CHOP, dBUF (Hz)	0.036	Identical	Yes
KUF, KUF	0.05	Identical	Yes
T-response (small-signal) (s)	1.5	Identical	Yes



WIRE TAG #	WIRE FROM --	CONDUIT	WIRE QTY	WIRE GAUGE:	WIRE TYPE	TEMP RATING:	WIRE AMP	TEMP DE-RATE:	CONDUIT FILL:	WIRE OCP:	TERMINAL 75°C RATING:	STRING WATTAGE	OPERATING / VOLTAGE	STRING AMPS	MAX SYSTEM VOLTAGE	GRND SIZE	GRND WIRE TYPE
①	ARRAY TO JUNCTION BOX	IN AIR	18	#10	PV WIRE	90°	40A	x 0.96	x N/A	= 28.80A	35A	9280	/	600V	= 15.47A x 1.25 = 19.33A	#6	SBC
②	JUNCTION BOX TO INVERTER	1.5" EMT	18	#8	THWN-2	90°	55A	x 0.96	x 0.50	= 26.40A	50A	9280	/	600V	= 15.47A x 1.25 = 19.33A	#8	THWN-2
③	INVERTER TO LOAD CENTER	2" EMT	4	4/0	THWN-2	90°	260A	x 0.96	x 0.80	= 199.68A	230A	/	/	= 139.5A x 1.25 = 174.38A	120/208V	#6	THWN-2 EGC
④	LOAD CENTER TO NON FUSED ACB	2.5" PVC SCH 80	8	2 x 3/0	THWN-2	90°	200A	x 0.96	x 1.00	= 193A x 2	400A	/	/	= (2X139.5)A x 1.25 = 348.75A	120/208V	#3	THWN-2 EGC
⑤	NON FUSED ACB TO FUSED ACB	2.5" PVC SCH 80	8	2 x 3/0	THWN-2	90°	200A	x 0.96	x 1.00	= 193A x 2	400A	/	/	= (2X139.5)A x 1.25 = 348.75A	120/208V	#3	THWN-2 EGC
⑥	FUSED ACB TO MSP	2.5" PVC SCH 80	8	2 x 3/0	THWN-2	90°	200A	x 0.96	x 1.00	= 193A x 2	400A	/	/	= (2X139.5)A x 1.25 = 348.75A	120/208V	#3	THWN-2 EGC

SIGNATURE WITH SEAL ELECTRICAL ONLY



07/16/2025
Firm License Number: PE.00LLC86-COA
VSE Project Number: U3660.0923.251

The contractor must notify Vector Structural Engineering, LLC, in writing of any changes to the design or construction that is shown on the permit plans be bound. Vector Structural Engineering shall be notified of any changes from the approved design. Vector Structural Engineering assumes no responsibility for improper installation of the solar system.



451 W. GALEN PARK BLVD., ETC. 101 PHONE (801) 990-1775
GARFIELD, UTAH 84030 WWW.VECTORENG.COM

AUDUBON SOCIETY BUILDING
1401 HOPE ST.
BRISTOL, RI 02809

Project Name & Address

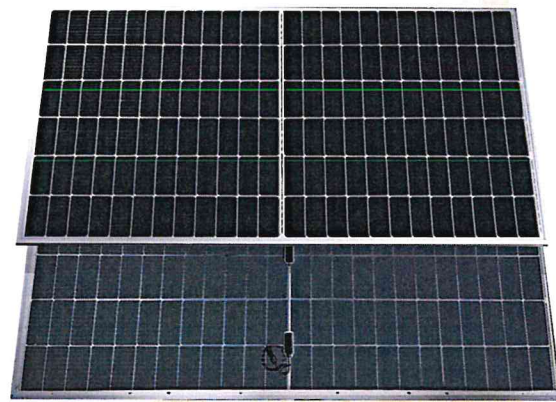
Sheet Name
3-LINE
DIAGRAM

Sheet Size
ANSI B
11" X 17"

Sheet Number
E 1.2
Drawn By
PremiumCAD



HIGH EFFICIENCY N-TYPE
580W • Bifacial 144 Cell Module



America's Solar Module™

The best US-built solar solution for quality, performance and reliability. S4A products are manufactured on American soil in accordance with the highest quality standards.

- SMBB Technology**
Better light trapping and current output to improve module power output and reliability.
- Better Reliability**
Better reliability and lower LID/LETID.
- Enhanced Mechanical Load**
Certified to withstand:
wind load (2400 Pascal)
snow load (5400 Pascal)
- Strong Built**
Hail Test at 45mm
- Higher Power Output**
Module power increases 5-25% generally, bringing significantly lower LCOE and higher IRR.
- ISO 9001 Certified Factory**

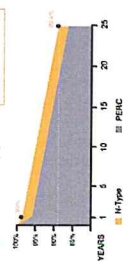
Solar4America Technology Inc.
WEST COAST FACTORY
4003 Urbani Ave, McEllan Park, CA 95622
EAST COAST FACTORY
1160 Clipper Rd, Sumter, SC 29164
www.solar4america.com
PVsales@solar4america.com

S4A580-144TH16STT

MODULE EFFICIENCY
22.5%



Linear Power WARRANTY
15% a Year
80% a Year
Annual Degradation



Solar4America Technology Inc. is headquartered in Sacramento, California with module production facilities in Sumter, SC. S4A products offer durability and exceptional performance to our customers at great value. Our manufacturing facilities use industry-leading automated equipment to optimize product performance and quality.

S4A580-144TH16STT

N-type Half-cut Bifacial 144 Cell Modules

ELECTRICAL PARAMETERS

Module Type	S4A585-144TH16STT	S4A570-144TH16STT	S4A565-144TH16STT	S4A580-144TH16STT	S4A585-144TH16STT	S4A590-144TH16STT
Testing Condition	STC	STC	STC	STC	STC	STC
Maximum Power - Pmax (W)	565	570	575	580	585	590
Maximum Power Voltage - Vmpp (V)	42.21	42.43	42.62	42.82	43.03	43.21
Maximum Power Current - Imp (A)	13.39	13.49	13.55	13.60	13.65	13.65
Open Circuit Voltage - Voc (V)	50.62	50.76	50.98	51.34	51.33	51.63
Short Circuit Current - Isc (A)	14.19	14.25	14.31	14.37	14.44	14.59
Module Efficiency	21.87%	22.07%	22.26%	22.45%	22.65%	22.90%

STC: irradiance 1000 W/m², Spectra at AM 1.5, Module temperature 25°C, Power output tolerance: 0-4W, Measuring tolerance of power: ±0.3%
NOCT: irradiance 800 W/m², Spectra at AM 1.5, Cell temperature 45°C, Ambient temperature 20°C, Wind speed 1m/s

BIFACIAL REARSIDE POWER GAIN

Electrical characteristics with different rear side power gain for reference to 580W front.

Module

Maximum Power	Pmax Gain	Voc/V	Isc/A	Vmp/V	Imp/A
609W	5%	51.47	11.83	42.59	14.3
638W	10%	51.47	12.4	42.59	14.68
667W	15%	51.47	12.96	42.59	15.68
696W	20%	51.47	13.52	42.59	16.34
725W	25%	51.47	14.09	42.59	17.02

Bifacial gain: the additional gain from the rear side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle, etc.) and albedo of the ground.

TEMPERATURE CHARACTERISTICS

NOCT	45°C (±2°C)
Temperature Coefficient of Pmax	-0.29%/°C
Temperature Coefficient of Isc	-0.045%/°C
Temperature Coefficient of Voc	-0.25%/°C

MATERIAL CHARACTERISTICS

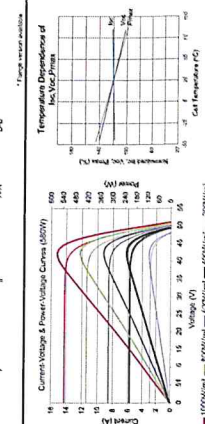
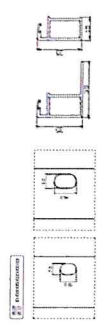
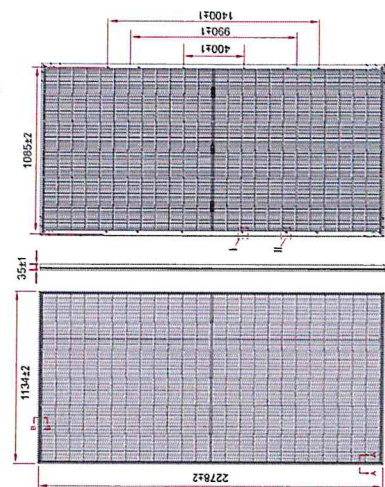
Dimensions	89.69 x 44.65 x 1.38in (2278 x 1134 x 35mm)
Weight	61.73lbs (28kg)
Frame	Silver anodized aluminum alloy
Glass	3.2mm anti-reflective coated tempered glass
Back Sheet	Transparent/transparent whitegrid backsheet
Solar Cells	144(6 x 24) monocrystalline 182 x 91mm
Junction Box	IP68, 3 bypass diodes
Cable & Connector	Length +15.75in, -7.87in / +55.12in, -55.12in 144mm2 / MC4(PV-C002)/PV-G2X1500

MAXIMUM RATINGS

Maximum System Voltage (V)	1500
Series Fuse Rating (A)	30
PACKAGING	
Pallet Dimensions	92.52 x 45.67 x 48.61in (2350 x 1160 x 1230mm)
Pallet Quantity	31 Modules
Truck (53') Quantity	651 Modules

SYSTEM DESIGN

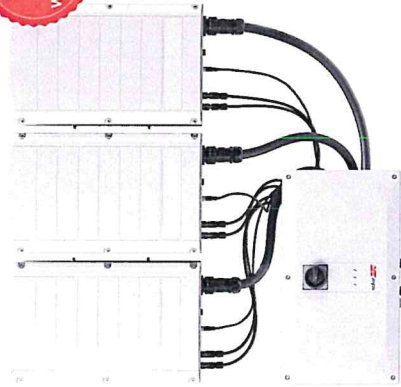
Temperature Range	-40°C to +85°C
Mechanical Load Front	5,400 Pa
Mechanical Load Back	2,400 Pa
Safety Protection Class	Class II
Module Fire Performance	Type 1



Three Phase Inverter with Synergy Technology

For the 208V Grid for North America

SE50KUS



Powered by unique pre-commissioning process for rapid system installation

- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy 2-person installation with lightweight, modular design (each inverter consists of 3 Synergy units and 1 Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored* and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

*Applicable only for DC modules

solaredge.com

solaredge

Three Phase Inverter with Synergy Technology

For the 208V Grid for North America

SE50KUS

MODEL NUMBER	SE50K-USX2XXXX	SE50KUS	UNITS
APPLICABLE TO INVERTERS WITH PART NUMBER			
OUTPUT			
Rated AC Output Power	50000		W
Maximum AC Apparent Output Power	50000		VA
AC Output Line Connections	3W • PE 4W • PE		
AC Output Voltage	WYE TN-C, TN-S, TN-C-S, TT, IT, Delta IT		
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-N)	105 – 120 – 125		Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-L)	183 – 208 – 229		Vac
AC Frequency Min-Max ⁽²⁾	59.5 – 60 – 60.5		Hz
Maximum Continuous Output Current (per Phase, PF=1)	139.5		Aac
GFD Threshold	1		A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes		
Total Harmonic Distortion	≤ 3		%
Power Factor Range	±0.82 to 1		
INPUT			
Maximum DC Power (Max in STC) Inverter / Synergy Unit	67500 / 29965		W
Transformerless, Ungrounded	Yes		
Maximum Input Voltage DC+ to DC-	600		Vdc
Operating Voltage Range	370 – 600		Vdc
Maximum Input Current	3 x 46.5		Adc
Reverse Polarity Protection	Yes		
Ground-Fault Isolation Detection	167AΩ sensitivity per Synergy Unit ⁽³⁾		
CTC Weighted Efficiency	97		%
Nighttime Power Consumption	≤ 12		W
ADDITIONAL FEATURES			
Supported Communication Interfaces ⁽⁴⁾	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)		
Smart Energy Management	Export Limitation		
Inverter Commissioning	With the SolarEdge mobile application using built-in Wi-Fi access point for local connection		
Arc Fault Protection	Built-in, User Configurable (According to UL 1699B)		
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 and 2020, Built-in		
PID Rectifier	Nighttime, built-in		
PESSS Surge Protection (ports 1-2)	Type II, field replaceable, integrated		
AC, DC Surge Protection	Type II, field replaceable, integrated		
DC Fuses (Single Pole)	25A, integrated		
Pre-Commissioning	Built-in		
DC SAFETY SWITCH			
DC Disconnect	Built-in		
STANDARD COMPLIANCE			
Safety	UL 1699B, UL 1741, UL 1741 SA, UL 1741 SB, UL 1994, CSA C22.2 #47.1, Canadian AECI according to TLL M-07		
Grid Connection Standards	IEEE 1547-2018, Rule 21, Rule 14 (H)		
Emissions	FCC part 15 class A		

(1) For other regional settings please contact SolarEdge support.

(2) Where permitted by local regulations.

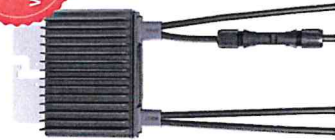
(3) For specifications of the optional communication options, visit the Communication product page or the Communication Center to download the relevant product datasheet.

(4) Not available for PNE-SL-XXXX-XXXX.

Commercial Power Optimizer

USA Domestic Content Eligible

C651U



SolarEdge's USA-manufactured offering for C&I projects, for power optimization at the module level

- **Eligible for Domestic Content***
 - SolarEdge USA-manufactured power optimizers, when paired with certain SolarEdge USA-manufactured inverters, are intended to be eligible for the enhanced federal income tax credit for domestic content
- **Higher Energy Yields**
 - Generates maximum power from each PV module
 - High efficiency (99.5%)
 - Supports high power and bifacial PV modules, including G12 modules
- **Enhanced Monitoring and Visibility**
 - Maximum system visibility up to the individual module level
 - Pinpointed fault detection and remote troubleshooting
- **Maximum Protection with Built-in Safety**
 - Designed to automatically reduce high DC voltage to touch-safe levels, upon grid/inverter shutdown, with SafeDC™
 - Includes SolarEdge Sense Connect, designed to prevent arcs by monitoring Power Optimizer connectors for overheating
 - Certified to Photovoltaic Rapid Shutdown, according to NEC 2014 – 2023

*For more information, refer to the last page of this document.

solaredge.com



/ Power Optimizer

USA Domestic Content Eligible for North America

C651U

Power Optimizer Model		C651U
INPUT		
Rated Input DC Power ⁽¹⁾	650	W
Absolute Maximum Input Voltage (Voc)	80	Vdc
MPPT Operating Range	12.5 – 60	Vdc
Maximum Short Circuit Current (Isc) at Connected PV Modules ⁽²⁾	20	Adc
Maximum Adjusted Short Circuit Current (with Safety Factor) ⁽³⁾	25	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	99.8	%
Overvoltage Category	II	
OUTPUT DURING OPERATION		
Maximum Output Power	650	Wdc
Maximum Output Current	24	Adc
Maximum Output Voltage	60	Vdc
SAFETY FEATURES		
SafeDC™	Yes	
Safety Output Voltage per Power Optimizer	0.5 ± 0.075	Vdc
Series Connect	Yes	
Photovoltaic Rapid Shutdown System	Yes, NEC 2014 – 2023	
STANDARD COMPLIANCE		
EMC	FCC Part 15, IEC 60900-6-2, IEC 60900-6-3	
Safety	IEC 62709-1 (Class II safety), UL 741, UL 1741, CSA C22.2 #107.1	
Material	UL94V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 200-712:2013-05	
INSTALLATION SPECIFICATIONS		
Compatible SolarEdge Inverters ⁽⁴⁾		
Commercial Three Phase Inverters with one of the following part number structures:		
SE-SHA-US-xxxxxx		
SE-DBL-US-xxxxxx		
SE-TRI-US-xxxxxx		
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	128 x 155 x 32 / 5.08 x 6.10 x 2.05	mm / in
Weight	1080 / 2.38	g / lb
Input Connector	MC4 ⁽⁵⁾	
Output Wire Length	(+)1.4, (-)1.4 / (+)4.59, (-)4.59	m / ft
Output Connector	MC4	
Operating Temperature Range ⁽⁶⁾	(+)30 to (+)100 / (-)19.84, (-)0.32	m / ft
Protection Rating	-40 to +85 / -40 to +185	°C / °F
Relative Humidity	IP68 / NEMA4P	%
	0 – 100	

(1) Modules with a front side maximum power of up to 750W at STC are allowed. Up to +5% power tolerance is allowed.
(2) Maximum number of modules per string is determined by the inverter's maximum DC input voltage. For details, see [Table 1](#).
(3) Adjusted for ambient temperature, in accordance with IEC 60900-6-2 and IEC 60900-6-3.
(4) For detailed inverter compatibility information, see [Table 2](#).
(5) For other connector types please contact SolarEdge.
(6) The Sense Connect feature is only enabled on the output wire connectors. For details, see [Table 3](#).
(7) For ambient temperatures above +65 °C / +149 °F, power derating is applied. For details, see [Table 4](#).

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CATALIS[®]

Bristol, RI



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

Parcel Identification

Map/Lot 054-0012-000
 Account 3740
 State Code 73 - Ex Chapter
 Card 1/2
 User Account 34-0000-25

Assessment

Land \$3,028,900
 Building \$344,600
 Card Total \$3,373,500
 Parcel Total \$4,847,800

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$3,028,900	\$1,796,900	\$22,000	\$4,847,800
2024	\$2,332,100	\$1,742,000	\$22,300	\$4,096,400
2023	\$2,332,100	\$1,742,000	\$22,300	\$4,096,400
2022	\$2,332,100	\$1,742,000	\$22,300	\$4,096,400
2021	\$2,404,300	\$1,785,200	\$22,800	\$4,212,300

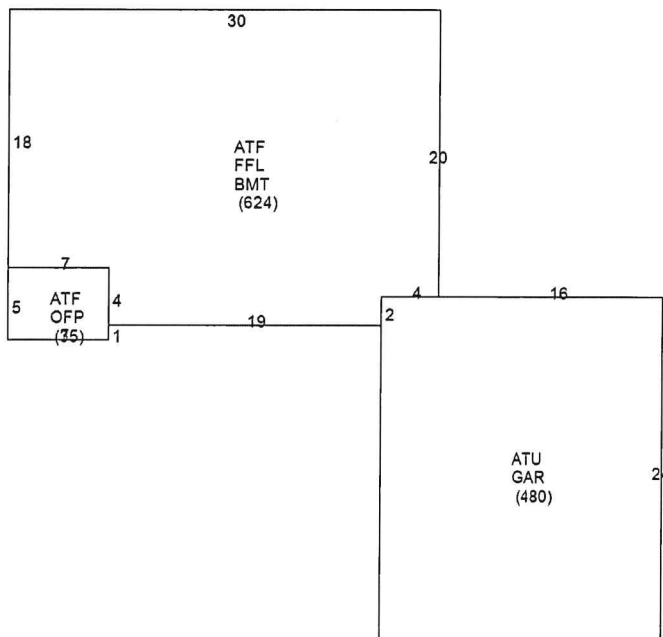
Location and Owner

Location 1401 HOPE ST
 Owner AUDUBON SOCIETY OF RI
 Owner2
 Owner3
 Address 12 SANDERSON RD
 Address2
 Address3 SMITHFIELD RI 02809

Building Information

Design Cape
 Year Built 1999
 Heat BB Hot Water
 Fireplaces 0
 Rooms 5
 Bedrooms 2
 Bathrooms 1 Full Bath
 Above Grade Living Area 887.6 SF

Sale Information



Building Sub Areas

Sub Area	Net Area
1st FLOOR	624 SF
BASEMENT	624 SF
FINISHED ATTIC	263.6 SF
GARAGE	480 SF
OPEN PORCH	35 SF
UNFINISHED ATTIC	192 SF

iisnode encountered an error when processing the request.

HRESULT: 0x6d
HTTP status: 500
HTTP subStatus: 1013
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because [system.webServer/iisnode/@devErrorsEnabled](#) configuration setting is 'true'.

In addition to the log of stdout and stderr of the node.exe process, consider using [debugging](#) and [ETW traces](#) to further diagnose the problem.

The last 64k of the output generated by the node.exe process to stderr is shown below:

```
(node:4044) [DEP0005] DeprecationWarning: Buffer() is d
(Use `node --trace-deprecation ...` to show where the w
Application has thrown an uncaught exception and is ter
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_prod\A
    at processTicksAndRejections (node:internal/process
```

[Click To Open AxisGIS Maps](#)

Land Information

Land Area	25 AC
Zoning	R-10
View	-
Neighborhood	CI3

Yard Item(s)



1401 Hope Street - 300' Radius

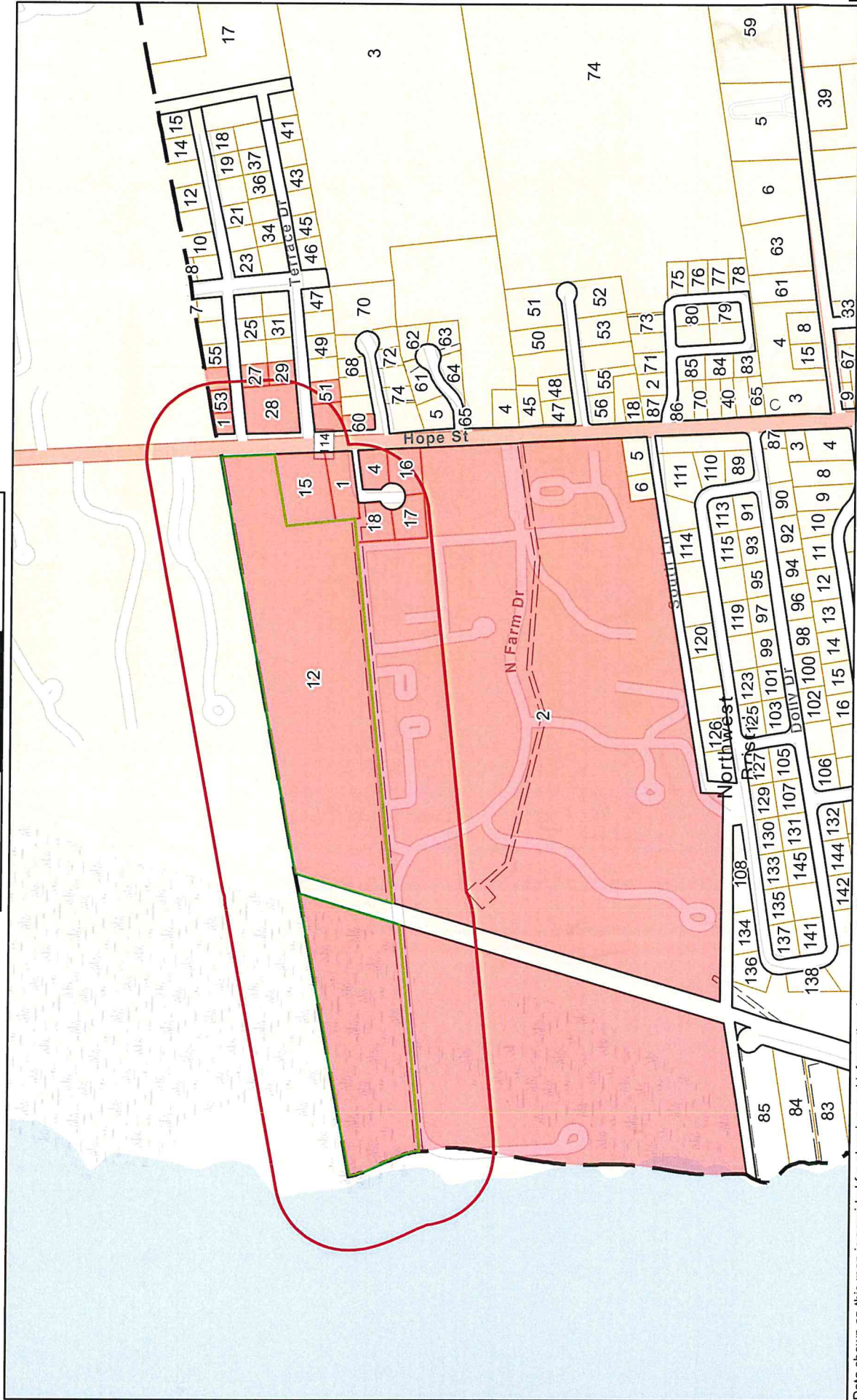
Town of Bristol, RI

1 inch = 563 Feet

October 15, 2025



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300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3D.

Subject Property:

Parcel Number: 54-12
CAMA Number: 54-12
Property Address: 1401 HOPE ST

Mailing Address: AUDUBON SOCIETY OF RI
12 SANDERSON RD
SMITHFIELD, RI 02809

Abutters:

Parcel Number: 54-1
CAMA Number: 54-1
Property Address: 1389 HOPE ST

Mailing Address: DODGE, CHARLES & ZHOU, MIN JT
1389 HOPE ST
BRISTOL, RI 02809

Parcel Number: 54-12
CAMA Number: 54-12
Property Address: 1401 HOPE ST

Mailing Address: AUDUBON SOCIETY OF RI
12 SANDERSON RD
SMITHFIELD, RI 02809

Parcel Number: 54-15
CAMA Number: 54-15
Property Address: HOPE ST

Mailing Address: AUDUBON SOCIETY OF RI
12 SANDERSON RD
SMITHFIELD, RI 02809

Parcel Number: 54-16
CAMA Number: 54-16
Property Address: 5 MAPLE SHADE COURT

Mailing Address: LAMPHERE, ELIZABETH A. & GEORGE A.
TE
273 ROLLIN IRISH RD
WESTFORD, VT 05494

Parcel Number: 54-17
CAMA Number: 54-17
Property Address: 4 MAPLE SHADE COURT

Mailing Address: MCCARTHY, PATRICK M. & MCCARTHY,
NINA A. TRUSTEES
4 MAPLE SHADE CT
BRISTOL, RI 02809

Parcel Number: 54-18
CAMA Number: 54-18
Property Address: 2 MAPLE SHADE COURT

Mailing Address: LUIZ, RICHARD P & LYNN ECKERSL
2 MAPLE SHADE CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809



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10/15/2025

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Page 1 of 12



300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3D.

Parcel Number: 54-2 CAMA Number: 54-2-003 Property Address: 3 SEABREEZE LN	Mailing Address: MATTHEWS, VICTORIA H. TRUSTEE 3 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-007 Property Address: 7 SEABREEZE LN	Mailing Address: CROWLEY, JOAN G. 7 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-010 Property Address: 10 SEABREEZE LN	Mailing Address: FRANCIS, JOSEPH TRUSTEE 175 POPPASQUASH RD BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-012 Property Address: 12 SEABREEZE LN	Mailing Address: FANDEL, KEVIN J TRUSTEE & FANDEL, JOAN B TRUSTEE TC 12 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-014 Property Address: 14 SEABREEZE LN	Mailing Address: FARRELL, MAURA 14 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-018 Property Address: 18 SEABREEZE LN	Mailing Address: BECKER, SINDY 1080 KRAMERIA ST DENVER, CO 80220
Parcel Number: 54-2 CAMA Number: 54-2-019 Property Address: 19 SEABREEZE LN	Mailing Address: ANNICELLI, JOHN R. IDA JT PO BOX 508 BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-020 Property Address: 20 SEABREEZE LN	Mailing Address: SAMET, JONATHAN MICHAEL & BRINES, CONSTANCE BIDWELL TRUSTEES 840 CYPRUS DR BOULDER, CO 80303
Parcel Number: 54-2 CAMA Number: 54-2-022 Property Address: 22 SEABREEZE LN	Mailing Address: EAP CORPORATION 9 TROY LN BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-029 Property Address: 29 SEABREEZE LN	Mailing Address: MALATESTA JAMES & AMELIA JT FREEBORN ANDREW & ALEXIS TAYLOR JT 29 SEABREEZE LN Bristol, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-030 Property Address: 30 SEABREEZE LN	Mailing Address: EATON, HENRY B. & EATON, CATHY PERRON TRUSTEES 30 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-031 Property Address: 31 SEABREEZE LN	Mailing Address: PALLIO, CAROLYN L. TRUSTEE (50%) & PALLIO, FRANK S. TRUSTEE (50%) TC 160 HOMEWOOD AVE YONKERS, NY 10701-5267



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10/15/2025

Page 2 of 12



300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3D.

Parcel Number: 54-2 CAMA Number: 54-2-039 Property Address: 39 SEABREEZE LN	Mailing Address: MCRAE, SELMA JUNE 45 CADY RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-042 Property Address: 42 SEABREEZE LN	Mailing Address: SLUSARZ, PAUL D. ETUX TE BROWN- SLUSARZ, MICHELLE B. 25 CHAPIN RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-043 Property Address: 43 SEABREEZE LN	Mailing Address: POWERS, MICHAEL & NOREEN L. TE 43 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-046 Property Address: 46 SEABREEZE LN	Mailing Address: CLEGG, KEVIN E. COLLEEN M. ETUX TE 4 BARNEYVILLE ROAD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-047 Property Address: 47 SEABREEZE LN	Mailing Address: KWAN, BERNARD Y TRUSTEE BERNARD Y KWAN LIVING TRUST 11 HANLEY FARM WARREN, RI 02885
Parcel Number: 54-2 CAMA Number: 54-2-048 Property Address: 48 SEABREEZE LN	Mailing Address: BLACK, KATHERINE A. & FULLER, JAMES E. TE 48 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-049 Property Address: 49 SEABREEZE LN	Mailing Address: LYNDEN, FREDERICK C & PERON, MADELEINE L TRUSTEES 49 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-050 Property Address: 50 SEABREEZE LN	Mailing Address: ODEN, NANCY V LE REM-MUNDY, CHRISTOPHER H 17 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-053 Property Address: 53 SEABREEZE LN	Mailing Address: STRIPPE, DAVID C. EDLER, JANICE M 53 SEABREEZE LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-054 Property Address: 54 SEABREEZE LN	Mailing Address: EXELBY, VALERIE E. 54 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-056 Property Address: 56 SEABREEZE LN	Mailing Address: SORRENTINO, MATTHEW 56 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-058 Property Address: 58 SEABREEZE LN	Mailing Address: CHRUP HOLDING LLC 58 SEABREEZE LN BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-059
Property Address: 59 SEABREEZE LN

Mailing Address: SLOANE, TIMOTHY F & BLASS,
CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-060
Property Address: 60 SEABREEZE LN

Mailing Address: BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
TRUSTEES
60 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-064
Property Address: 64 SEABREEZE LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

Parcel Number: 54-2
CAMA Number: 54-2-065
Property Address: 65 SEABREEZE LN

Mailing Address: EDLER, RAYMOND J. & EDLER, MARY
M. CO-TRUSTEES
4 AVENIR CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-066
Property Address: 66 SEABREEZE LN

Mailing Address: SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

Parcel Number: 54-2
CAMA Number: 54-2-070
Property Address: 70 SEABREEZE LN

Mailing Address: OTIS, CHRISTOPHER N FLORENCE,
ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

Parcel Number: 54-2
CAMA Number: 54-2-071
Property Address: 71 SEABREEZE LN

Mailing Address: CAMARA ROBERT
71 SEABREEZE LN
Bristol, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-072
Property Address: 72 SEABREEZE LN

Mailing Address: TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-078
Property Address: 78 WINDWARD LN

Mailing Address: DAI, SHEILA TRUSTEE SHEILA DAI
LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885

Parcel Number: 54-2
CAMA Number: 54-2-082
Property Address: 82 WINDWARD LN

Mailing Address: RICHARDS, STEVEN P. PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

Parcel Number: 54-2
CAMA Number: 54-2-083
Property Address: 83 WINDWARD LN

Mailing Address: RUTTER, MILES C. ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-084
Property Address: 84 WINDWARD LN

Mailing Address: TYSON, ELIZABETH ANN - TRUSTEE
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-086
Property Address: 86 WINDWARD LN

Mailing Address: SAHADY, VIOLETTE LE SAHADY, JOHN
M. & SAHADY, PAUL M.
86 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-087
Property Address: 87 WINDWARD LN

Mailing Address: HOSFORD, REBECCA E & BUSH, EMILY
A TRUSTEES HOSFORD IRREVOCABLE
TRUST
87 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-089
Property Address: 89 WINDWARD LN

Mailing Address: SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

Parcel Number: 54-2
CAMA Number: 54-2-093
Property Address: 93 WINDWARD LN

Mailing Address: LENNON-ATWOOD, KATHLEEN M &
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

Parcel Number: 54-2
CAMA Number: 54-2-094
Property Address: 94 WINDWARD LN

Mailing Address: TAYLOR, ROBERT L. MARY LOU &
ROBERT L. & MARY L
19978 SUMMERRIDGE DR
CASTRO VALLEY, CA 94552

Parcel Number: 54-2
CAMA Number: 54-2-095
Property Address: 95 WINDWARD LN

Mailing Address: DOCHODA, STACY & EDWARD J TE
9261 BALLASTER POINTE LOOP
PERRISH, FL 34219

Parcel Number: 54-2
CAMA Number: 54-2-097
Property Address: 97 WINDWARD LN

Mailing Address: PHILLIPS, MICHAEL D PHILLIPS, DELOIS
TRUSTEES
PO BOX 284
WELAKA, FL 32193

Parcel Number: 54-2
CAMA Number: 54-2-099
Property Address: 99 WINDWARD LN

Mailing Address: JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-103
Property Address: 103 WINDWARD LN

Mailing Address: FOROSTENKO, ANATOLE GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

Parcel Number: 54-2
CAMA Number: 54-2-105
Property Address: 105 WINDWARD LN

Mailing Address: WARD, LINDA ELLEN & LEIGHTON,
JOHN E. TE
105 WINDARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-107
Property Address: 107 WINDWARD LN

Mailing Address: MARGARET N. STRAND REV TRST TC
2202 N. SCOTT ST
ARLINGTON, VA 22209

Parcel Number: 54-2
CAMA Number: 54-2-108
Property Address: 108 WINDWARD LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111



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Parcel Number: 54-2
CAMA Number: 54-2-110
Property Address: 110 WINDWARD LN

Mailing Address: KIRK, ELIZABETH P & CHRISTOPHER B,
TRUSTEES
6 HARBOUR RD
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-111
Property Address: 111 WINDWARD LN

Mailing Address: BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

Parcel Number: 54-2
CAMA Number: 54-2-114
Property Address: 114 WINDWARD LN

Mailing Address: DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-115
Property Address: 115 WINDWARD LN

Mailing Address: ROLLINS, PETER & PATRICIA AS
TRUSTEES
115 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-118
Property Address: 118 WINDWARD LN

Mailing Address: TRUSCOTT, NORMAN R. TRUSCOTT
DONNA M. TRUSTEES
118 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-119
Property Address: 119 WINDWARD LN

Mailing Address: CABRAL, ALVARO M & NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-120
Property Address: 120 WINDWARD LN

Mailing Address: MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-121
Property Address: 121 WINDWARD LN

Mailing Address: CUNNINGHAM, EDWARD P & KATHLEEN
T TE
121 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-122
Property Address: 122 WINDWARD LN

Mailing Address: MCCONAGHY, DANIEL P & JEANINE M
TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-124
Property Address: 124 WINDWARD LN

Mailing Address: PAYNE, STEPHEN M & KERRI L TE
124 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-125
Property Address: 125 WINDWARD LN

Mailing Address: ANDERSON, JUSTUS D JR & MARINA I
TE AS CO-TRUSTEE
100 WAMSUTTA RD
ATTLEBORO, MA 02703

Parcel Number: 54-2
CAMA Number: 54-2-126
Property Address: 126 WINDWARD LN

Mailing Address: 126 WINDWARD LLC
306 RUMSTICK RD
BARRINGTON, RI 02806



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Parcel Number: 54-2
CAMA Number: 54-2-129
Property Address: 129 WINDWARD LN

Mailing Address: BUGOS, ALAN R & PABREZA, LAURIE A
TE
3 JOCELYN LN
WESTFORD, MA 01886

Parcel Number: 54-2
CAMA Number: 54-2-130
Property Address: 130 WINDWARD LN

Mailing Address: SCHAUWEKER, WILLIAM J & MARY ANN
TE
49 SOUTHFIELD RD
CONCORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-132
Property Address: 132 WINDWARD LN

Mailing Address: BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-136
Property Address: 136 WINDWARD LN

Mailing Address: CARUSONE, DEBORAH DEMARCHE
136 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-144
Property Address: 144 WINDWARD LN

Mailing Address: NIERINTZ, MARION L TRUSTEE MARION
L NIERINTZ 2009 REV TRUST
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

Parcel Number: 54-2
CAMA Number: 54-2-148
Property Address: 148 WINDWARD LN

Mailing Address: LEWIS, CYNTHIA A. & LEWIS, SUZANNE
C. TRUSTEES LEWIS, CYNTHIA A
LIVING TRUST
148 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-153
Property Address: 153 SEABREEZE LN

Mailing Address: PAVLIDIS, ARTHUR ANITA TRUSTEES &
LE
153 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-155
Property Address: 155 SEABREEZE LN

Mailing Address: DOMINO, FRANK J. PABREZA, SYLVIA
155 SEA BREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-157
Property Address: 157 SEABREEZE LN

Mailing Address: ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-160
Property Address: 160 SEABREEZE LN

Mailing Address: DOOLAN, DWIGHT M. BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

Parcel Number: 54-2
CAMA Number: 54-2-200
Property Address: 200 ARBORETUM LN

Mailing Address: HU, MITZI CHI-YUNG TRUSTEE
200 ARBORETUM LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-268
Property Address: 268 NORTH FARM DR

Mailing Address: ASHE, JOHN M & KATHLEEN S TE
7 BULLARD LN
MILLIS, MA 02054



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Parcel Number: 54-2 CAMA Number: 54-2-269 Property Address: 269 NORTH FARM DR	Mailing Address: CAPRIO, MICHAEL S & SECURO, KIMBERLY A JT 269 NORTH FARM DR BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-271 Property Address: 271 NORTH FARM DR	Mailing Address: PASTORIUS, EDWARD WOOD ROSSELL NANCY I TE 729 KINGS HIGHWAY MOORESTOWN, NJ 08057
Parcel Number: 54-2 CAMA Number: 54-2-273 Property Address: 273 NORTH FARM DR	Mailing Address: BROWN, ROBERT WILLIAMS & WILLIAMS, SUZANNE TRUSTEE 273 NORTH FARM DRIVE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-301 Property Address: 301 WINDRIDGE LN	Mailing Address: MACNAUGHT, ELLEN S & GLENN S. TE 301 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-305 Property Address: 305 NORTH LN	Mailing Address: SLATER, ROBERT T. TRUSTEE 1 HEATON CIRCLE FRANKLIN, MA 02038
Parcel Number: 54-2 CAMA Number: 54-2-307 Property Address: 307 WINDRIDGE LN	Mailing Address: BEEKLEY, JOHN S. JR ANN F.TRUSTEES & JOHN S JR. & 307 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-312 Property Address: 312 WINDRIDGE LN	Mailing Address: CROFT, LEANNE - TRUSTEE LEANNE CROFT REV TRUST 7194 HAVILAND CIR BOYNTON BEACH, FL 33437
Parcel Number: 54-2 CAMA Number: 54-2-315 Property Address: 315 NORTH LN	Mailing Address: CARVELLI, PETER & LINDA TE 315 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-319 Property Address: 319 NORTH LN	Mailing Address: GATES, LIZA COHEN TRUSTEE 319 NORTH LANE TRUST 100 MAIN ST PAWTUCKET, RI 02860
Parcel Number: 54-2 CAMA Number: 54-2-320 Property Address: 320 NORTH LN	Mailing Address: WAHRENBURG, WALTER GERTRUDE 320 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-324 Property Address: 324 NORTH LN	Mailing Address: FOTOPULOS, PELAGIA, TRUSTEE - PELAGIA FOTOPULOS TR 324 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-326 Property Address: 326 NORTH LN	Mailing Address: VARIEUR, JOSCELYN 326 NORTH LN BRISTOL, RI 02809



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Parcel Number: 54-2 CAMA Number: 54-2-328 Property Address: 328 NORTH LN	Mailing Address: COMUNALE, PATRICK A. EILEEN A. TE 328 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-331 Property Address: 331 NORTH LN	Mailing Address: ZORBAN, LLC 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-333 Property Address: 333 NORTH LN	Mailing Address: HURLEY, ROBERT C. & KAREN A. TRUSTEES 8060 JOSEFA WAY NAPLES, FL 34114
Parcel Number: 54-2 CAMA Number: 54-2-336 Property Address: 336 NORTH LN	Mailing Address: DeGOES, JOHN J 180 FRANKLIN ST APT 300 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-339 Property Address: 339 NORTH LN	Mailing Address: DYER, CHARLES J. TRUSTEE P.O. BOX 516 LITTLE COMPTON, RI 02837
Parcel Number: 54-2 CAMA Number: 54-2-340 Property Address: 340 NORTH LN	Mailing Address: BROWN, MARCIA S TRUSTEE 340 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-345 Property Address: 345 SPINNAKER LN	Mailing Address: MONAHAN, PETER M. 10500 OAKLYN DR POTOMAC, MD 20854
Parcel Number: 54-2 CAMA Number: 54-2-350 Property Address: 350 SPINNAKER LN	Mailing Address: A & N HOLDINGS, LLC 16 TOUISSET AVE SWANSEA, MA 02777
Parcel Number: 54-2 CAMA Number: 54-2-354 Property Address: 354 SPINNAKER LN	Mailing Address: SICKLES, ELEANOR F. TRUSTEE 354 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-355 Property Address: 355 SPINNAKER LN	Mailing Address: SULLIVAN, DEBORAH & PATRICK TRUSTEES 355 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-402 Property Address: 402 NORTH LN	Mailing Address: GALICA, MICHAEL A - TRUSTEE MICHAEL A GALICA TRUST 20 TIMBER LANE HOLDEN, MA 01520
Parcel Number: 54-2 CAMA Number: 54-2-403 Property Address: 403 NORTH LN	Mailing Address: CARROLL, VIRGINIA E. 403 NORTH LN BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-404
Property Address: 404 NORTH LN

Mailing Address: DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-407
Property Address: 407 NORTH LN

Mailing Address: FRAZER, CAROLINE R. & PERSIFOR TE
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

Parcel Number: 54-2
CAMA Number: 54-2-416
Property Address: 416 NORTH LN

Mailing Address: ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-417
Property Address: 417 NORTH LN

Mailing Address: NIHILL, ARLENE & HAROLD B. TE
417 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-422
Property Address: 422 NORTH LN

Mailing Address: PERKINS, MICHAEL F & GAIL L
TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-424
Property Address: 424 NORTH LN

Mailing Address: MESSORE, CONSTANCE L. TRSTEE OF
THE CONSTANCE L. MESSORE TRUST
424 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-426
Property Address: 426 NORTH LN

Mailing Address: KOCHENDORFER, JOHN COREY,
MERISSA TRST & JOHN N
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

Parcel Number: 54-2
CAMA Number: 54-2-427
Property Address: 427 NORTH LN

Mailing Address: SABULA, GARY D ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-445
Property Address: 445 PADDOCK LN

Mailing Address: LINGARD, MARTHA P - TRUSTEE
MARTHA P LINGARD REV TRUST
445 PADDOCK LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-446
Property Address: 446 PADDOCK LN

Mailing Address: KOVACH ERIC S TRUSTEE KOVACH
LISA R
446 PADDOCK LN
Bristol, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-461
Property Address: 461 NORTH LN

Mailing Address: TURNER, LYNNE A. & AMAND,
KENNETH T. TC
461 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-463
Property Address: 463 NORTH LN

Mailing Address: SKELTON, TERRANCE, TRUSTEE-
SKELTON TRUST GRANAHAN,
PATRICIA, TRUSTEE-GRANAHAN TRUST
463 NORTH LN
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-464
Property Address: 464 NORTH LN

Mailing Address: BRYAN, JOHN H. III ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT. 340
NEEDHAM HIEGHTS, MA 02494

Parcel Number: 54-2
CAMA Number: 54-2-466
Property Address: 466 NORTH LN

Mailing Address: HIRSCH, JOANNE, TRUSTEE JOANNE
HIRSCH LIVING TRUST
466 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-469
Property Address: 469 NORTH LN

Mailing Address: ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-510
Property Address: 510 CLARKS ROW

Mailing Address: RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

Parcel Number: 54-2
CAMA Number: 54-2-524
Property Address: 524 HIGH MEADOW CT

Mailing Address: SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-530
Property Address: 530 HIGH MEADOW CT

Mailing Address: RIVAL, CHRISTINA M.
4106 STERNS HILL RD
WALTHAM, MA 02451

Parcel Number: 54-2
CAMA Number: 54-2-535
Property Address: 535 HIGH MEADOW CT

Mailing Address: PACHECO, CHRISTINE
535 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 54-4
CAMA Number: 54-4
Property Address: 1375 HOPE ST

Mailing Address: GOEPFERT, COLLEEN TRUSTEE
1375 HOPE ST
BRISTOL, RI 02809

Parcel Number: 89-1
CAMA Number: 89-1
Property Address: 1404 HOPE ST

Mailing Address: GUIDA, EDWARD ET UX JACQUELINE A.
GUIDA TE
1404 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 89-27
CAMA Number: 89-27
Property Address: 12 ELMWOOD DR

Mailing Address: DEL RIOS, JOHN K & PLUMER,
ELIZABETH ROBIN TRUSTEES-DEL
RIOS & PLUMER TRUST
12 ELMWOOD AVE
BRISTOL, RI 02809

Parcel Number: 89-28
CAMA Number: 89-28
Property Address: 1400 HOPE ST

Mailing Address: D'URSO, CHRISTIAN S. & BRIDGE K. TE
1400 HOPE ST
BRISTOL, RI 02809

Parcel Number: 89-29
CAMA Number: 89-29
Property Address: 11 TERRACE DR

Mailing Address: GIAMPIETRO, ANTHONY J & MICHELE
TE
11 TERRACE DR
BRISTOL, RI 02809



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Parcel Number: 89-51
CAMA Number: 89-51
Property Address: 10 TERRACE DR

Mailing Address: ORCUTT, ROBERT E JR & PATRICIA A
TE
10 TERRACE DR
BRISTOL, RI 02809

Parcel Number: 89-52
CAMA Number: 89-52
Property Address: 1390 HOPE ST

Mailing Address: PENNINE, ROGER & DONNA LE
PENNINE, FRANK & PENNINE, MARIESA
TC
1390 HOPE ST
BRISTOL, RI 02809

Parcel Number: 89-53
CAMA Number: 89-53
Property Address: ELMWOOD DR

Mailing Address: GUIDA, EDWARD ET UX JACQUELINE A.
GUIDA TE
1404 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 89-54
CAMA Number: 89-54
Property Address: 11 ELMWOOD DR

Mailing Address: RUNCI, LISA M PHILIP J. TE
11 ELMWOOD DR
BRISTOL, RI 02809

Parcel Number: 89-60
CAMA Number: 89-60
Property Address: 1 ELM FARM DR

Mailing Address: ST ANGELO, WILLIAM JULIE P TE
1 ELM FARM DRIV
BRISTOL, RI 02809



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10/15/2025

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Page 12 of 12

126 WINDWARD LLC
306 RUMSTICK RD
BARRINGTON, RI 02806

BLACK, KATHERINE A. & FUL
48 SEABREEZE LN
BRISTOL, RI 02809

CARROLL, VIRGINIA E.
403 NORTH LN
BRISTOL, RI 02809

A & N HOLDINGS, LLC
16 TOUISSET AVE
SWANSEA, MA 02777

BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

CARUSONE, DEBORAH DEMARCH
136 WINDWARD LN
BRISTOL, RI 02809

ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

BROWN, MARCIA S TRUSTEE
340 NORTH LN
BRISTOL, RI 02809

CARVELLI, PETER &
LINDA TE
315 NORTH LN
BRISTOL, RI 02809

ANDERSON, JUSTUS D JR & M
100 WAMSUTTA RD
ATTLEBORO, MA 02703

BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

CAVANAUGH, COLLEEN P. TRU
1 SEABREEZE LN
BRISTOL, RI 02809

ANNICELLI, JOHN R.
IDA JT
PO BOX 508
BEDFORD, NY 10506

BROWN, ROBERT WILLIAMS &
273 NORTH FARM DRIVE
BRISTOL, RI 02809

CHRUP HOLDING LLC
58 SEABREEZE LN
BRISTOL, RI 02809

ASHE, JOHN M & KATHLEEN S
7 BULLARD LN
MILLIS, MA 02054

BRYAN, JOHN H. III
ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT.
340
NEEDHAM HIEGHTS, MA 02494

CLEGG, KEVIN E.
COLLEEN M. ETUX TE
4 BARNEYVILLE ROAD
BARRINGTON, RI 02806

AUDUBON SOCIETY OF RI
12 SANDERSON RD
SMITHFIELD, RI 02809

BUGOS, ALAN R & PABREZA,
3 JOCELYN LN
WESTFORD, MA 01886

COMUNALE, PATRICK A.
EILEEN A. TE
328 NORTH LN
BRISTOL, RI 02809

BECKER, SINDY
1080 KRAMERIA ST
DENVER, CO 80220

CABRAL, ALVARO M &
NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

CROFT, LEANNE - TRUSTEE
LEANNE CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437

BEEKLEY, JOHN S. JR
ANN F. TRUSTEES & JOHN S J
307 WINDRIDGE LN
BRISTOL, RI 02809

CAMARA ROBERT
71 SEABREEZE LN
Bristol, RI 02809

CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
60 SEABREEZE LN
BRISTOL, RI 02809

CAPRIO, MICHAEL S &
SECURO, KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

CUNNINGHAM, EDWARD P & KA
121 WINDWARD LN
BRISTOL, RI 02809

DAI, SHEILA TRUSTEE
SHEILA DAI LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885

DYER, CHARLES J. TRUSTEE
P.O. BOX 516
LITTLE COMPTON, RI 02837

FRAZER, CAROLINE R. & PER
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

DeGOES, JOHN J
180 FRANKLIN ST APT 300
BRISTOL, RI 02809

EAP CORPORATION
9 TROY LN
BEDFORD, NY 10506

GALICA, MICHAEL A - TRUST
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

DEL RIOS, JOHN K & PLUMER
TRUSTEES-DEL RIOS & PLUME
12 ELMWOOD AVE
BRISTOL, RI 02809

EATON, HENRY B. & EATON,
30 SEABREEZE LN
BRISTOL, RI 02809

GATES, LIZA COHEN TRUSTE
319 NORTH LANE TRUST
100 MAIN ST
PAWTUCKET, RI 02860

DOCHODA, STACY & EDWARD J
9261 BALLASTER POINTE LOOP
PERRISH, FL 34219

EDLER, RAYMOND J. &
EDLER, MARY M. CO-TRUSTEE
4 AVENIR CT
BRISTOL, RI 02809

GIAMPIETRO, ANTHONY J & M
11 TERRACE DR
BRISTOL, RI 02809

DODGE, CHARLES & ZHOU, MI
1389 HOPE ST
BRISTOL, RI 02809

EXELBY, VALERIE E.
54 SEABREEZE LN
BRISTOL, RI 02809

GOEPFERT, COLLEEN TRUSTEE
1375 HOPE ST
BRISTOL, RI 02809

DOMINO, FRANK J.
PABREZA, SYLVIA
155 SEA BREEZE LN
BRISTOL, RI 02809

FANDEL, KEVIN J TRUSTEE &
FANDEL, JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

GUIDA, EDWARD ET UX
JACQUELINE A. GUIDA TE
1404 HOPE ST.
BRISTOL, RI 02809

DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

HIRSCH, JOANNE, TRUSTEE
JOANNE HIRSCH LIVING TRUS
466 NORTH LN
BRISTOL, RI 02809

DOOLAN, DWIGHT M.
BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

FOROSTENKO, ANATOLE
GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

HOSFORD, REBECCA E & BUSH
HOSFORD IRREVOCABLE TRUST
87 WINDWARD LN
BRISTOL, RI 02809

DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

FOTOPULOS, PELAGIA, TRUST
324 NORTH LANE
BRISTOL, RI 02809

HU, MITZI CHI-YUNG TRUST
200 ARBORETUM LN
BRISTOL, RI 02809

D'URSO, CHRISTIAN S. & BR
1400 HOPE ST
BRISTOL, RI 02809

FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

HURLEY, ROBERT C. & KAREN
8060 JOSEFA WAY
NAPLES, FL 34114

IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

LUIZ, RICHARD P & LYNN EC
2 MAPLE SHADE CT
BRISTOL, RI 02809

MCRAE, SELMA JUNE
45 CADY RD
BARRINGTON, RI 02806

JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

MESSORE, CONSTANCE L. TRST
THE CONSTANCE L. MESSORE
424 NORTH LN
BRISTOL, RI 02809

KIRK, ELIZABETH P & CHRIS
6 HARBOUR RD
BARRINGTON, RI 02806

LYNDEN, FREDERICK C &
PERON, MADELEINE L TRUST
49 SEABREEZE LN
BRISTOL, RI 02809

MONAHAN, PETER M.
10500 OAKLYN DR
POTOMAC, MD 20854

KOCHENDORFER, JOHN
COREY, MERISSA TRST & JOH
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

MACNAUGHT, ELLEN S &
GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

NIERINTZ, MARION L TRUSTE
MARION L NIERINTZ 2009 RE
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

KOVACH ERIC S TRUSTEE
KOVACH LISA R
446 PADDOCK LN
Bristol, RI 02809

MALATESTA JAMES & AMELIA
FREEBORN ANDREW & ALEXIS
29 SEABREEZE LN
Bristol, RI 02809

NIHILL, ARLENE & HAROLD B
417 NORTH LN
BRISTOL, RI 02809

KWAN, BERNARD Y TRUSTEE
BERNARD Y KWAN LIVING TRU
11 HANLEY FARM
WARREN, RI 02885

MARGARET N. STRAND REV TR
2202 N. SCOTT ST
ARLINGTON, VA 22209

ODEN, NANCY V LE
REM-MUNDY, CHRISTOPHER H
17 SEABREEZE LN
BRISTOL, RI 02809

LAMPHERE, ELIZABETH A. &
273 ROLLIN IRISH RD
WESTFORD, VT 05494

MATTHEWS, VICTORIA H. TRU
3 SEABREEZE LN
BRISTOL, RI 02809

ORCUTT, ROBERT E JR & PAT
10 TERRACE DR
BRISTOL, RI 02809

LENNON-ATWOOD, KATHLEEN M
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

MCCARTHY, PATRICK M. &
MCCARTHY, NINA A. TRUSTEE
4 MAPLE SHADE CT
BRISTOL, RI 02809

OTIS, CHRISTOPHER N
FLORENCE, ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

LEWIS, CYNTHIA A. & LEWIS
LEWIS, CYNTHIA A LIVING T
148 WINDWARD LN
BRISTOL, RI 02809

MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

PACHECO, CHRISTINE
535 HIGH MEADOW CT
BRISTOL, RI 02809

LINGARD, MARTHA P - TRUST
MARTHA P LINGARD REV TRUS
445 PADDOCK LN
BRISTOL, RI 02809

MCCONAGHY, DANIEL P &
JEANINE M TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

PALLIO, CAROLYN L. TRUSTE
PALLIO, FRANK S. TRUSTEE
160 HOMEWOOD AVE
YONKERS, NY 10701-5267

PASTORIUS, EDWARD WOOD RO
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

ROLLINS, PETER & PATRICIA
115 WINDWARD LN
BRISTOL, RI 02809

SICKLES, ELEANOR F. TRUST
354 SPINNAKER LN
BRISTOL, RI 02809

PAVLIDIS, ARTHUR
ANITA TRUSTEES & LE
153 SEABREEZE LN
BRISTOL, RI 02809

ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

SKELTON, TERRANCE, TRUSTE
GRANAHAN, PATRICIA, TRUST
463 NORTH LN
BRISTOL, RI 02809

PAYNE, STEPHEN M & KERRI
124 WINDWARD LN
BRISTOL, RI 02809

RUNCI, LISA M
PHILIP J. TE
11 ELMWOOD DR
BRISTOL, RI 02809

SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

PENNINE, ROGER & DONNA LE
PENNINE, FRANK & PENNINE,
1390 HOPE ST
BRISTOL, RI 02809

RUTTER, MILES C.
ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

PERKINS, MICHAEL F &
GAIL L TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

SABULA, GARY D
ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

SLOANE, TIMOTHY F &
BLASS, CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

PHILLIPS, MICHAEL D
PHILLIPS, DELOIS TRUSTEES
PO BOX 284
WELAKA, FL 32193

SAHADY, VIOLETTE LE
SAHADY, JOHN M. & SAHADY,
86 WINDWARD LN
BRISTOL, RI 02809

SLUSARZ, PAUL D. ETUX
BROWN-SLUSARZ, MICHELLE B
25 CHAPIN RD
BARRINGTON, RI 02806

POWERS, MICHAEL & NOREEN
43 SEABREEZE LN
BRISTOL, RI 02809

SAMET, JONATHAN MICHAEL &
BRINES, CONSTANCE BIDWELL
840 CYPRUS DR
BOULDER, CO 80303

SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

SCHAUWEKER, WILLIAM J &
MARY ANN TE
49 SOUTHFIELD RD
CONCORD, MA 01742

ST ANGELO, WILLIAM
JULIE P TE
1 ELM FARM DRIV
BRISTOL, RI 02809

RICHARDS, STEVEN P.
PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

STRIPPE, DAVID C.
EDLER, JANICE M
53 SEABREEZE LANE
BRISTOL, RI 02809

RIVAL, CHRISTINA M.
4106 STERNS HILL RD
WALTHAM, MA 02451

SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

SULLIVAN, DEBORAH & PATRI
355 SPINNAKER LN
BRISTOL, RI 02809

TAYLOR, ROBERT L.
MARY LOU & ROBERT L. & MA
19978 SUMMERRIDGE DR
CASTRO VALLEY, CA 94552

TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

TRUSCOTT, NORMAN R.
TRUSCOTT DONNA M. TRUSTEE
118 WINDWARD LN
BRISTOL, RI 02809

TURNER, LYNNE A. &
AMAND, KENNETH T. TC
461 NORTH LN
BRISTOL, RI 02809

TYSON, ELIZABETH ANN - TR
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
BRISTOL, RI 02809

VARIEUR, JOSCELYN
326 NORTH LN
BRISTOL, RI 02809

WAHRENBURG, WALTER
GERTRUDE
320 NORTH LANE
BRISTOL, RI 02809

WARD, LINDA ELLEN & LEIGH
105 WINDARD LN
BRISTOL, RI 02809

ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-40

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

November 3, 2025 at 7:00 P.M.

In regards to the petition of:

Applicant: Bristol Co-op Inc.

Owner of Record: REC Properties, LLC

Location: 655 METACOM AVE , BRISTOL, RI, 02809

Plat: 94 Lot: 7

Zoning District: GB

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

operate a cannabis retailer use within the General Business (GB) zoning district.

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-25-40

655 Metacom Avenue 94 7

October 8, 2025

Applicant	
Name of Applicant	Bristol Co-op Inc.
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	REC Properties, LLC

Location for Application			
Property Type	Both		
Zoning District	GB		
Address, Plat, Lot	Address	Plat	Lot
	655 Metacom Avenue	94	7

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

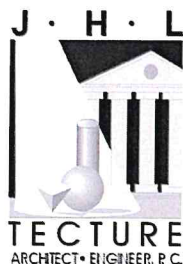
Provisions of Zoning Ordinance (If Known)	
We are applying for a Special Use Permit to operate a cannabis retail facility per sections of the Bristol Zoning Ordinance: Section 28-82; section 21-18.11-3 (16) ; Section 28-150(2) (k) ; Section 28-409 (c) (2) Section; 28-252(4) parking;	

Section 28-273, 28-379 signage

Describe the extent of the proposed alterations and the reasons for the requesting relief
see attachment project narrative

Existing Lot Specifications	
Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	2.48
Lot Frontage	302.27
Lot Depth	342.33

Existing Buildings & Structures		
Structure: Other	Square Footage: 32,201	Building/Structure Detail if Other: multi-tenant retail



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

October 7, 2025

RE: 655 Metacom Special Use Permit Application: Cannabis retail facility

Special Use Permit Application Project Narrative

Bristol Board of Zoning Review:

As the architects representing the applicant, Bristol Co-op Incorporated, and preparing the design and construction documents, we are here verifying and explaining our due diligence research of the conditions involved with the Application for Special Use Permit to enable the construction of a proposed Cannabis Retail Store of 3,563 square foot (sf) store in the 32,200 Square foot multi-tenant retail structure at 655 Metacom Avenue.

The site is in the GB, General Business zone and Section 28-82 indicate that this use is allowed, provided it meets the conditions of the Special Use Permit and related provisions of the Cannabis Act.

The proposed store is a 3,563 Square foot store with access-controlled entry to the public retail area of approximately 1,336 sf in the front part of the store and the balance of the area is also access controlled and available for secure storage and staff facilities in the rear. The rear loading area has an exterior secure fenced-in loading zone of approximately 500 sf (25' x 20') and similar electronic access controls.

The applicable code sections are 28-82 Allowable Uses within the GB zone:

Section 28-1 Definitions: Cannabis retailer means, as defined under Section 21-28.11-3(16) of the Rhode Island Cannabis Act, an entity licensed pursuant to Section 21-28.11-10.2 to purchase and deliver cannabis and cannabis products from cannabis establishments and to deliver, sell or otherwise transfer cannabis and cannabis products to cannabis establishments and to consumers.

Section 28-150 (2) This indicates that Cannabis Retail is allowed but with Special Use provisions addressed here. The following Zoning Ordinance sections cited below are pertinent to these provisions and restrictions. Notably 28-150k of the Bristol Zoning Ordinance as the application must meet all the following additional requirements:

"28-150(2) Cannabis retailers/hybrid cannabis retailers by special permit use in certain zones as set forth in Section 28, shall be subject to the requirements of subsection [28-409\(c\)\(2\)](#), and all of the following additional requirements:

- a. *Pursuant to the to Section 21-28.11-17.1(b) (3) of the Cannabis Act, the cannabis facility must not be located within 500 feet of pre-existing public or private school providing education in kindergarten or any grades one through 12. This distance shall be measured by a straight line from the nearest property line of the premises on which the proposed cannabis facility is to be located to the nearest property line of the parcel on which the school is located* **-We have checked the vicinity and found this location complies and we have included the locus maps in the attachments below.**
- b. *The proposed facility shall implement the appropriate security measures to deter and prevent the unauthorized entrance of areas containing cannabis and shall ensure that each location has an operational security/alarm system* **JHL and the applicant have met with Town Planner and will make available the plans and measures to the appropriate police and /dire Authorities having Jurisdiction. Affidavits can be provided of the design and specified means proposed. See attachment titled "Project Description – Operations" explains the security measures and that they meet and exceed the requirements set by the Cannabis Control Commission.**
- c. *"Reserved"* **JHL is unclear on this provision**
- d. *All cannabis facilities shall fully comply with all other licensing requirements of the town and the laws of the state."* **The owner is familiar with these laws and has constructed other similar facilities in conformance with local laws. Examples are provided in the attachments**

Section 28-409 (c) (2)

(c) *Standards for relief.* The following shall be standards for relief:

(2) *Special use permit.* In granting a special use permit, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

- a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;
- b. That the special use meets all of the standards set forth in the subsection of this chapter ([section 28-150](#)) authorizing such special use; and
- c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.

Parking:**Per section 28-252 (4) Retail**

The total existing building site has **152 parking spaces provided**

The total existing building area is 32,200 SF Gross Floor Area:

Parking required for General Business Retail per table "other retail uses""
 "1 per 300 GFA up to 100,000 sq. ft." or $32,200/300 = 107$ **spaces required**

The proposed tenant space is 3,653 GFA /300 = **12 spaces required**

We find the parking provided is adequate. See attached Site Plan

Signage**Section 28-273, 28-379****Table 1 SIGNS BY TYPE AND ZONING DISTRICT****General Business: Horizontal format (on existing building fascia overhang)**

15 square feet, however, as this sign is 180-190 feet setback from street line, we have applied the additional 25% for a **proposed sign sized (2 ft x 9 ft horizontally) = 18 square feet.**

Directory sign:

("8 square feet for each business" **Proposed: 8 square feet**

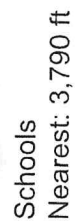
See attached elevation drawing

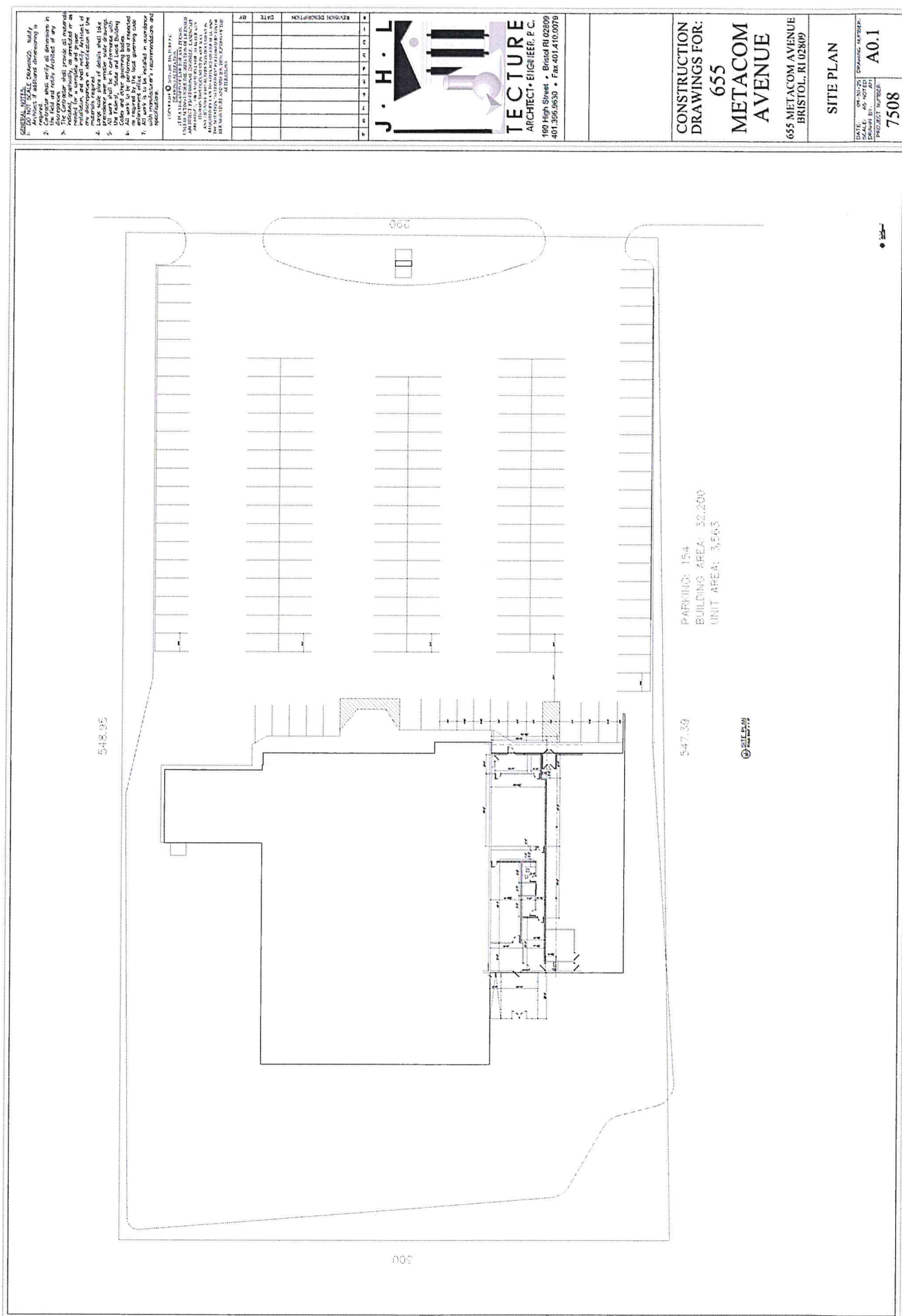
ATTACHMENTS:

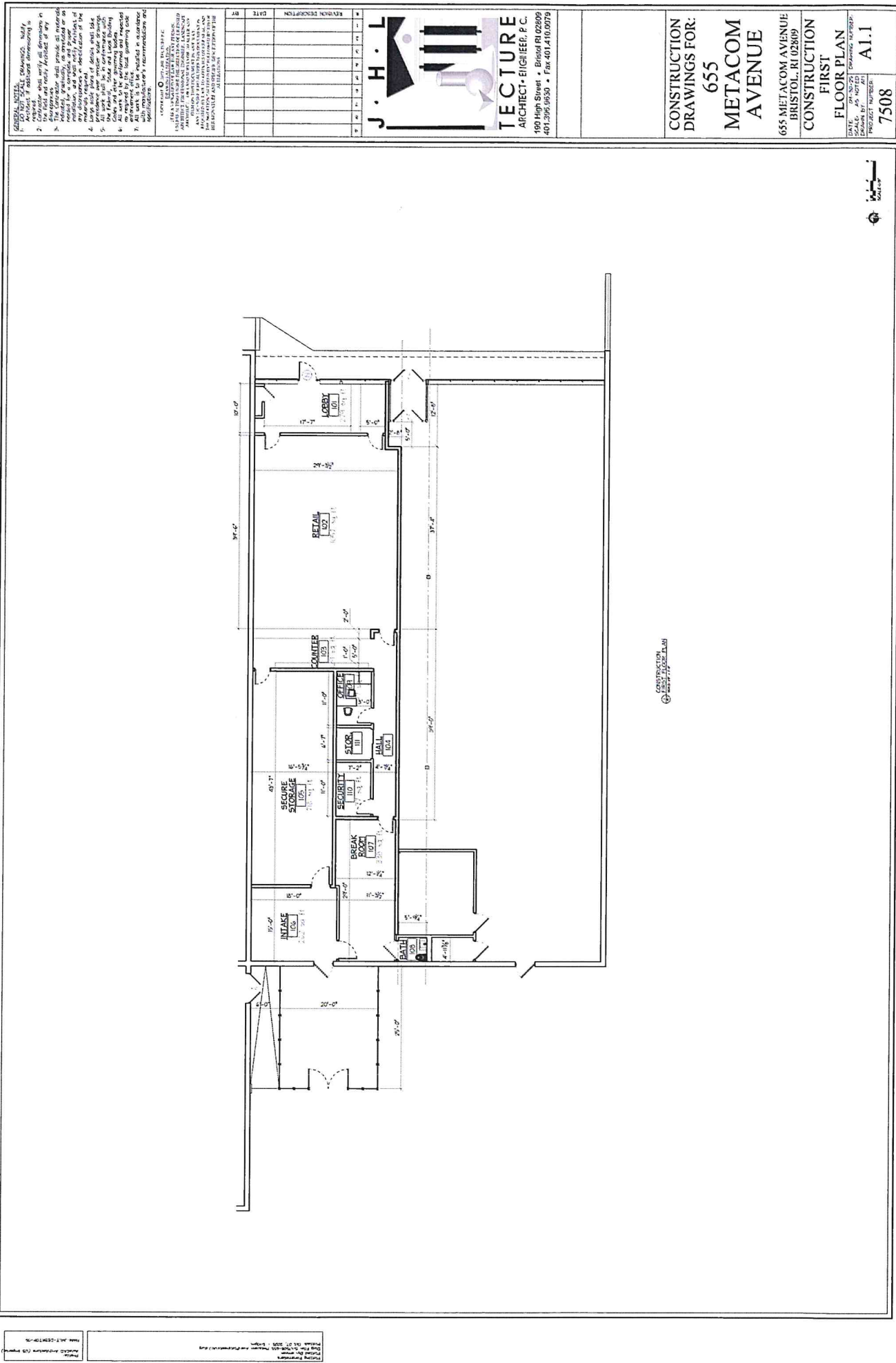
Please review the attached documents"

- **Vicinity map to adjacent school sites**
- **Site plan with parking allocated**
- **Floor plan of proposed tenant fit-out within existing building shell and modified storefront entry.**
- **Front elevation (storefront) of proposed facility, and signage area proposed.**
- **Project Description - Operations**

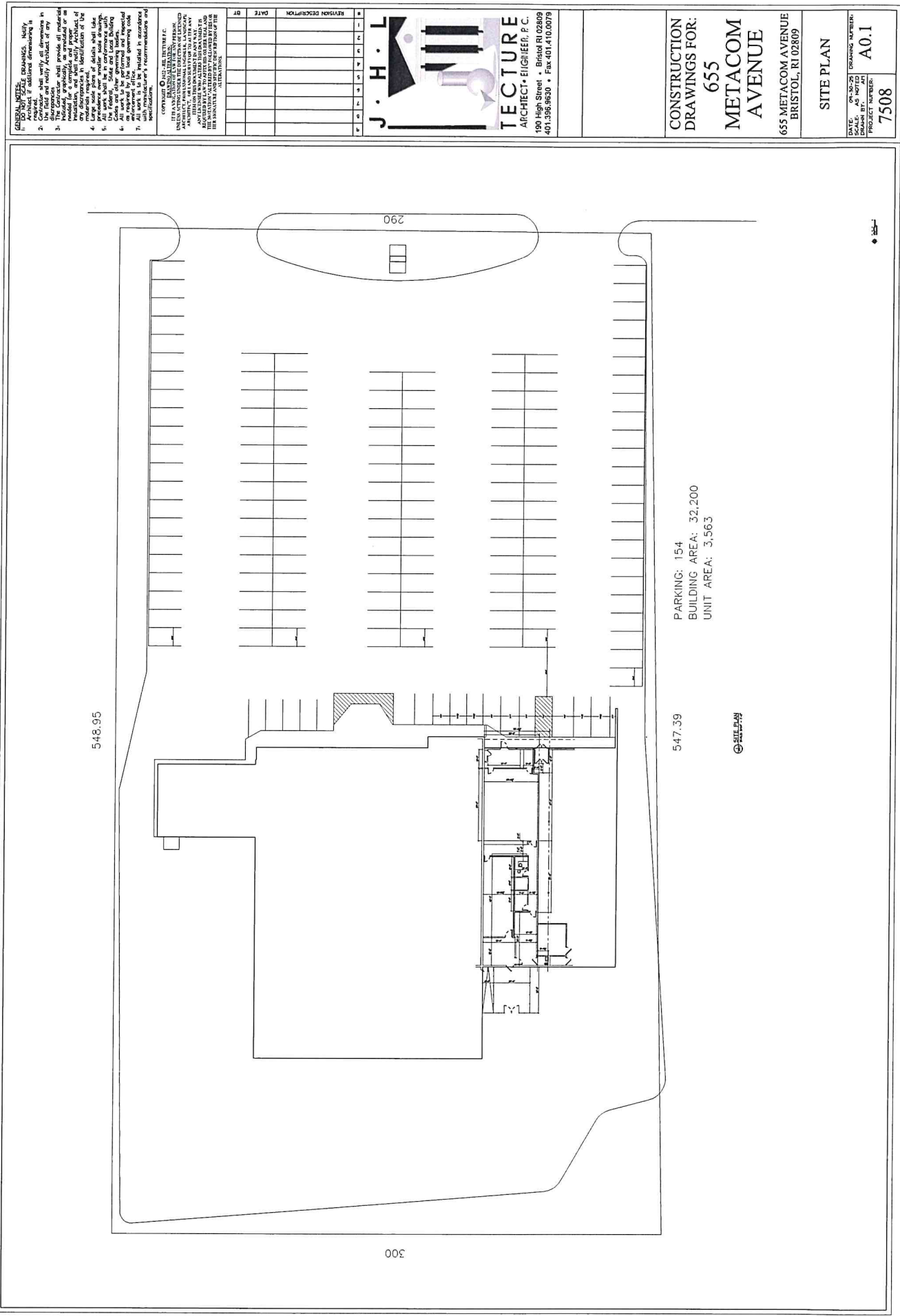
End of Project Narrative







Not for Construction
Printed by: JH
Date: 01/15/2019
Project: 7508
Sheet: AI.1



Project: 655 Metacom Avenue, Bristol, RI 02809
Drawing: 7508
Scale: 1/8" = 1'-0"
Author: J.H.L. Designer: J.H.L.

GENERAL NOTES:

1. The Contractor shall verify all dimensions in the field and notify Architect of any discrepancies in identification of the site.
2. The Contractor shall provide all materials and labor for a complete and proper construction of the site.
3. Large scale plans of details shall take precedence over small scale details.
4. All work shall be in accordance with the latest edition of the International Building Code and all other governing codes.
5. The Contractor shall be responsible for obtaining all necessary permits and approvals.
6. All work shall be completed in accordance with the Architect's recommendations and specifications.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
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9		
10		
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14		
15		
16		
17		
18		
19		
20		

J. H. L. ARCHITECTS

TECTURE

ARCHITECT • ENGINEER, P.C.

100 High Street • Bristol, RI 02809

401.398.9830 • Fax 401.410.0079

CONSTRUCTION DRAWINGS FOR:

655

METACOM AVENUE

BRISTOL, RI 02809

SITE PLAN

DATE: 09-20-2018 DRAWING NUMBER: 7508

DESIGNER: J.H.L. ARCHITECTS PROJECT NUMBER: A0.1

Protein
Analysis (1/2 page)
Model: J41-DEKTOP-05

PALLING PHARMACEUTICALS
 1000 PLYMOUTH BLVD
 DALLAS, TX 75201-1000
 TEL: 214/343-1000 FAX: 214/343-1001
 WWW.PALLINGPHARMACEUTICALS.COM

Floor Plan Details:

- INTAKE (106):** 19'-0" x 26'-2" sq ft
- SECURE STORAGE (105):** 43'-7" x 7'-6" sq ft
- SECURITY (110):** 11'-0" x 7'-2" sq ft
- BREAK ROOM (107):** 12'-0" x 13'-0" sq ft
- COUNTER (103):** 11'-0" x 4'-0" sq ft
- OFFICE (104):** 11'-0" x 7'-2" sq ft
- HALL (104):** 4'-0" x 4'-0" sq ft
- RETAIL (102):** 24'-0" x 10'-5" sq ft
- LOBBY (101):** 17'-7" x 2'-4" sq ft

Overall Dimensions:

- Left Side:** 1'-0" (width), 20'-0" (length)
- Right Side:** 34'-0" (width), 37'-0" (length)
- Bottom:** 20'-0" (width)

CONSTRUCTION
FIRST FLOOR PLAN
DATE: 11/11/11

55 METACOM AVENUE
BRISTOL, RI 02809

DATE: 04-30-25 SCALE: AS NOTED BY: RAKH N. BT. AN	PROJECT NUMBER: 7508	DRAWING NUMBER: A1.1	FLOOR PLAN	1 FIRST



**BRISTOL
CO-OP**

**Cannabis Retail
Special Use Permit**

Project Description - Operations

655 METACOM AVE, BRISTOL, RI 02809

Executive Summary

Bristol Co-op Incorporated (Bristol Co-op), a worker-owned cooperative organized under Title 7, Chapter 6.2 of the Rhode Island General Laws, thanks you for considering this special use permit application for a cannabis retail storefront at 655 Metacom Ave, Bristol, RI 02809. Owned by Bristol residents, Bristol Co-op is a thoughtfully assembled team of experienced professionals who share a genuine commitment of community building and service, and a desire to provide patients and customers with access to quality products. The project is designed to improve the surrounding community and generate significant tax revenue. Our team is prepared to open and operate a truly best-in-class cannabis retail shop. As you will see in reviewing our proposal, our venture meets, and exceeds, all criteria specified in the Town's zoning code. To get an idea of the day-to-day functions of the business, this project description also includes a brief, non-exhaustive, overview of operations that are subject to RI Cannabis Control Commission regulation.

The issuance of a special use permit would enable Bristol Co-op to apply for a state cannabis license in the current open application process, closing December 29, 2025. State licenses are subject to a lottery, and therefore Bristol Co-op would only commence operations if selected in the lottery. Obtaining a special use permit from the Town of Bristol is a prerequisite to entering the lottery process.

Background

May 25, 2022



RI Cannabis Act becomes law.

The Rhode Island General Assembly passed, and Gov. Dan McKee signed, the Rhode Island Cannabis Act (codified at R.I. Gen. Laws §21-28.11). The statute created the Cannabis Control Commission (CCC) to regulate adult-use and medical cannabis.

November 2022



Local control via referendum ("opt-in/opt-out").

Section 21-28.11-15 (Municipal authority) of the Rhode Island Cannabis Act let most cities and towns put a standard question on the Nov. 8, 2022 ballot asking whether to allow new cannabis businesses in their jurisdiction.

November 8, 2022**Election results.**

Voters in the Town of Bristol approved the ballot referendum allowing the establishment of cannabis businesses in Bristol.

April 2025**Cannabis Control Commission regulations.**

The Rhode Island CCC approved the finalization of its inaugural regulations. The final regulations become effective May 1, 2025 and laid out administrative and enforcement procedures; the process for cannabis applications, licensing, and renewals; and operational requirements for cannabis businesses, among other topics.

Today - 2025**New retail licensing round opens.**

The CCC opened the application portal for 24 new adult-use retail licenses (evenly spread across six geographic zones) with submissions due by December 29, 2025. Bristol is included in Zone 6 (Barrington, Bristol, Jamestown, Little Compton, Middletown, New Shoreham, Portsmouth, Tiverton, Warren, East Providence, Newport, and Pawtucket). 1 worker-owned cooperative license, 1 social-equity license, and 2 general business licenses are available in each zone. The CCC will evaluate whether each submitted application meets statutory and regulatory requirements and those that do will be placed into a lottery. Any applicable zoning approvals/verifications, use permits, etc., from the host municipality must be obtained prior to submitting a state application.

Estimated 2026**License Selection.**

Applicants selected through the lottery must proceed to final licensing steps, which include inspections of the proposed premises to confirm compliance, issuance of the state license, and initial operational readiness. Licensees are subject to ongoing strict CCC regulation.

Project Description

Operational Expertise

Bristol Co-op is led by Bristol native and resident Nick Andre, who is Chief Operating Officer of the award-winning cannabis company Megan's Organic Market. With over 7 years of retail cannabis industry experience in multiple states, Nick has the expertise necessary to bring a world-class, approachable, wholesome, and compliant cannabis storefront to fruition. Prior to working in cannabis, Nick was founder and CEO of Kumani Inc, a California based IT company that specialized in e-commerce and cloud business systems implementation. Nick also worked for the Cal Poly Small Business Development Center where he advised and assisted small businesses with economic development and job creation. Further, his experience includes working in the accounting industry and for Hasbro, Inc. Nick holds a bachelor's degree in business administration with a concentration in accounting from the University of Rhode Island.

Everyday Nick works to implement Megan's Organic Market's mission of "making cannabis wholesome" through commitments to approachability, community, stewardship, and education. These commitments can be seen through the clean, retro inspired store designs, white button-down apron clad staff uniforms, ample community service projects, a track record of tax and regulatory compliance, achieving Green Business Certification and much more. This same company culture will be brought to Bristol Co-op.

Hours of Operation

Bristol Co-op's hours of operation for its upscale cannabis retail storefront would be a maximum of Monday-Sunday 8am-9pm. Vendor deliveries of inventory to the storefront will be limited to



Pictured Above: A Megan's Organic Market cannabis storefront.

Project Description - Operations

operating hours. Bristol Co-op will be closed on Thanksgiving and Christmas Day. The business may potentially be open on other major holidays if it obtains a holiday sales license from the Town of Bristol per Chapter 17 Article 1 Sec. 17-10 of the Town Code.

Signage

Business identification signage will conform to the requirements of the Town of Bristol. Signage will be tasteful and not depict any image of cannabis plants (such as a leaf), images of cannabis products, or green crosses. A sign at the storefront entrance will clearly and legibly state that no person under the age of 21 years of age is permitted to enter the premises, unless such person is between the ages of 18 and 20 years of age and can produce a valid state-issued medical card.

Employee Requirements

Pursuant to R.I. Gen. Laws §§ 21-28.11-5(b) (8), 21-28.11-7, 21-28.11-9, 21-28.11-10.2, 21-28.11-11, 21-28.6-12(c)(6) and 21-28.6-16(b) all on site interest holders, key persons, managers, employees, agents, and volunteers of a licensed cannabis establishment shall apply for a commercial cannabis establishment identification card with the CCC. All persons applying for a commercial identification card shall be at least twenty-one (21) years old at the time of application. Commercial identification cards expire one year after issuance and must be renewed to continue working at the cannabis establishment. A national criminal background check is required by the CCC to obtain a commercial identification card for certain positions, including owners, managers, and other key persons. For any employee not subject to CCC background check requirements, Bristol Co-op will perform its own independent criminal background check.

Customer Volume

Bristol Co-op expects to serve an average of 100-200 customers per day. Fridays and Saturdays are expected to be on the higher end of the stated range, while Sunday-Thursday would be on the lower end. A customer spends an average of 10 minutes inside the store which allows for efficient turnover. Peak hours are typically between 3pm-6pm. The facility is adequately designed to handle such customer flow and has sufficient parking. Bristol Co-op owner Nick Andre has experience successfully handling high customer volumes at other cannabis retail stores that far exceed what Bristol Co-op expects to serve.



Product Types Sold

Bristol Co-op's product offerings are strictly regulated by the RI Cannabis Control Commission (CCC). Bristol Co-op may only purchase or otherwise receive cannabis or cannabis products from a Rhode Island licensed cannabis cultivator or licensed cannabis product manufacturer with which it has a formal agreement. The products

Project Description – Operations

received must comply with a pre-approved retail-ready designation list published by the CCC, and meet all regulatory requirements, to be sold in the store. Current CCC regulations dictate seed-to-sale tracking, independent lab testing, packaging and labeling requirements (child-resistant, not attractive to children, tamper evident, warning messages, etc.), dosage limitations, and that the products are determined to be generally safe for their intended use. No products can originate from outside state lines.

Bristol Co-op's offering will have a heavy focus toward the needs of medical patients, by including products designated for "Medical Use Only" by the CCC, such as transdermal topicals, tinctures, and capsules. In addition to retail medical cannabis products, Bristol Co-op will also provide retail adult-use cannabis products to consumers (may include flower, vapes, drinks, edibles, concentrates, or other CCC approved products). Many adult-use cannabis consumers are medical users who choose not to get their medical cannabis card. Other adult-use consumers use cannabis as part of a workout routine, sleep routine, or social activity. MOM will carry products for all of these different consumer needs.

MOM will also provide education to first-time customers on proper dosing, driving under the influence, cannabis use disorder, keeping cannabis away from kids and pets, cannabis and pregnancy, etc. Products will not be visible through windows or by any other means from outside of the storefront. All of MOM's advertising will be targeted to adult audience over 21 years old.

One-on-One Services

Bristol Co-op will offer one-on-one patient/customer consultations to assist in determining

which products are appropriate for a given individual's needs, this can be especially helpful for seniors and first-time customers. For those wanting a group setting, Bristol Co-op plans to also offer in-store educational tours and workshops. Workshops will cover basic cannabis knowledge including safe-use, dosing, modes of ingestion, possible risks, resources for more knowledge, etc. Bristol Co-op will also offer resources and referrals for patients/clients with addiction issues.

Sale Limits

Sales to an adult-use consumer are limited to one (1) ounce of cannabis flower or its equivalent per day pursuant to R.I. Gen. Laws § 21-28.11-22. Sales to a qualifying medical patient directly or through a qualifying patient's primary caregiver or authorized purchaser may not exceed more than two and one-half ounces (2.5 oz.) of usable marijuana, or its equivalent, during a fifteen-day (15) period per R.I. Gen. Laws § 21-28.6-12(g).

Preventing Unauthorized Access

Bristol Co-op has strict policies and procedures that prevent the unauthorized access of cannabis products. A summary of key policies are:

- A secure lobby where ID is verified before customers are granted access to the sales floor through a locked electronically accessed controlled door.
- Adequate staff on the sales floor to assist and supervise customers.
- An advanced security camera system used for loss prevention monitoring.
- Electronic access control doors throughout.
- Strict vendor delivery procedures with an enclosed delivery bay.
- Storage of cannabis products in a secure



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storage room/vault room.

- A policy to permanently ban any customer caught illegally selling cannabis products or diverting product to minors.
- Strict destruction and waste procedures.
- Strict visitor protocols that require signing in to a visitor's log for access to designated Limited Access Areas, which require all individuals granted access be at least 21 years of age, and if not employed by the retailer, shall be escorted at all times by a Bristol Co-op employee.

Customer Check-in Procedures

- Arriving at Bristol Co-op customers will enter the well-lit parking lot and proceed to the single customer entry easily visible to arriving customers.
- The storefront entry will lead into a secure and well-appointed lobby.
- There they will be greeted by a friendly receptionist, who will ask the customer to present a valid government issued identification card. The receptionist will

then verify the ID (and their medical identification card, if applicable). An individual will not be admitted to the premises unless a receptionist has verified the individual's proof of identification. Individuals who are not at least 21 years of age (or 18 years of age for those registered in their state's medical marijuana program) will be politely asked to leave. Refusal to leave will be considered trespassing and local law enforcement will be notified. If it is discovered that the individual's identification or medical card, is invalid, expired, or fraudulent, the individual will be asked to leave the premises, and any fraudulent identifications will be confiscated and reported to the CCC and local law enforcement.

- Once an individual is verified as having the appropriate identification, the receptionist will enter the eligible customer's information into the Point-of-Sale system. This includes but is not limited to full name, address, date of



Pictured Above: Megan's Organic Market awards. Best Dispensary Winner 2021, 2022, 2023, 2024 & 2025 and Best New Business 2021.

Project Description – Operations

- birth, ID number, and ID expiration date.
- The receptionist will then allow the customer to proceed inside the store by “buzzing” them in through the remotely controlled secure door, unless maximum occupancy has been reached. Receptionists can see into the retail floor through glass windows and communicate with retail floor employees via two-way radio to ensure occupancy limits are properly adhered to. When capacity is reached, customers will wait in the lobby. The next customer will enter as one exits the store. This will create a smooth flow during any high traffic times.
 - Once in the retail space, a staff member will greet the customer with a smile and a warm introduction before escorting the customer onto the retail floor. Under no circumstance will a customer be allowed to enter the retail space without the presence of employees.

Customer Experience Post Check-In

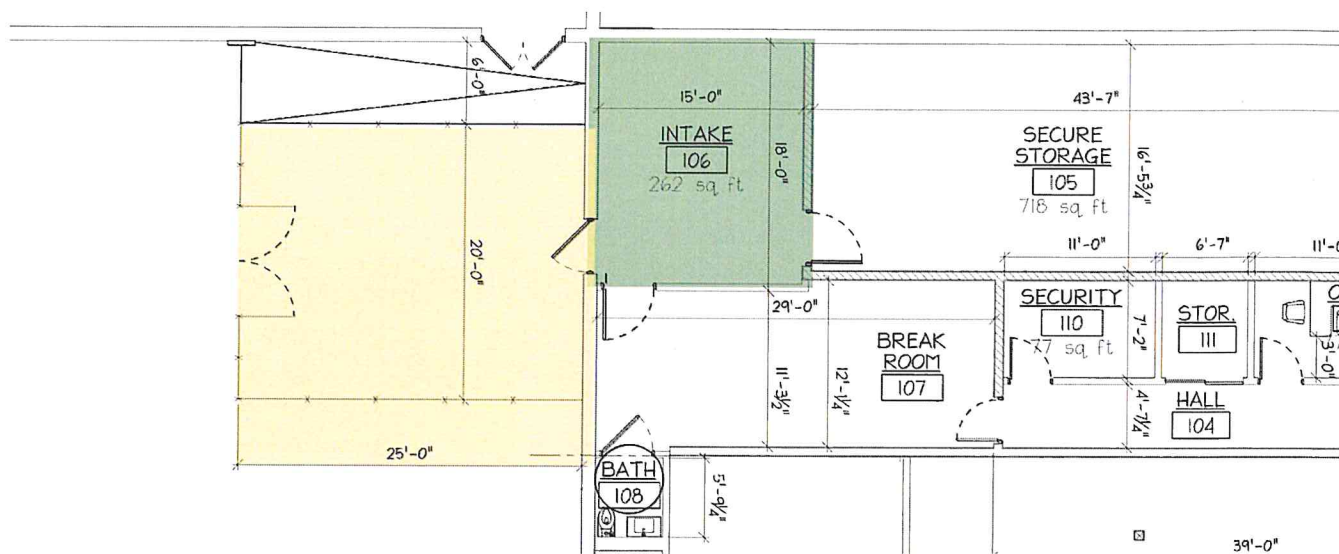
- The customer will then engage in the shopping and education experience and select items they wish to purchase with the assistance of a customer service representative. Various visual displays on the retail floor will include educational information, as well as product details, and may include empty product packaging for the customers to read and learn about products. All Bristol Co-op staff are continually trained to be as knowledgeable as possible about our products and are able to assist customers with recommendations.
- Once the customer has completed their review of the retail store displays, they will proceed to one of the register stations where they will place their order with a customer service representative.

Another ID verification will take place and the items being purchased by the customer are tracked in the point-of-sale system in a customer account that tracks daily purchasing limits in accordance with state law.

- The customer service representative will obtain the products for the customer, located in a limited access area, and then review how to use the selected products as well as provide educational pamphlets that cover everything from dosing to modes of ingestion.
- Customers will then make payment at the time of sale and will be given a receipt. All items will be placed in an opaque exit bag in accordance with 560-RICR-10-10-2.6E and then given to the customer. The point-of-sale system integrates with the state track-and-trace system, METRC, through an API for automatic data transfer to report sales and other required information.
- The customer will then exit the premises through the designated exit. No loitering or consumption of any cannabis products on the premises (including the parking lot) is allowed. Staff are trained to watch for such activity.

Receiving Vendor Deliveries

After the business conducts the proper pre-purchase due diligence, enters into a purchase agreement, and schedules a vendor delivery during business hours, the vendor arrives on site and checks-in with Bristol Co-op personnel. Paperwork must be verified before being allowed to proceed to the rear of the building and into the fenced, limited access secure delivery bay. Unscheduled and unapproved deliveries will not be accepted. The delivery bay is secured by fencing and products are not allowed to be unloaded until the gate is closed



Pictured Above: Clip of Floor Plans - Delivery Bay (Yellow), Inventory Intake Room (Green)

and locked. A door from the delivery bay leads directly into the limited access inventory intake room. Vendors are authorized individuals and will be allowed to enter the limited access area only if they are signed in on the visitor log and then escorted by a Bristol Co-op employee at all times. The floor plan above shows the location of the delivery bay highlighted in yellow and the location of the intake room highlighted in green.

Bristol Co-op will receive goods under video surveillance and must be inspected for compliance and quality. Bristol Co-op has a detailed SOP and set of checklists for processing the receipt of cannabis inventory that include but are not limited to:

- Verifying the METRC manifest matches the count of items and METRC UIDs received.
- Verifying Certificates of Analysis match the batch numbers on the product labels.
- Verifying packaging and labeling are compliant.
- Accepting manifest in METRC and ensuring driver and Bristol Co-op employee sign

paper copies that are retained and electronically filed with the invoice.

- Importing inventory from METRC into Point of Sale and securing product in the secure storage room.

Bristol Co-op pays all vendors by check or ACH to increase security. Vendors are allowed to leave the delivery bay only after products have been moved into the Restricted Access Inventory Intake Room.

Cash Handling

Contrary to popular belief, cannabis retail is not a cash-only business. On average, more than half of transactions occur with digital or debit card based payment methods, and banking is available through many credit unions.

The maximum amount of starting cash in the retail registers is typically under \$1,000, with safes utilized for change and register deposits. Automated alerts occur when a register exceeds a set threshold of cash, requiring a "cash drop"/deposit into a drop safe. Cash is

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always reconciled with two staff members present and deposited to the bank at least weekly through a licensed cash transportation service setup by the credit union. All business expenses are paid via ACH, debit card, or other non-cash methods for added security.

Security

Bristol Co-op has extensive security plans developed in coordination with a professional security consultant. These plans are regulated by the RI Cannabis Control Commission and include detailed diagrams typically not subject to public record. A brief, non-exhaustive, overview of the plan's components is listed below:

- Adequate lighting throughout (both perimeter and indoor).
- Requirements that staff have a valid commercial identification card issued by the CCC.
- Background check requirements for all staff.
- A visitor's log with a requirement that visitor's must be escorted at all times by a commercial card holder.
- Cannabis and cannabis products stored in a secure, locked storage room. This room has enhanced physical security features in the walls, ceiling, and doors to prevent intrusion.
- Working commercial-grade, non-residential door locks at all points of ingress and egress.
- A fully operational security alarm system of an appropriate commercial standard as deemed acceptable by the CCC. This will include, at minimum, glass break detectors, door and window sensors, motion sensors, and battery backup. The system will include automatic or electronic notification to alert municipal and/or state law enforcement agencies, and will be remotely monitored. Regular testing and maintenance of the alarm system will occur at least every 30 days.
- Silent "panic buttons" under registers and the reception desk that trigger emergency response.
- A state-of-the-art 24 hours a day, 7 days per week, video surveillance system throughout the facility, that meets and exceeds CCC requirements. This includes, but is not limited to, a continuous real-time live feed available to the CCC (which can also be given to Bristol PD), physical and cloud backup storage of historical footage (minimum 60 days), backup system, facial recognition, vehicle recognition, AI analytics, night vision, tamper alerts, and more.
- A designated security room with access limited to licensed cannabis establishment personnel specifically authorized by management.
- Procedures to temporarily close in the event of security alarm or camera system failure in accordance with CCC regulations.
- An emergency plan with procedures to be followed to prevent and to adequately address and mitigate consequences of theft or burglary or attempts thereof; fire, natural disasters, and other emergencies, including cybersecurity and data breach procedures to prevent a compromise of the integrity of cannabis seed-to-sale tracking system. The emergency plan will also include training for employees on crime prevention and personal safety techniques. The plan includes immediate reporting of emergency events to the CCC and law enforcement.
- On-site and digital backups of at least the last 24 months of records as required by

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CCC regulation.

- Electronic access control system for doors.
- Lobby with controlled locked door leading to retail floor.
- Interior retractable, folding or sliding metal gates, or metal rollup or accordion doors that are compliant with applicable fire codes for emergency egress.
- Smash resistant window film.
- Establishment of limited access areas, such as any work areas or secured storage areas, only accessible to authorized personnel.
- Customer database management that can permanently ban customers if issues arise.

Safety

Bristol Co-op will meet or exceed all fire and life safety codes, and ensure the CCC, PD and Fire Department are in full coordination during the building permit phase, and facility build out, if selected in the license lottery. The facility will include fire extinguishers, a knox box, a fire alarm system, and first aid kits. Staff are trained on evacuation plans, medical emergency plans, and other safety plans, as well as accident reporting.

Being a Proactive Neighbor

As a leader in the evolving cannabis space, Bristol Co-op has a duty to build a foundation for successful integration of its industry into mainstream culture, and this begins with establishing positive long-term relations with our immediate neighbors and greater community. To ensure our neighbors and community members have an avenue to voice their concerns and questions, Bristol Co-op will appoint a staff member as the Community Relations Manager.

The Community Relations Manager's job is to address and respond to questions and concerns as they arise from community members or Town personnel, especially related to noise, light, odor, litter, vehicles, and pedestrian traffic. Their contact information, which will include name, email address, direct phone number and mailing address, will be displayed on the exterior the retail facility immediately adjacent to the front entrance. They will work to forge lasting relationships with local residents and business owners and will address any community complaints received. All complaints received will be logged and brought to Management's attention and addressed within 24 hours of initial receipt.

Complaints can be submitted to the Community Relations Manager via phone, text, email, standard mail, or using the online complaint form located on the company's website. Complaints can be submitted anonymously, however, contact information is requested in order to ensure the Community Relations Manager can follow up with the individual lodging the complaint and verify resolution. Complaints are logged into a central database and the General Manager receives notice in addition to the Community Relations Manager. An action plan is required to be developed within 24 hours for any issue not immediately resolved.

Hosting Bristol Police and Fire

Bristol Co-op cultivates positive and productive relationships with local law enforcement and safety professionals. Bristol Co-op will invite the Bristol Police Department and Fire Department to fully hosted training and education events at our storefront to discuss topics like diversion prevention, cannabis compliance regulations, black market enforcement and more.

Project Description - Operations



July 12, 2022

Megan Souza
Megan's Organic Market SLO, LLC dba MOMS
280 Higuera St.
San Luis Obispo, CA 93401

SUBJECT: RESULTS OF COMPLIANCE INSPECTION

Dear Ms. Souza,

The purpose of this letter is to provide you with the results of the compliance inspection that was conducted by the City's cannabis consultants, Hill Companies, on June 20, 2022. The inspection of your facility located at 280 Higuera St., San Luis Obispo was found to be compliant with all inspected requirements.

I would like to commend you and your team for a well-run commercial cannabis business. Your well-managed business operations are what is helping the City's cannabis program become a positive role model for such programs in the state.

As a result of the compliance inspection, the following recommendations were made:

REGULATORY

- Licensee was compliant with all inspected requirements at this time.

NON-REGULATORY

- No recommendations made at this time.

Sincerely,



Brian Levellie
Senior Planner, City of San Luis Obispo

Pictured Above: A compliance letter from another jurisdiction.

Constant Presence in the Community

Through initiatives such as our employer sponsored community service hours, community donations, and other efforts, Bristol Co-op will have a constant presence in the community. When our staff is side-by-side with town residents performing work that improves the community, lifelong relationships are developed. Bristol Co-op also has a policy that Management also personally participates in community volunteer service. Our dedication to the community and our neighborhoods go all the way to the top.

Daily Inspections, Maintenance, Cleaning, and Appearance Standards

Bristol Co-op strives for the highest standards of appearance and will improve the immediate area and neighborhood. Daily before opening, the designated opening employee will inspect the exterior of the building for litter, appearance, and maintenance concerns. The

opening employee will remove trash from the parking lot, landscaped areas, and sidewalks around the building daily. The opening employee will use an electric blower to remove dust and sediment from the parking lot area and surrounding sidewalks on a weekly basis. The opening employee will report to management any maintenance or landscaping concerns including but not limited to broken irrigation, exterior damage, vandalism, dead landscaping, diseased landscaping, weeds, broken lighting, security concerns, and loitering. Employees are encouraged to check the parking lot and exterior for as needed cleaning and maintenance throughout the day. The designated closing employee will check the parking lot for as needed cleaning towards the end of their shift.

Preventing & Monitoring for Problems

Bristol Co-op's facility is designed in a manner to prevent and deter crime, loitering, noise, light, odor, and traffic issues. During operating hours our staff will act as a visual deterrent and will address any issues that may arise on the property. This includes preventing and stopping on-site consumption in the parking lot and sidewalks. Our facilities are also equipped with next generation cloud-hybrid security cameras that include facial, license plate, and vehicle recognition that can integrate with access control and alarm systems. This system is accessible by the police department, and in other jurisdictions, has been successful in helping solve crimes that have not even occurred on the licensed premise, due to their high resolution and advanced technology. The system is monitored remotely after-hours and staff can be dispatched, or law enforcement contacted, if any issues are detected. The security aspects of the facility make the entire neighborhood safer.

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Noise

Bristol Co-op implements several measures to prevent noise including a policy that no amplified sound is to be heard from the outside of the facility. Ambient music is played only inside the building, and at a lower sound level in the lobby. Windows to the facility do not open to prevent noise and odor from escaping. Additionally, staff are trained to take immediate action if any patron causes an audible disturbance such as loud music playing from a vehicle. Any customer who does not cooperate with our noise policy is immediately and permanently banned in our point-of-sale system and will not be allowed to visit to the facility. Bristol Co-op also takes steps to prevent customer lines from forming outside the facility. It is unlikely that the maximum occupancy will be reached at any one moment, except during special events or holidays. Thus, this reduces the occurrence of line formation. The project also includes a lobby where customers can wait inside the building whenever the retail floor reaches maximum occupancy.

Light

Bristol Co-op proposes the use of “dark sky compliant” lighting for the project, ensuring the reduction of light pollution in the neighborhood. Bristol Co-op facilities do not emanate an unreasonable amount of light during operating hours or when closed. During after-hours, only the lights required for security purposes remain illuminated. Lighting on signage is minimal and tasteful. MOM’s security camera system has infrared night vision built in and is not effected by low-light conditions. Staff also inspects exterior lighting nightly to ensure bulbs are not flickering or malfunctioning in any way.

Odor

Relative to cannabis cultivation and cannabis manufacturing, cannabis retail operations

produce a little to no odor. Products arrive prepackaged and there is no consumption allowed. Nonetheless, to prevent minor odors that can result from damaged cannabis products/waste, the facility HVAC system will be outfit with carbon filters. All management level staff will be trained on how to use and troubleshoot the HVAC odor filter system as part of standard training protocols. Regular maintenance and filter changes will be scheduled in advance with a professional service in accordance with manufacturer guidelines. Inspections will occur bi-annually by a licensed professional to ensure the system is functioning properly. Additionally, windows to the facility do not open and the lobby vestibule provides an additional layer of protection. There will be no detectable odor on the exterior of the facility.

Waste

Bristol Co-op will contract with a local waste hauler for regular pickup of both standard waste/recycle and cannabis waste. The standard waste bins are hidden from public view and will be upkept and cleaned to prevent odors. Standard waste is generally cardboard boxes from vendor deliveries that will be recycled, and miscellaneous waste generated from the employee breakroom. Cannabis waste is generally damaged or expired cannabis products that cannot be sold. Cannabis will be properly disposed of, pursuant to 560-RICR-10-10-2.25. The secured cannabis waste receptacle will be sealed, locked, and secured in the limited access storage room and physical access to the receptacle is restricted to authorized Bristol Co-op employees and our contracted waste hauler (subject to CCC approval). Public access to the secure receptacle is prohibited. Bristol Co-op will not sell cannabis waste. MOM will comply with all applicable waste management laws.

3% Tax to Town

Per RI General Laws § 21-28.11-13 a local cannabis excise tax equal to three percent (3%) is imposed on each retail sale. This goes to the Town of Bristol, and could generate \$75,000-\$100,00 per year. This is in addition to regular sales tax and a state excise tax of ten percent (10%).

Community Service Employee Sponsored Hours

Bristol Co-op will also commit to providing company-sponsored employee community service hours. Service hours will be used to support local nonprofits and efforts that directly benefit the residents of Bristol such as road cleanups, neighborhood beautification efforts, food pantry services, and more.

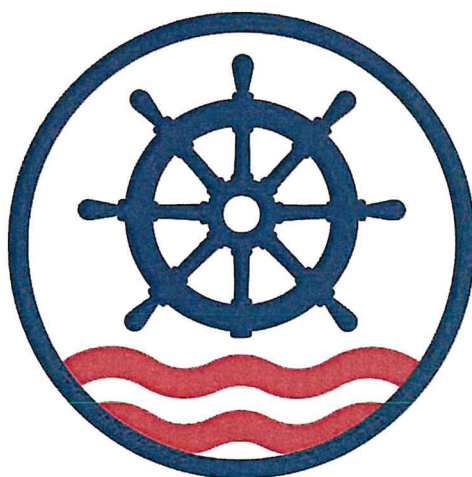
Community Involvement

In addition to volunteer service, participation in the local nonprofit community and professional organizations is a key part of Bristol Co-op's community involvement plan. Bristol Co-op will be an active participant in organizations such as the East Bay Chamber of Commerce. Bristol Co-op owner Nick Andre has a long track record of community involvement through other cannabis businesses, including community cleanups, food drives, addiction prevention programs, sponsorship of veteran's events, public art, regularly preparing and serving a monthly dinners at homeless shelters, and more.



Pictured Left: The Megan's Organic Market (MOM) team rolled up their sleeves to clean their sponsored stretch of roadway as part of the Adopt-A-Highway program. Middle: The MOM team performing a creek cleanup. Right: The MOM team sponsoring a charity golf tournament.

**Thank you
for your consideration.**



**BRISTOL
CO-OP**

Zachary Rivers
REC Properties LLC
655 Metacom Ave
Bristol, RI 02809

Date: October 7, 2025

Town of Bristol
Zoning Board of Review
10 Court Street
Bristol, RI 02809

Property Owner Authorization for Special Use Permit Application – 655 Metacom Ave

Dear Town of Bristol and Members of the Zoning Board,

I, Zachary Rivers, being the duly authorized representative of REC Properties LLC, the owner of the real property located at:

655 Metacom Avenue
Bristol, Rhode Island 02809
Parcel ID: 094-0007-000

hereby authorize Bristol Co-op Incorporated to apply for a Special Use Permit with the Town of Bristol to operate a licensed cannabis retailer establishment at the above-referenced property.

This authorization includes the right of Bristol Co-op Incorporated, and its representatives, including Nicholas Andre, to file all necessary applications, forms, and supporting materials in connection with the Special Use Permit request before the Town of Bristol's Zoning Board of Review or any other municipal department or agency as required.

REC Properties LLC acknowledges that it has reviewed and consents to Bristol Co-op Incorporated's proposed use of the premises for this purpose and supports its application in accordance with all applicable federal, state, and local laws, including the Rhode Island Cannabis Act and the Town of Bristol Zoning Ordinance.

Sincerely,



Zachary Rivers
Authorized Representative
REC Properties LLC

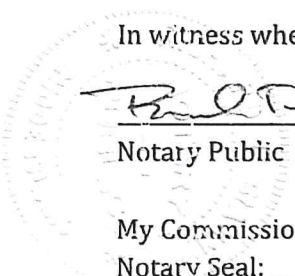
655 Metacom Ave
Bristol, RI 02809
401-595-9709
zrivers1@gmail.com

NOTARY ACKNOWLEDGMENT

State of Rhode Island
County of [Insert County]

On this 7 day of October, 2025 before me, the undersigned notary public, personally appeared Zachary Rivers, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as an authorized representative of REC Properties LLC.

In witness whereof, I hereunto set my hand and official seal.



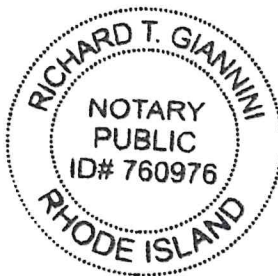
[Signature]

Notary Public

My Commission Expires: 6/9/2029

Notary Seal: _____

RICHARD T. GIANNINI #760976



CATALIS[®]

Bristol, RI


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

Parcel Identification

Map/Lot 094-0007-000
 Account 5346
 State Code 06 - Comm 2
 Card 1/1
 User Account 50-0098-91

Assessment

Land \$577,500
 Building \$1,810,300
 Card Total \$2,387,800
 Parcel Total \$2,387,800

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$577,500	\$1,581,700	\$228,600	\$2,387,800
2024	\$445,600	\$608,400	\$228,600	\$1,282,600
2023	\$445,600	\$608,400	\$228,600	\$1,282,600
2022	\$445,600	\$608,400	\$228,600	\$1,282,600
2021	\$459,400	\$854,400	\$228,600	\$1,542,400

Location and Owner

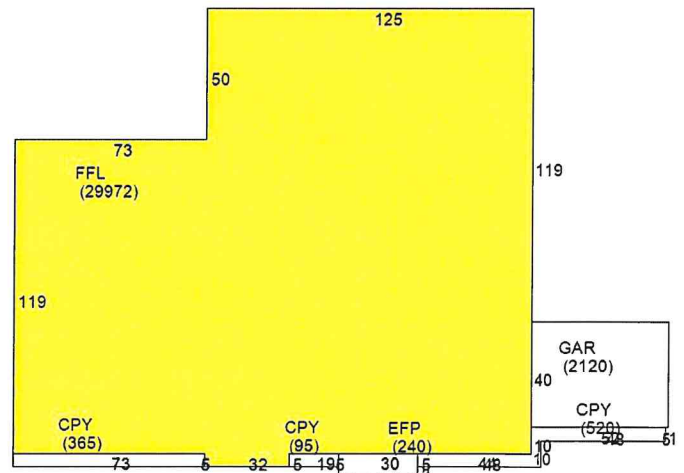
Location 655 METACOM AVE
 Owner REC PROPERTIES LLC
 Owner2
 Owner3
 Address PO BOX 964
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design RetailStores
 Year Built 1960
 Heat Warm & Cool
 Fireplaces 0
 Rooms 0
 Bedrooms 0
 Bathrooms
 Above Grade Living Area 29,972 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
04/11/2022	\$2,100,000	2167-238	Quit Claim
04/03/2018	\$1,569,900	1934-200	Quit Claim



Building Sub Areas

Sub Area	Net Area
1st FLOOR	29,972 SF
CANOPY	980 SF
ENCLOSED PORCH	240 SF
GARAGE	2,120 SF

Land Information

iisnode encountered an error when processing the request.

HRESULT: 0x6d
HTTP status: 500
HTTP subStatus: 1013
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because
[system.webServer/iisnode/@devErrorsEnabled](#)
configuration setting is 'true'.

In addition to the log of stdout and stderr of the node.exe
process, consider using [debugging](#) and [ETW traces](#) to
further diagnose the problem.

The last 64k of the output generated by the node.exe
process to stderr is shown below:

```
(node:3620) [DEP0005] DeprecationWarning: Buffer() is d
(Use `node --trace-deprecation ...` to show where the w
Application has thrown an uncaught exception and is ter
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_prod\A
    at processTicksAndRejections (node:internal/process
```

[Click To Open AxisGIS Maps](#)

Land Area	3.78 AC
Zoning	GB
View	-
Neighborhood	CI2

Yard Item(s)

Description	Quantity	Size	Year
Security System	1	32332	2016
Kiosk-Serv Station	1	99	1960
Paving Asphalt	1	130000	1960
Loading Dock	1	1	1960
Sign	1	250	1960
Single light with pole	16	1	1960



655 Metacom Avenue - 300' Radius

Town of Bristol, RI

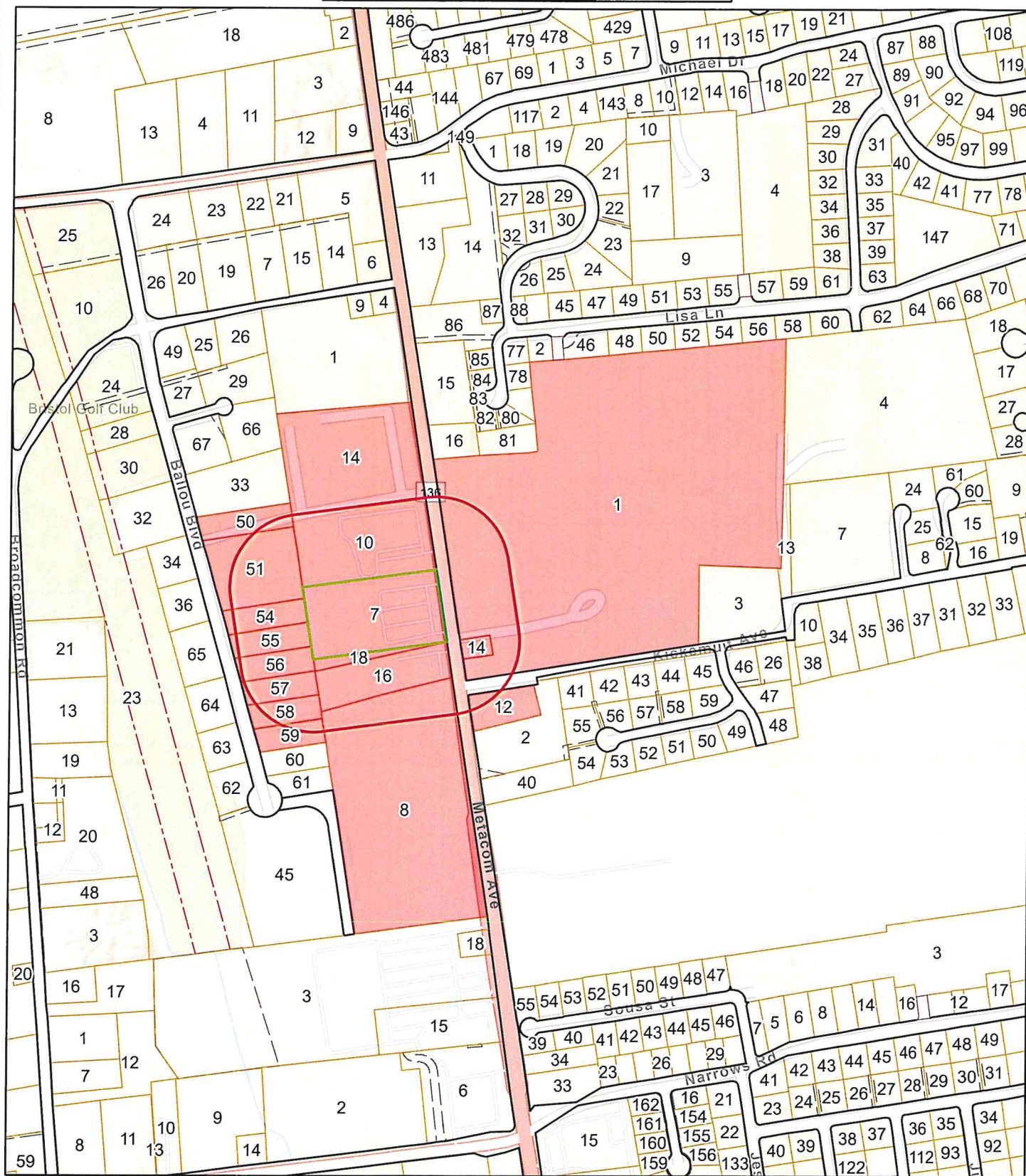
1 inch = 563 Feet



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0 563 1126 1689



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300 feet Abutters List Report

Bristol, RI
October 15, 2025

Item 3E.

Subject Property:

Parcel Number: 94-7
CAMA Number: 94-7
Property Address: 655 METACOM AVE

Mailing Address: REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809

Abutters:

Parcel Number: 134-1
CAMA Number: 134-1
Property Address: 648 METACOM AVE

Mailing Address: FALES, FRANK M. JR. DONALD G. TRST
& THE FALES FA
648 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 134-12
CAMA Number: 134-12
Property Address: 640 METACOM AVE

Mailing Address: FRANCIS, JOHN, IV TRUSTEE
636 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 134-14
CAMA Number: 134-14
Property Address: 646 METACOM AVE

Mailing Address: FALES, DONALD G. & TINKHAM, MARION
E. TRUSTEES OF THE CLAUDINE M.
FALES SPECIAL TRUST ESTATE
646 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-001
Property Address: 661 METACOM AVE

Mailing Address: CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-002
Property Address: 661 METACOM AVE

Mailing Address: CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-003
Property Address: 661 METACOM AVE

Mailing Address: KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

Parcel Number: 94-10
CAMA Number: 94-10-004
Property Address: 661 METACOM AVE

Mailing Address: FOISY, SHARON A
661 METACOM AVE UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-005
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-006
Property Address: 661 METACOM AVE

Mailing Address: HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-007
Property Address: 661 METACOM AVE

Mailing Address: FATINI, WALTER A & LEAH J TE
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809



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Item 3E.

Parcel Number: 94-10
CAMA Number: 94-10-008
Property Address: 661 METACOM AVE

Mailing Address: DEANGELIS, DEBORAH
661 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-009
Property Address: 661 METACOM AVE

Mailing Address: FARIAS, CHERYL
661 METACOM AVE UNIT 9
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-010
Property Address: 661 METACOM AVE

Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA
P JANARIO IRREVOCABLE TRUST
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-011
Property Address: 661 METACOM AVE

Mailing Address: HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-012
Property Address: 661 METACOM AVE

Mailing Address: PELOQUIN, JEANNE UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-013
Property Address: 661 METACOM AVE

Mailing Address: LEAL, DORA & JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-014
Property Address: 661 METACOM AVE

Mailing Address: FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-015
Property Address: 661 METACOM AVE

Mailing Address: GOODWIN, LYDIA
661 METACOM AVE UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-016
Property Address: 661 METACOM AVE

Mailing Address: PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-017
Property Address: 661 METACOM AVE

Mailing Address: SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-018
Property Address: 661 METACOM AVE

Mailing Address: ROY, JOSHUA P. & MCGREGOR, SARAH
A. JT
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-019
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809



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Bristol, RI
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Item 3E.

Parcel Number: 94-10
CAMA Number: 94-10-020
Property Address: 661 METACOM AVE

Mailing Address: ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-021
Property Address: 661 METACOM AVE

Mailing Address: GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-022
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-023
Property Address: 661 METACOM AVE

Mailing Address: DEFREITAS, MARIA J & ERNESTO TE
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-001
Property Address: 663 METACOM AVE

Mailing Address: FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-002
Property Address: 663 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-003
Property Address: 663 METACOM AVE

Mailing Address: KAMIYAMA, MASAKUNI & FUJII-
KAMIYAMA, MINO
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-004
Property Address: 663 METACOM AVE

Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA
LANORA TE
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-005
Property Address: 665 METACOM AVE

Mailing Address: MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-007
Property Address: 665 METACOM AVE

Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-008
Property Address: 665 METACOM AVE

Mailing Address: BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-009
Property Address: 665 METACOM AVE

Mailing Address: BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028



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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-010
Property Address: 665 METACOM AVE

Mailing Address: DANSEREAU, JASON C
665 METACOM AVE UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-011
Property Address: 667 METACOM AVE

Mailing Address: MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-012
Property Address: 667 METACOM AVE

Mailing Address: BORGES, GEORGE E & ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-013
Property Address: 667 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-014
Property Address: 667 METACOM AVE

Mailing Address: KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-015
Property Address: 667 METACOM AVE

Mailing Address: LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-016
Property Address: 667 METACOM AVE

Mailing Address: FEIJO, JORDAN JOSEPH & GEREMIA,
KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-017
Property Address: 669 METACOM AVE

Mailing Address: STORTI, ANNE L. UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-018
Property Address: 669 METACOM AVE

Mailing Address: LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-019
Property Address: 669 METACOM AVE

Mailing Address: OLIVEIRA, MARIA BEATRIZ UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-020
Property Address: 669 METACOM AVE

Mailing Address: RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-021
Property Address: 669 METACOM AVE

Mailing Address: CHABOT, DONNA M. UNIT 21
669 METACOM AVE
BRISTOL, RI 02809



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Bristol, RI
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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-022
Property Address: 669 METACOM AVE

Mailing Address: CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-023
Property Address: 669 METACOM AVE

Mailing Address: RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-024
Property Address: 669 METACOM AVE

Mailing Address: BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-025
Property Address: 669 METACOM AVE

Mailing Address: SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-026
Property Address: 669 METACOM AVE

Mailing Address: KRUSHNOWSKI, JOHNA A. TRUSTEE
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-027
Property Address: 669 METACOM AVE

Mailing Address: TRIVISONNO, TIA TRUSTEE OF THE
KAREN TRIVISONNO IRREVOCABLE
TRUST
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-028
Property Address: 669 METACOM AVE # 28

Mailing Address: TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-029
Property Address: 671 METACOM AVE

Mailing Address: MCKENNA, JARED D
671 METACOM AVE UNIT 29
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-030
Property Address: 671 METACOM AVE

Mailing Address: PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

Parcel Number: 94-14
CAMA Number: 94-14-031
Property Address: 671 METACOM AVE

Mailing Address: SENNOTT, GEORGE F. III & MAGHINI,
JILLIAN JT
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-032
Property Address: 671 METACOM AVE

Mailing Address: LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-033
Property Address: 671 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-034
Property Address: 671 METACOM AVE

Mailing Address: COTOIA JASON JOSEPH
671 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-035
Property Address: 671 METACOM AVE

Mailing Address: SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-036
Property Address: 671 METACOM AVE

Mailing Address: DEMELO, HUMBERTO S. & MARIA LE
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-037
Property Address: 671 METACOM AVE

Mailing Address: CHILD, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-038
Property Address: 671 METACOM AVE

Mailing Address: NICOLI CATHY
671 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-039
Property Address: 671 METACOM AVE

Mailing Address: BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-040
Property Address: 671 METACOM AVE

Mailing Address: COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

Parcel Number: 94-14
CAMA Number: 94-14-041
Property Address: 673 METACOM AVE

Mailing Address: TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-042
Property Address: 673 METACOM AVE

Mailing Address: HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-043
Property Address: 673 METACOM AVE

Mailing Address: ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-044
Property Address: 673 METACOM AVE

Mailing Address: MEDEIROS, ROBERT M. & LARUE,
ISADORA JT
673 METACOM AVE UNIT 44
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-045
Property Address: 673 METACOM AVE

Mailing Address: SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809



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Bristol, RI
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Item 3E.

Parcel Number: 94-14 CAMA Number: 94-14-046 Property Address: 673 METACOM AVE	Mailing Address: SACCHETTI, CAROL L. 673 METACOM AVENUE UNIT 46 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-047 Property Address: 673 METACOM AVE	Mailing Address: KOTUBY, PAUL M JR 673 METACOM AVE UNIT 47 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-048 Property Address: 673 METACOM AVE	Mailing Address: GEORGIU, PAULA & GEORGIU, JENNIFER SOPHIA JT 673 METACOM AVE, UNIT 48 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-049 Property Address: 673 METACOM AVE	Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP NORMANDIN REV LIVING TRUST 673 METACOM AVE UNIT 49 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-050 Property Address: 673 METACOM AVE	Mailing Address: MARTIN, MARCIA 673 METACOM AVE, Unit 50 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-051 Property Address: 673 METACOM AVE	Mailing Address: GONSALVES, ANDREW J. 673 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-052 Property Address: 673 METACOM AVE	Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE 673 METACOM AVE, UNIT 52 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-053 Property Address: 675 METACOM AVE	Mailing Address: WELLS, RICHARD D. TRUSTEE 675 METACOM AVE, UNIT 53 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-054 Property Address: 675 METACOM AVE	Mailing Address: ROGERS, ROSE M. 675 METACOM AVE UNIT 54 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-055 Property Address: 675 METACOM AVE	Mailing Address: CCB ENETERPRISES LLC 18 WHEELER AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-056 Property Address: 675 METACOM AVE	Mailing Address: MEDEIROS, GAILELYN & EUGENE TE 675 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-057 Property Address: 675 METACOM AVE	Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON L. & 675 METACOM AVE, UNIT 57 BRISTOL, RI 02809



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Bristol, RI
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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-058
Property Address: 675 METACOM AVE

Mailing Address: STEEL IRVING STEEL RICHARD
675 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-059
Property Address: 677 METACOM AVE

Mailing Address: SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-060
Property Address: 677 METACOM AVE

Mailing Address: BALZANO, JOHN E. & JANE MARIE TE
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-061
Property Address: 677 METACOM AVE

Mailing Address: SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-062
Property Address: 677 METACOM AVE

Mailing Address: EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-063
Property Address: 677 METACOM AVE

Mailing Address: LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-064
Property Address: 677 METACOM AVE

Mailing Address: FARINA-ROSENDALE, HOLLIS M
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-065
Property Address: 679 METACOM AVE

Mailing Address: SOUSA, MARGUERITE Q
679 METACOM AVE UNIT 65
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-066
Property Address: 679 METACOM AVE

Mailing Address: DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-067
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-068
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-069
Property Address: 679 METACOM AVE

Mailing Address: CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809



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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-070
Property Address: 679 METACOM AVE

Mailing Address: BHANDARI, HUM NATH & SARITA
POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-071
Property Address: 679 METACOM AVE

Mailing Address: SMITH, ROBERT B & SUNDERLAND,
CATHERINE T JT
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-072
Property Address: 681 METACOM AVE

Mailing Address: GORMAN, DAVID UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-073
Property Address: 681 METACOM AVE

Mailing Address: HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

Parcel Number: 94-14
CAMA Number: 94-14-074
Property Address: 681 METACOM AVE

Mailing Address: RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-075
Property Address: 681 METACOM AVE

Mailing Address: CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-076
Property Address: 681 METACOM AVE

Mailing Address: NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

Parcel Number: 94-14
CAMA Number: 94-14-077
Property Address: 681 METACOM AVE

Mailing Address: MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

Parcel Number: 94-14
CAMA Number: 94-14-078
Property Address: 681 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-079
Property Address: 683 METACOM AVE UNIT 79

Mailing Address: PELENDI, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-080
Property Address: 683 METACOM AVE UNIT 80

Mailing Address: MORAN, CHARLES J & MARY BETH TE
683 METACOM AVE., #80
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-081
Property Address: 683 METACOM AVE

Mailing Address: SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809



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Item 3E.

Parcel Number: 94-14
CAMA Number: 94-14-082
Property Address: 683 METACOM AVE

Mailing Address: FOX, KEITH M. UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-16
CAMA Number: 94-16
Property Address: 645 METACOM AVE

Mailing Address: OLIVER, ALBERT ALAN TRUSTEE
1145 HOPE ST
BRISTOL, RI 02809

Parcel Number: 94-18
CAMA Number: 94-18
Property Address: METACOM AVE

Mailing Address: MARSHALL, JOHN J.
950 WARREN AVENUE SUITE 401 C/O
MARSHALL PROPERTIES, INC.
EAST PROVIDENCE, RI 02914

Parcel Number: 94-50
CAMA Number: 94-50
Property Address: BALLOU BLVD

Mailing Address: THE COURTYARD AT METACOM CONDO
ASSOC C/O RIPAC
181 KNIGHT ST STE D
WARWICK, RI 02886-3042

Parcel Number: 94-51
CAMA Number: 94-51
Property Address: 52 BALLOU BLVD

Mailing Address: BLUE HOPE, LLC
52 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-54
CAMA Number: 94-54
Property Address: 58 BALLOU BLVD

Mailing Address: YOUNCE, LLC
132 BLISS ROAD
NEWPORT, RI 02840

Parcel Number: 94-55
CAMA Number: 94-55
Property Address: 60 BALLOU BLVD

Mailing Address: A & F REALTY, LLC
P. O. BOX 462
BRISTOL, RI 02809

Parcel Number: 94-56
CAMA Number: 94-56
Property Address: 62 BALLOU BLVD

Mailing Address: SUFFOLK BALLOU, LLC
62 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-57
CAMA Number: 94-57
Property Address: 64 BALLOU BLVD

Mailing Address: 5CS REALTY CO LLC
11 MASTERSON LN
BRISTOL, RI 02809

Parcel Number: 94-58
CAMA Number: 94-58
Property Address: BALLOU BLVD

Mailing Address: N.C.D. DEVELOPERS, INC.
370 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-59
CAMA Number: 94-59
Property Address: BALLOU BLVD

Mailing Address: BALLOU BOULEVARD, LLC
41 CRANBERRY ROAD
WHITMAN, MA 02382

Parcel Number: 94-7
CAMA Number: 94-7
Property Address: 655 METACOM AVE

Mailing Address: REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809



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Item 3E.

Parcel Number: 94-8
CAMA Number: 94-8
Property Address: 625 METACOM AVE

Mailing Address: JACKS SALVAGE AUTO PARTS, INC
607 METACOM AVENUE
BRISTOL, RI 02809



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5CS REALTY CO LLC
11 MASTERSON LN
BRISTOL, RI 02809

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

COTOIA JASON JOSEPH
671 METACOM AVE
Bristol, RI 02809

A & F REALTY, LLC
P. O. BOX 462
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

ANDRADE, KATHIE J., TRUST
DONNA P JANARIO IRREVOCAB
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

BALLOU BOULEVARD, LLC
41 CRANBERRY ROAD
WHITMAN, MA 02382

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

BALZANO, JOHN E. & JANE M
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DEANGELIS, DEBORAH
661 METACOM AVE
UNIT 8
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

DEFREITAS, MARIA J &ERNES
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CHILD, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

D'ELIA, WILLIAM J. & GAIL
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

BLUE HOPE, LLC
52 BALLOU BLVD
BRISTOL, RI 02809

CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

FRANCIS, JOHN, IV TRUSTEE
636 METACOM AVE
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

FALES, DONALD G. & TINKHA
OF THE CLAUDINE M. FALES
646 METACOM AVE
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

FALES, FRANK M. JR.
DONALD G. TRST & THE FALE
648 METACOM AVE
BRISTOL, RI 02809

GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

JACKS SALVAGE
AUTO PARTS, INC
607 METACOM AVENUE
BRISTOL, RI 02809

FARIAS, CHERYL
661 METACOM AVE
UNIT 9
BRISTOL, RI 02809

GEORGIU, PAULA & GEORGIO
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

KAMIYAMA, MASAKUNI & FUJI
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

FATINI, WALTER A & LEAH J
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

GOODWIN, LYDIA
661 METACOM AVE
UNIT 15
BRISTOL, RI 02809

KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

KRUSHNOWSKI, JOHNA A. TRU
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

FOISY, SHARON A
661 METACOM AVE
UNIT 4
BRISTOL, RI 02809

HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

LEAL, DORA &
JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

PELENDI, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

N.C.D. DEVELOPERS, INC.
370 METACOM AVE
BRISTOL, RI 02809

PELOQUIN, JEANNE
UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

MARSHALL, JOHN J.
950 WARREN AVENUE SUITE 401
C/O MARSHALL PROPERTIES, INC.
EAST PROVIDENCE, RI 02914

NICOLI CATHY
671 METACOM AVE
Bristol, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809

MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

OLIVER, ALBERT ALAN TRUST
1145 HOPE ST
BRISTOL, RI 02809

ROY, JOSHUA P. & MCGREGOR
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

STEEL IRVING
STEEL RICHARD
675 METACOM AVE
Bristol, RI 02809

WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

STORTI, ANNE L.
UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

YOUNCE, LLC
132 BLISS ROAD
NEWPORT, RI 02840

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SUFFOLK BALLOU, LLC
62 BALLOU BLVD
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

SENNOTT, GEORGE F. III &
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

THE COURTYARD AT METACOM
C/O RIPAC
181 KNIGHT ST STE D
WARWICK, RI 02886-3042

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

TRIVISONNO, TIA TRUSTEE O
KAREN TRIVISONNO IRREVOCA
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809