



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Thursday, October 02, 2025 at 9:30 AM

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

A. Pledge of Allegiance

B. New Business

- B1.** Shannon Defusco - Use Variance: to operate a recreational golf simulation business use within the Manufacturing (M) zoning district. Located at 1 Shannon Court, Unit 102; Assessor's Plat 94, Lot 67; Zone: M

C. Adjournment

Date Posted: September 29, 2025

Posted By: mbw



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-34**

APPLICANT: Shannon Defusco

LOCATION: 1 Shannon Court, Unit 102

PLAT: 94 LOT: 67 ZONE: M

APPLICANT IS REQUESTING A USE VARIANCE TO:

Operate a recreational golf simulation business use within the Manufacturing (M) zoning district.

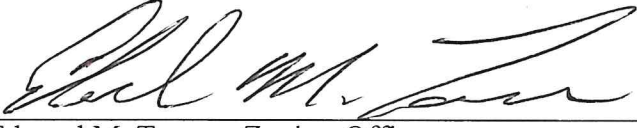
COMPREHENSIVE PLAN REVIEW:

As this application is for a use variance, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to operate a recreational business use within the Manufacturing (M) zoning district. This property is located on the southerly side of Shannon Court and the easterly side of Ballou Boulevard within the East Bay Industrial Park (see attached GIS map depicting property). The property is improved with a 12,000 square foot commercial building containing four individual business spaces. Current occupants of the building include an electrical contractor and a dance studio. The most recent occupant of unit 102 was an industrial equipment wholesaler, which is a permitted use in the M zone. The applicant proposes to operate a private commercial golf simulation business where clients would use electronic golf simulation technology to train and practice the game of golf. I have determined that the proposed use most closely resembles a "recreational or athletics school" use as defined in Section 28-1 of the zoning ordinance. This type of use is not permitted in the M zone per the Permitted Use Table found in Section 28-82 of the zoning ordinance. The applicant has noted that this unit within the building has been vacant for some time and that the proposed use would not disrupt the character of the surrounding industrial park.

The Technical Review Committee (TRC) of the Bristol Planning Board has not yet reviewed this application. The TRC is scheduled a meeting with the applicant for Thursday October 2, 2025. A follow up memorandum regarding the TRC meeting will be forwarded to the Board prior to the public hearing on this application.


9/29/2025

Edward M. Tanner, Zoning Officer



1 Shannon Court

Town of Bristol, RI

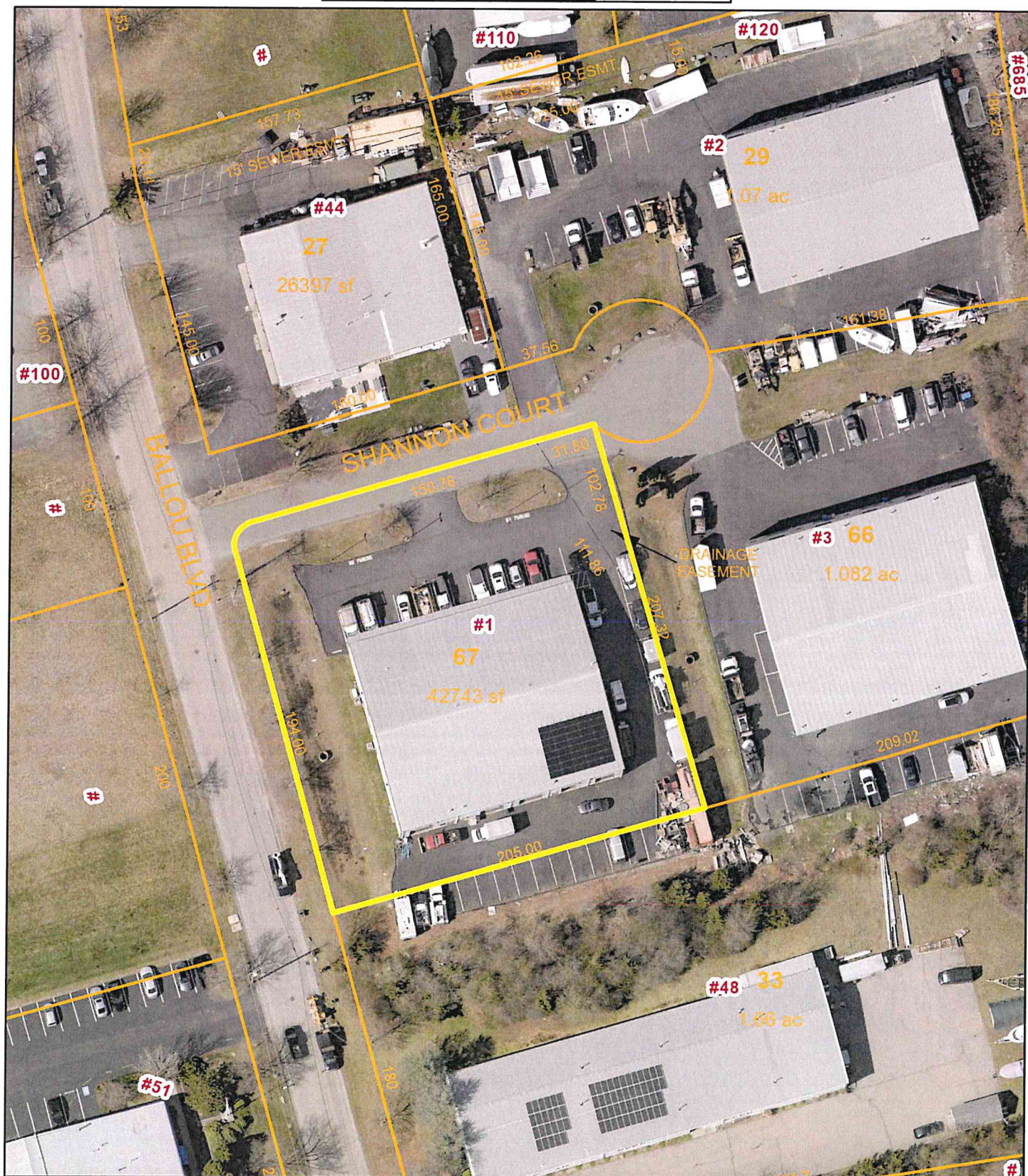
1 inch = 71 Feet



www.cai-tech.com

September 29, 2025

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 17, 2025

File #: ZBR-25-34

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Shannon Defusco

Owner of Record: 1 Shannon Court, LLC

Location: 1 SHANNON CT , BRISTOL, RI, 02809

Plat: Lot:

Zoning District: M

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

operate a recreational golf simulation business use within the Manufacturing (M) 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-25-34

1 Shannon Court Unit 102

September 12, 2025

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

Location for Application			
Property Type	Physical Address		
Zoning District	M		
Address, Plat, Lot	Address	Plat	Lot
	1 Shannon Court Unit 102		

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)	
variance requested per Section 28-82, Permitted Use Table. Indoor recreational use in the Manufacturing zoning district.	

Describe the extent of the proposed alterations and the reasons for the requesting relief
I am the owner of a commercial unit located at 1 Shannon Court, Bristol, Rhode Island. This unit is within the Town's industrial/manufacturing district. I am seeking a use variance (or zoning relief) to allow the use of this property for a golf simulation business.

The intended use of the unit is to create an indoor recreational space where residents can utilize state-of-the-art golf simulation technology for practice, training, and leisure. The business will operate primarily as a recreational private facility, offering hourly rentals of golf simulator bays. The use will be low-impact, with minimal noise and no heavy traffic, and will not interfere with surrounding industrial/manufacturing uses. The property will remain in good standing, safe, and compliant with all building codes and regulations.

The reason for the requested zone change is based on demonstrated financial hardship. Despite consistent efforts to market and lease this unit in accordance with the current industrial/manufacturing restrictions, it has proven extremely difficult to secure a tenant under the Town's strict regulations. The demand for industrial/manufacturing tenants for this specific unit has been limited, and as a result, the unit has remained vacant. This vacancy has created significant financial strain, as I continue to incur carrying costs without rental income.

The proposed golf simulation business represents an opportunity to both activate an otherwise unoccupied space and provide a recreational amenity for the community. Allowing this use would reduce vacancy in the industrial park, generate tax revenue for the Town, and help support the vitality of the area without disrupting its character.

For these reasons, I respectfully request consideration of my application for golf simulation use at my property in unit #102.

The respective tenant will present a detailed business plan at the zoning meeting.

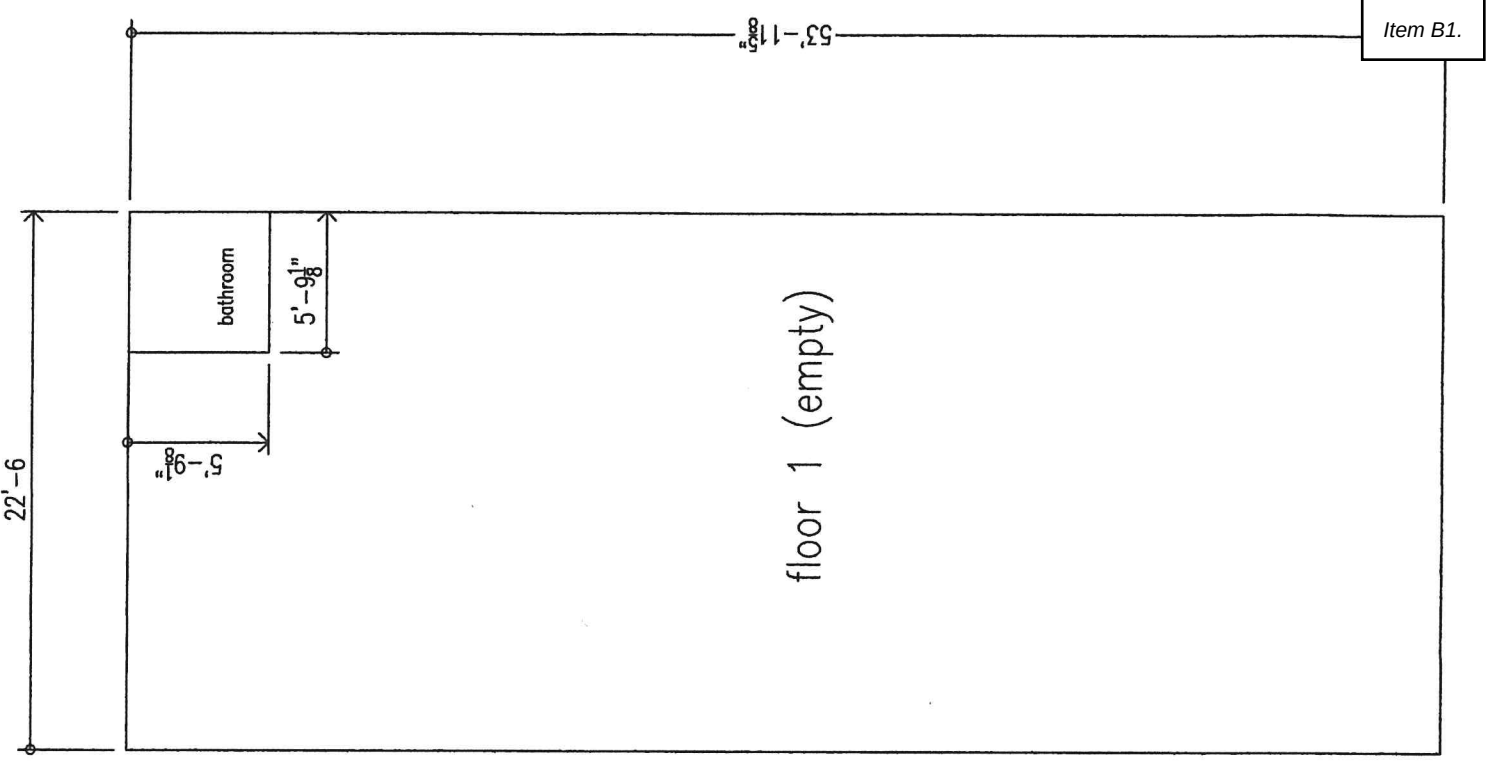
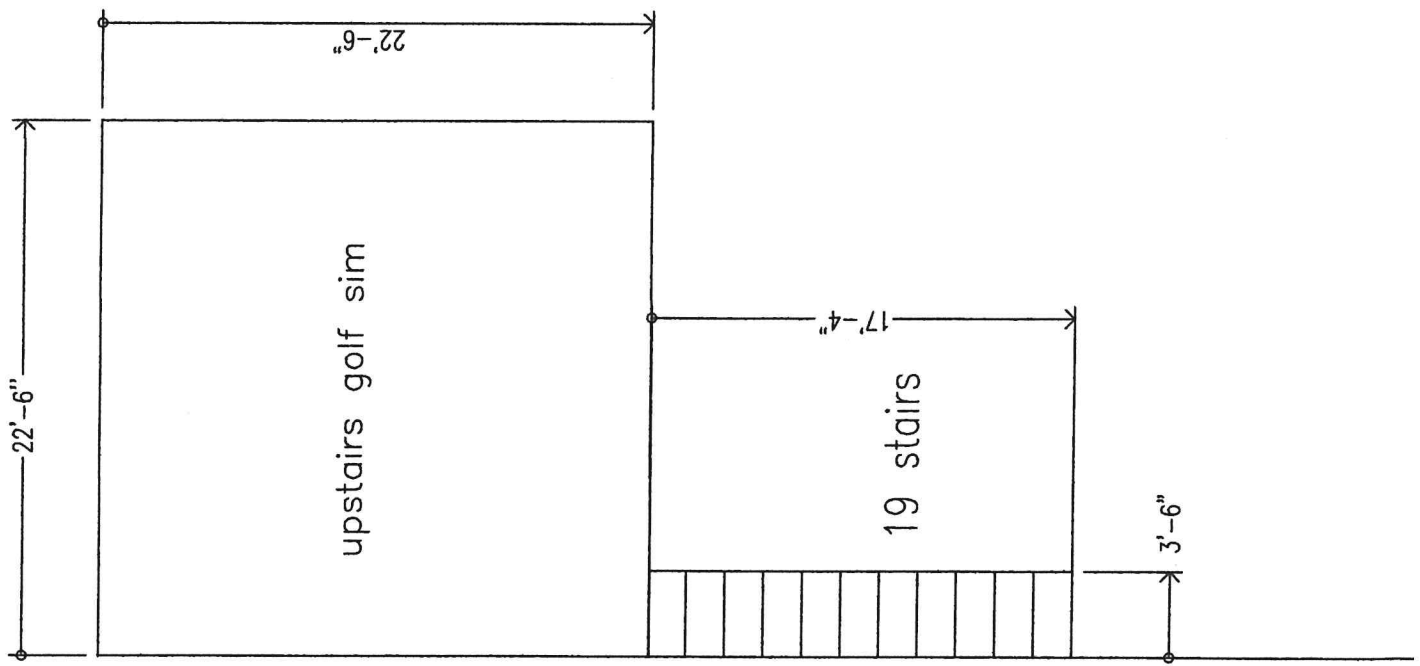
Existing Lot Specifications

Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	0.98
Lot Frontage	182
Lot Depth	200

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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1 Sharrow Court Unit 102



Item B1.





Example of Golf Sim

1 Shannon Court Unit 102
2nd Floor, Current



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.45914	AC	P	1.00	485,000	485,908	IND
2 06 Comm 2	0.52206	AC	R	0.25	485,000	102,862	IND
3							
4							

Assessment

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	660,900	61,400	1	276,800	0	999,100	999,100
2024	06	575,400	61,400	1	214,000	0	850,800	850,800
2023	06	575,400	61,400	1	214,000	0	850,800	850,800
2022	06	575,400	61,400	1	214,000	0	850,800	850,800
2021	06	526,200	61,400	1	172,200	0	759,800	759,800
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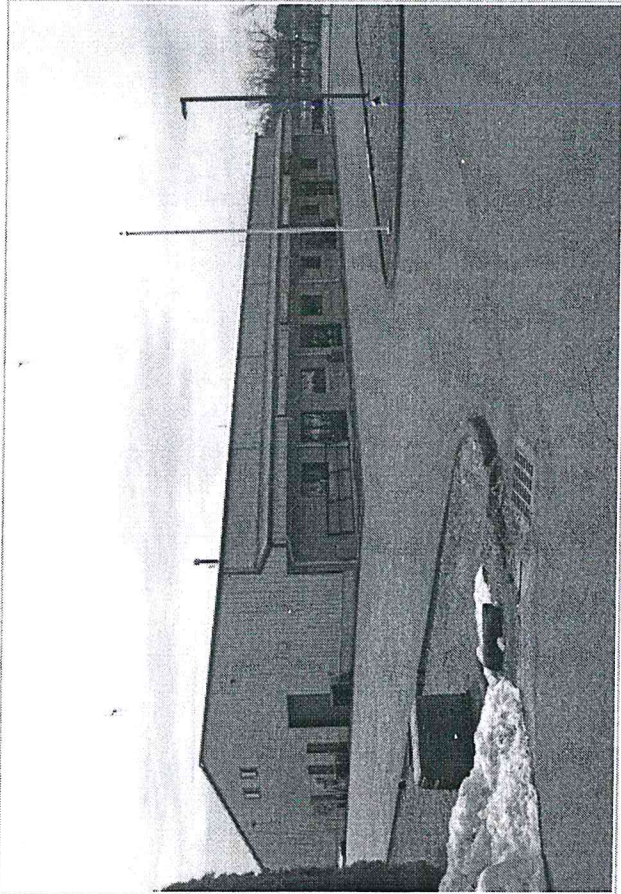
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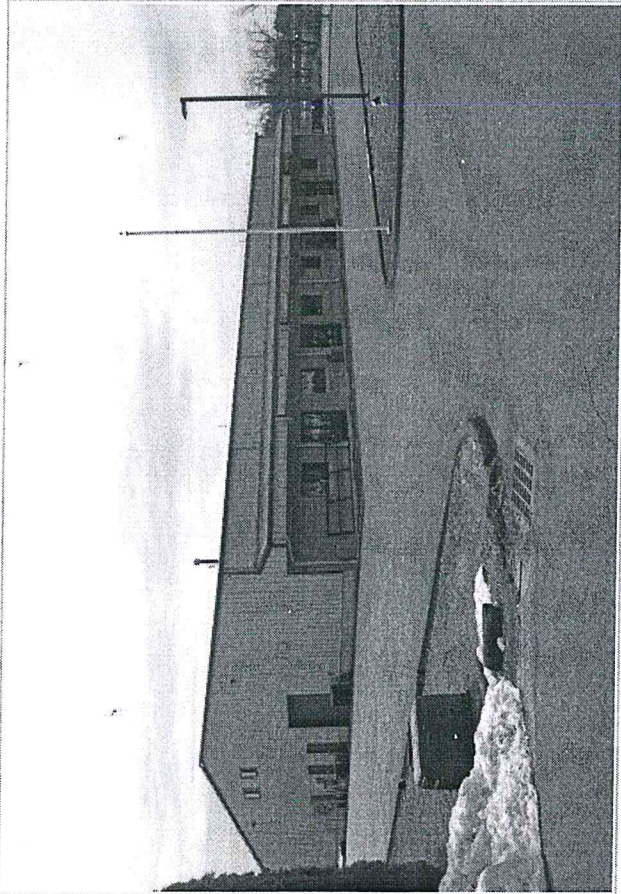
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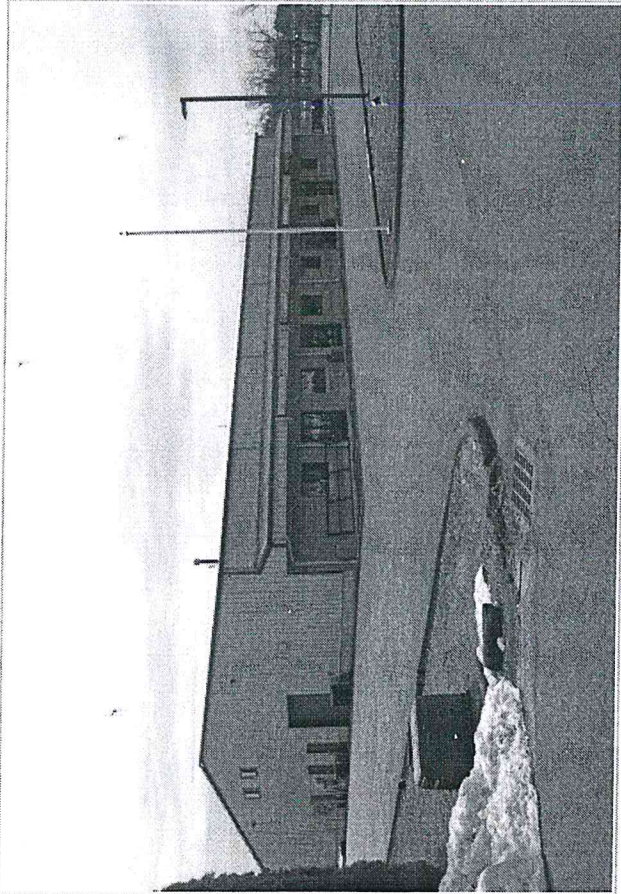
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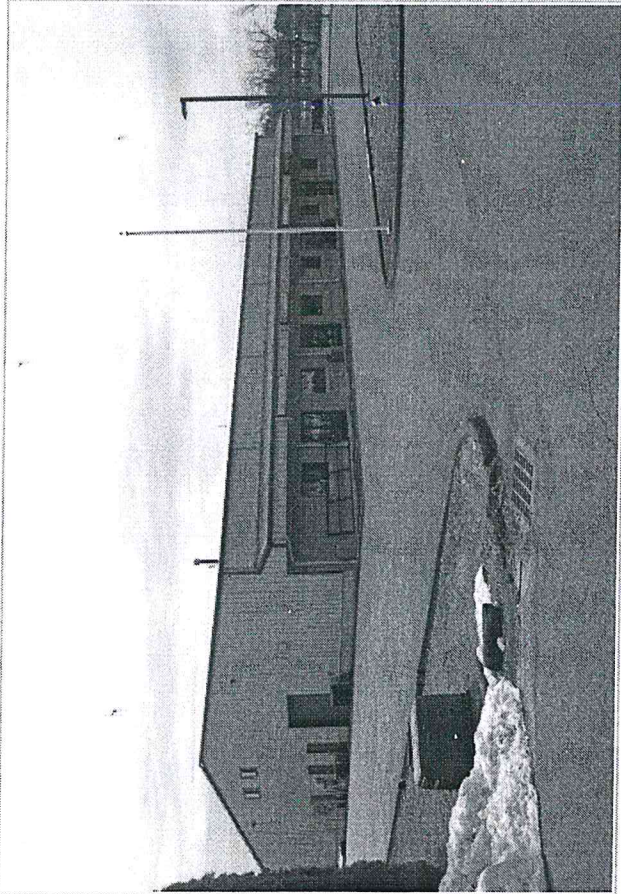
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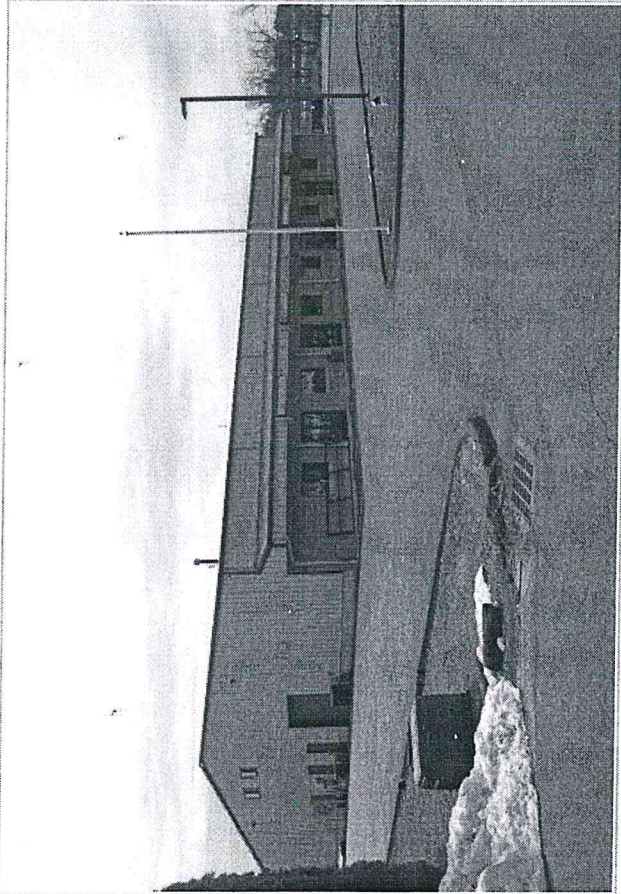
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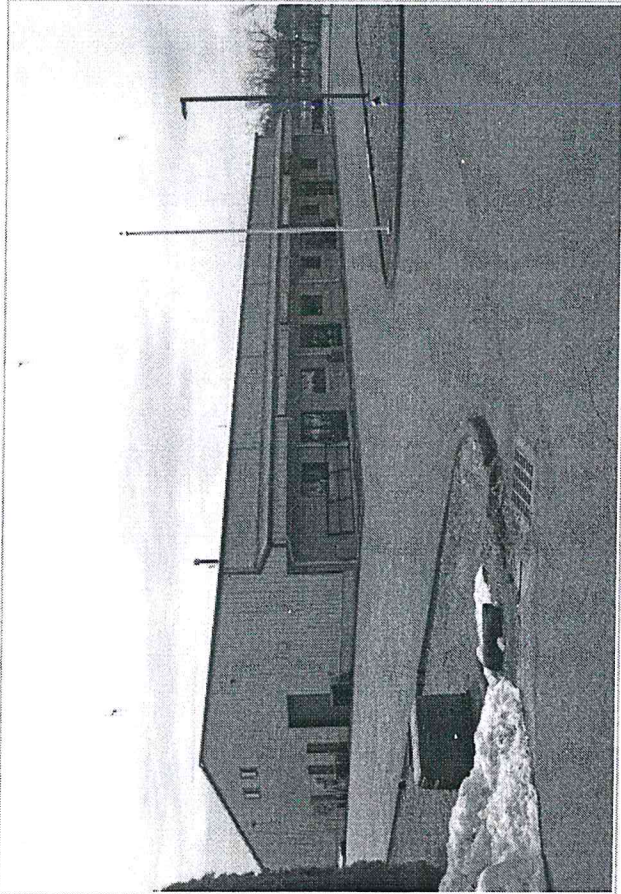
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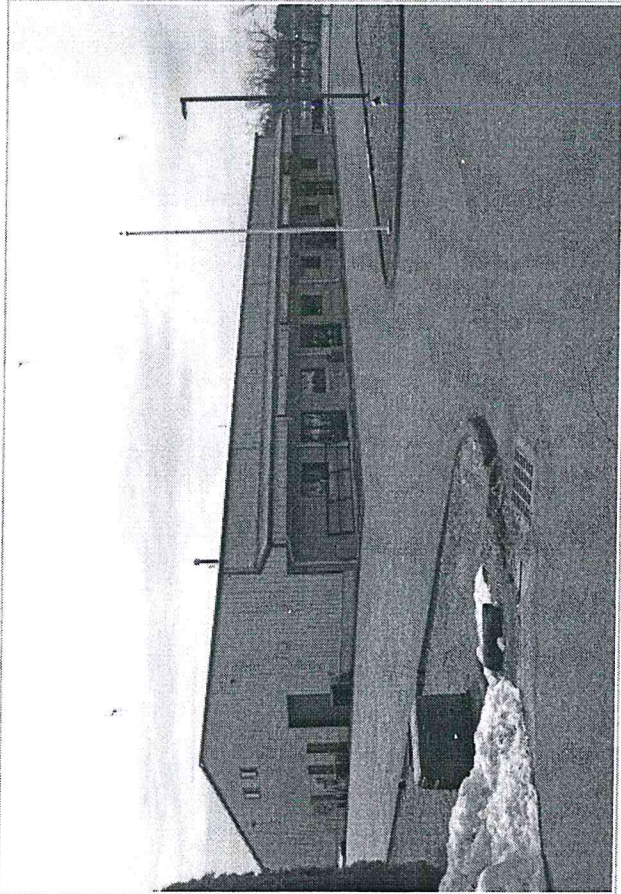
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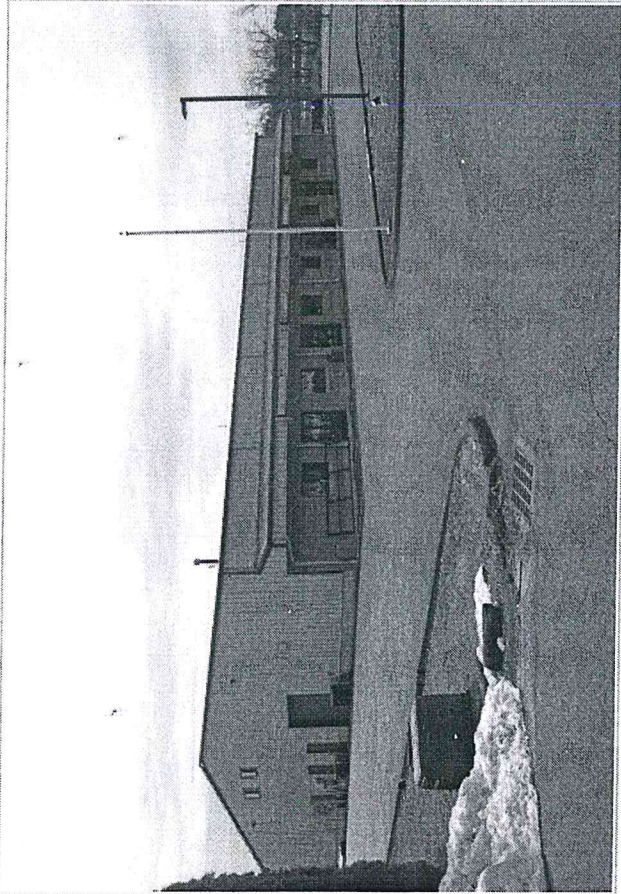
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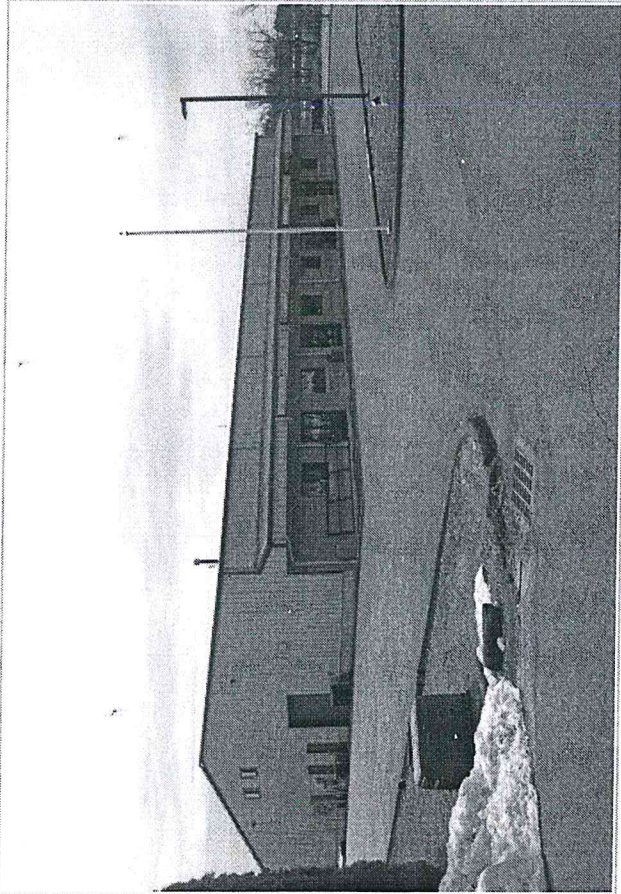
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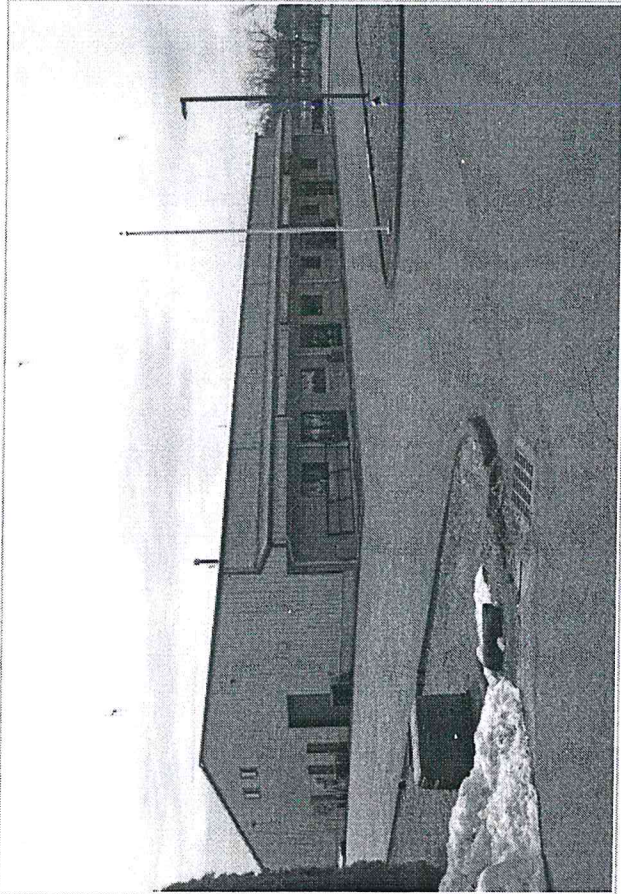
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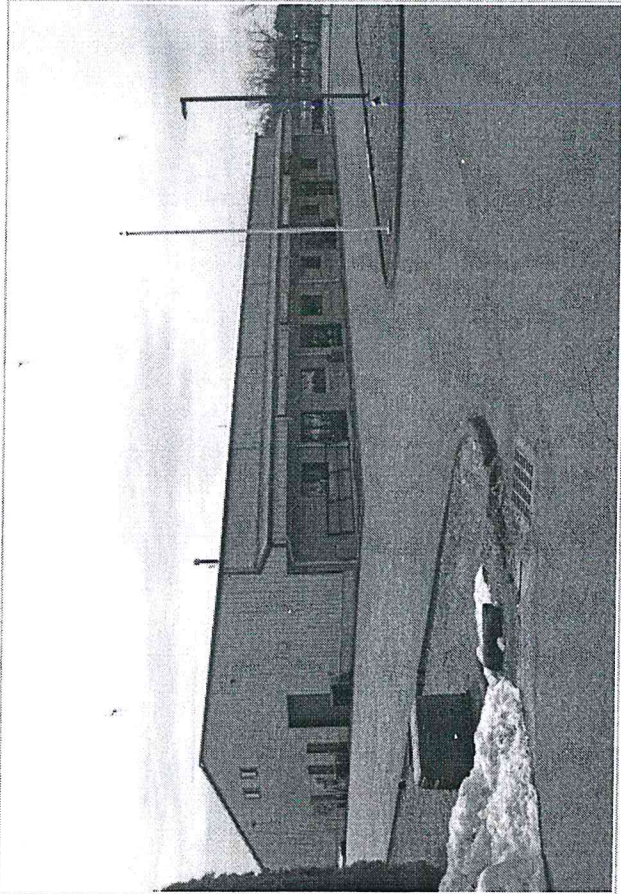
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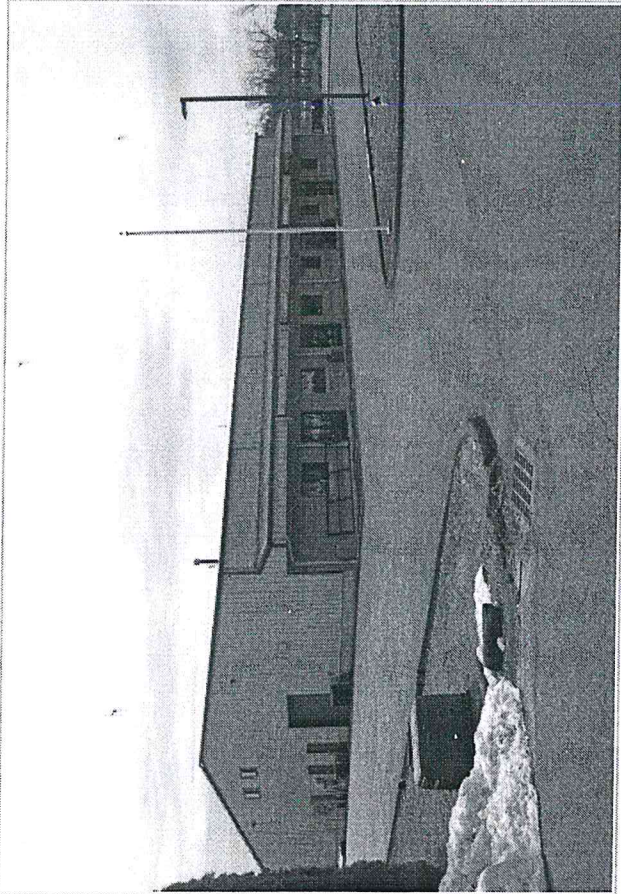
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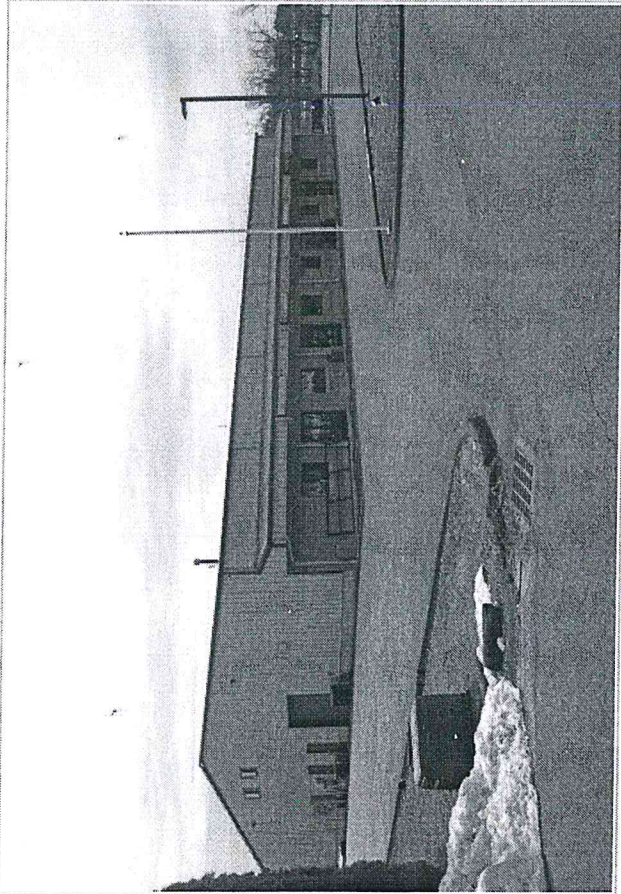
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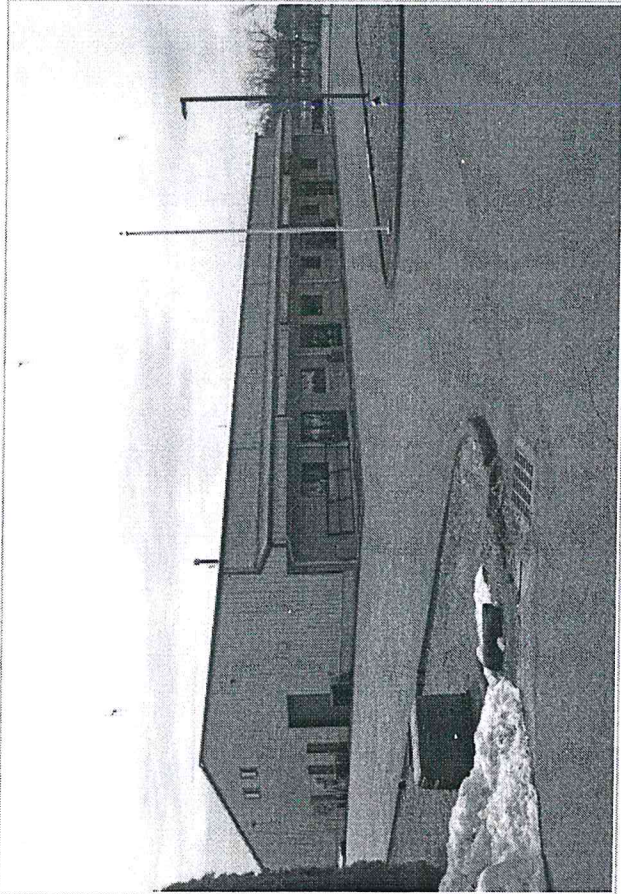
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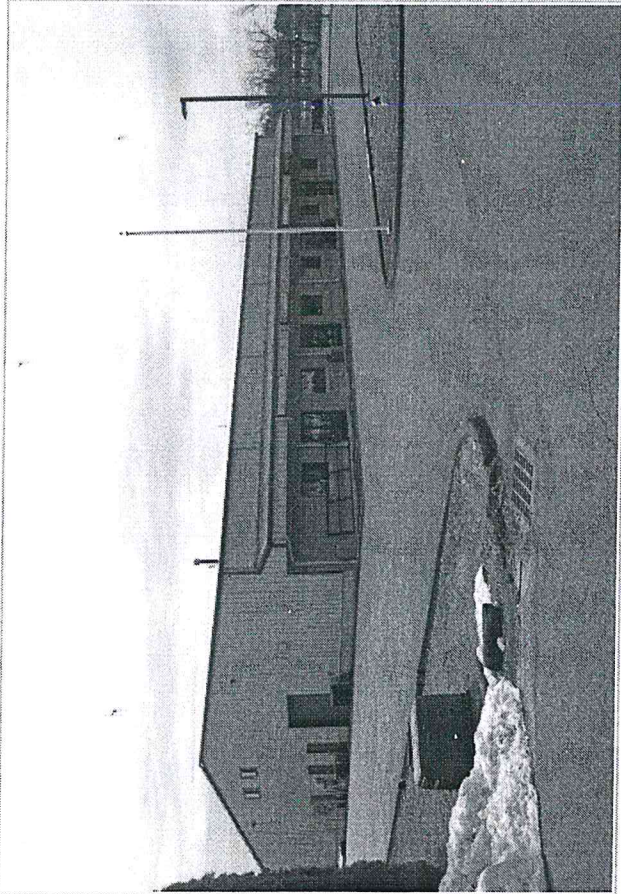
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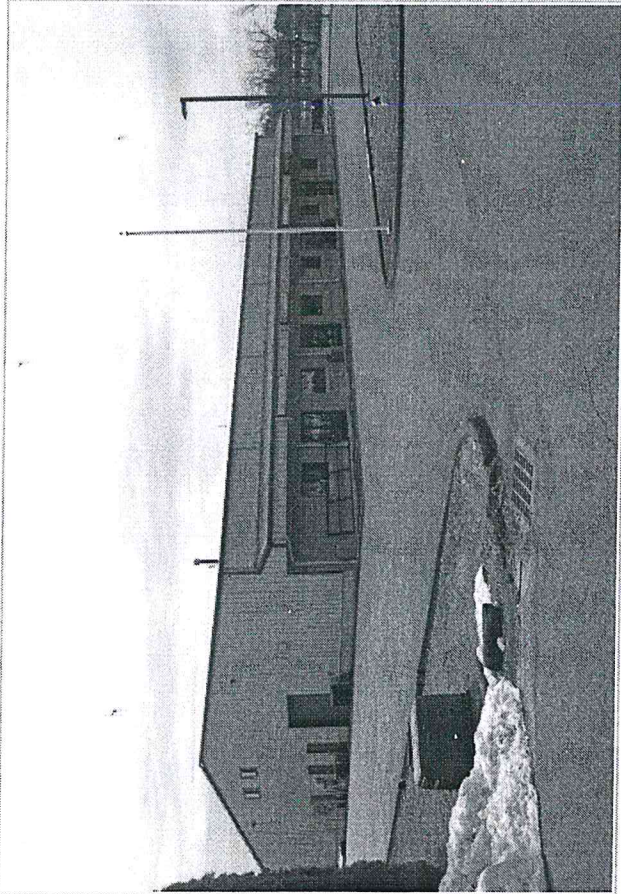
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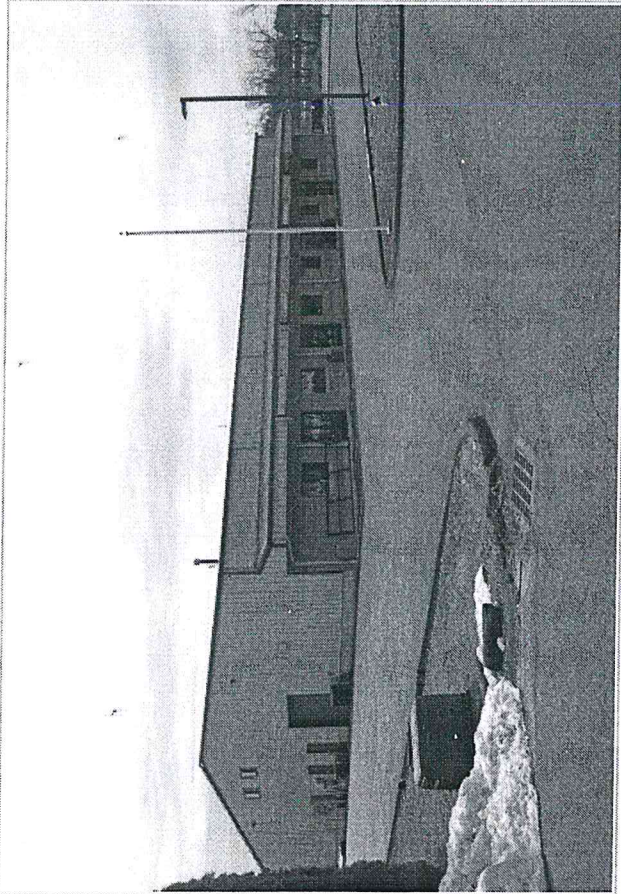
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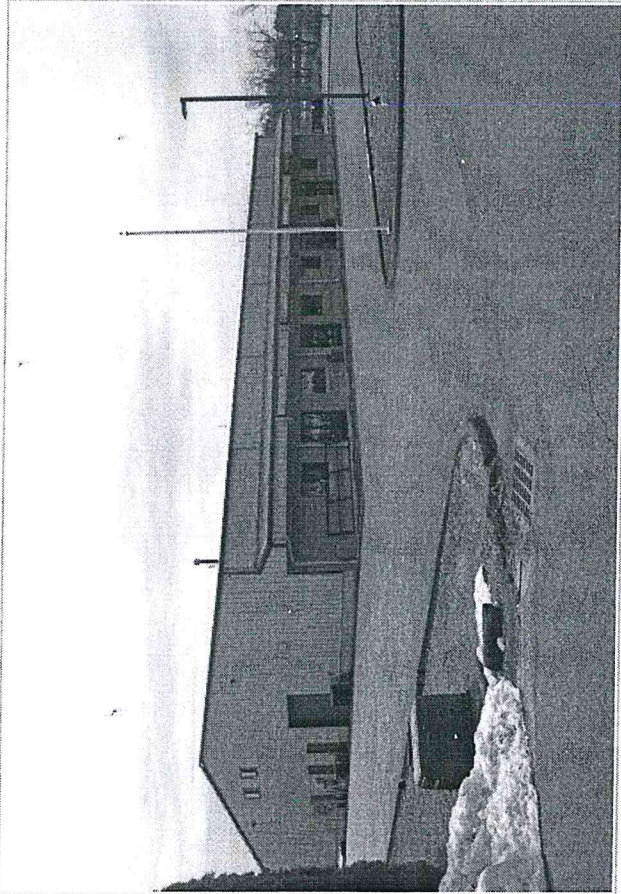
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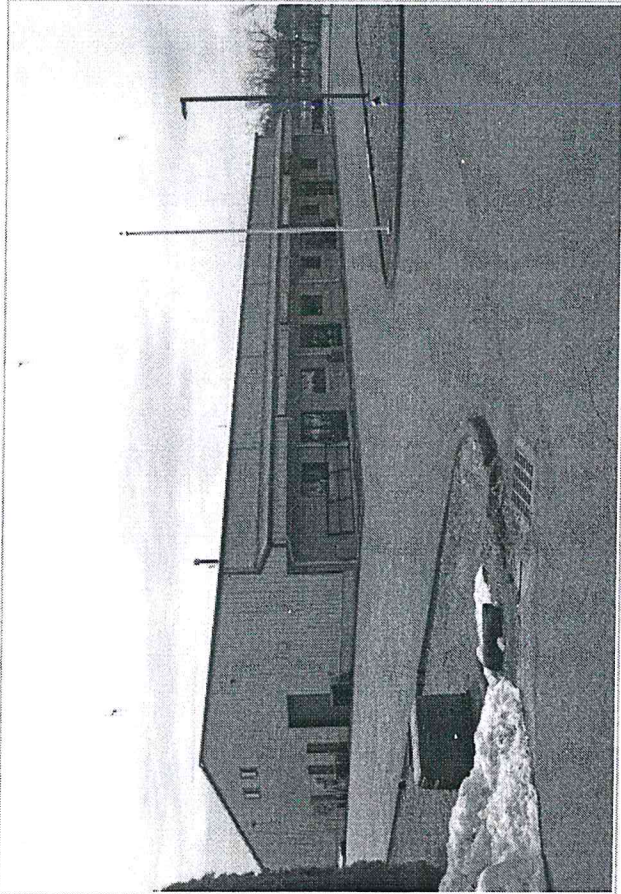
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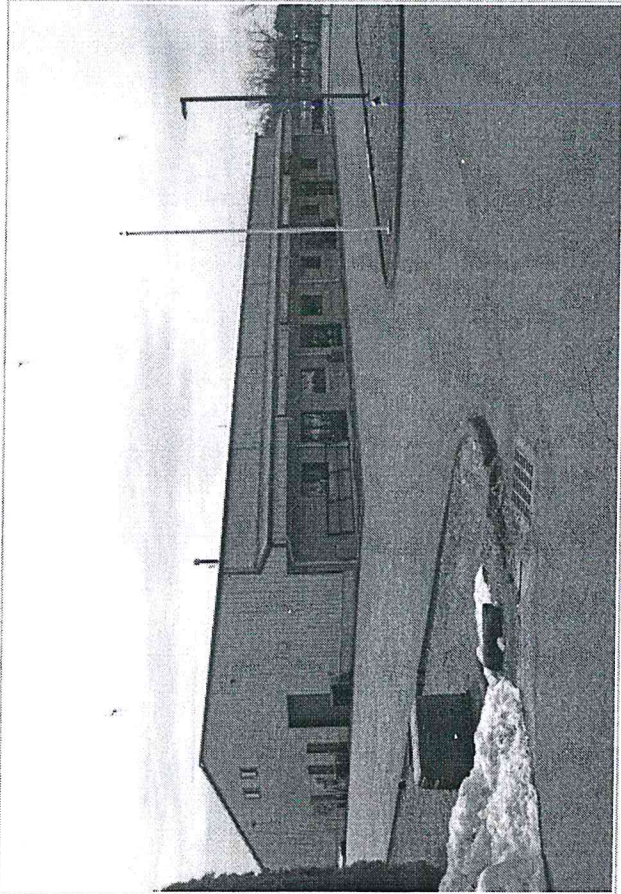
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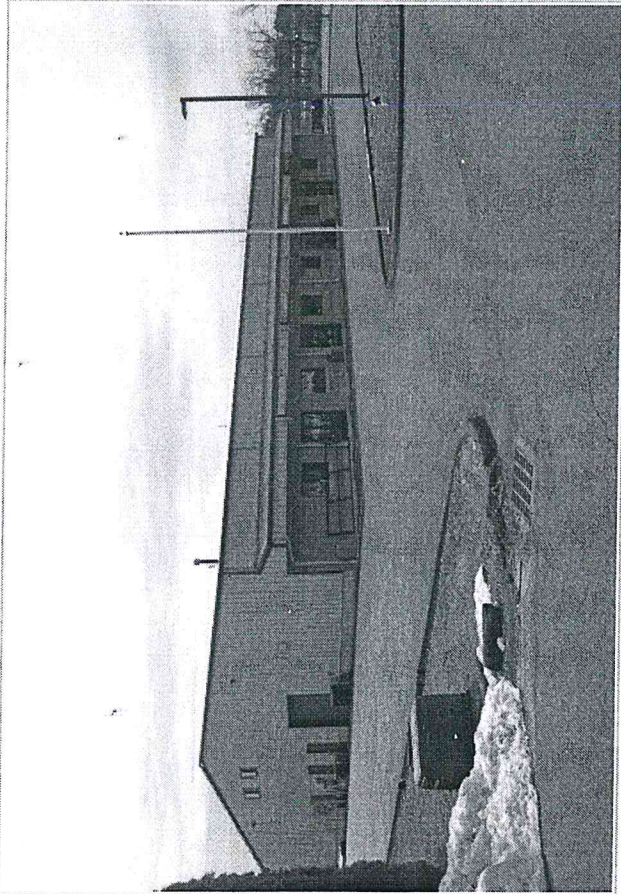
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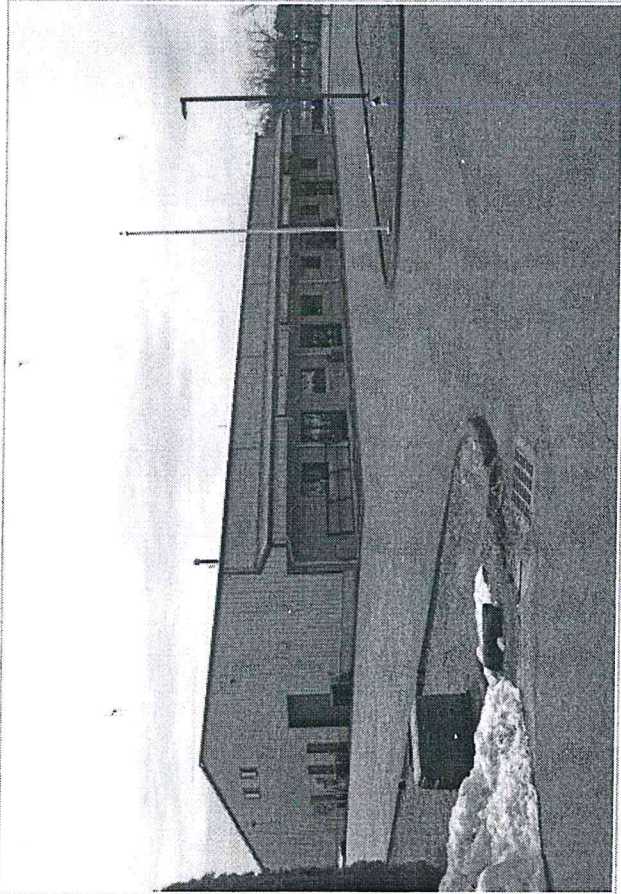
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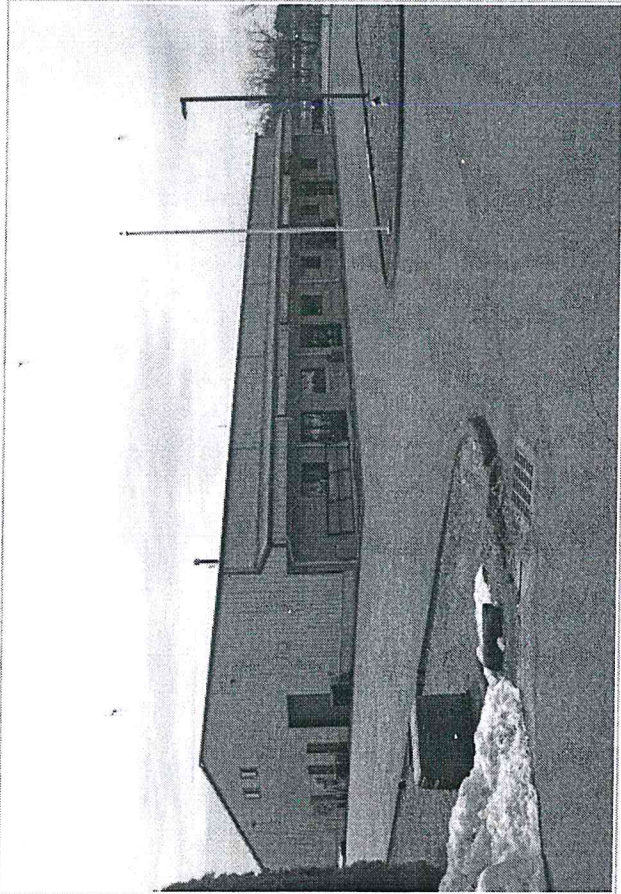
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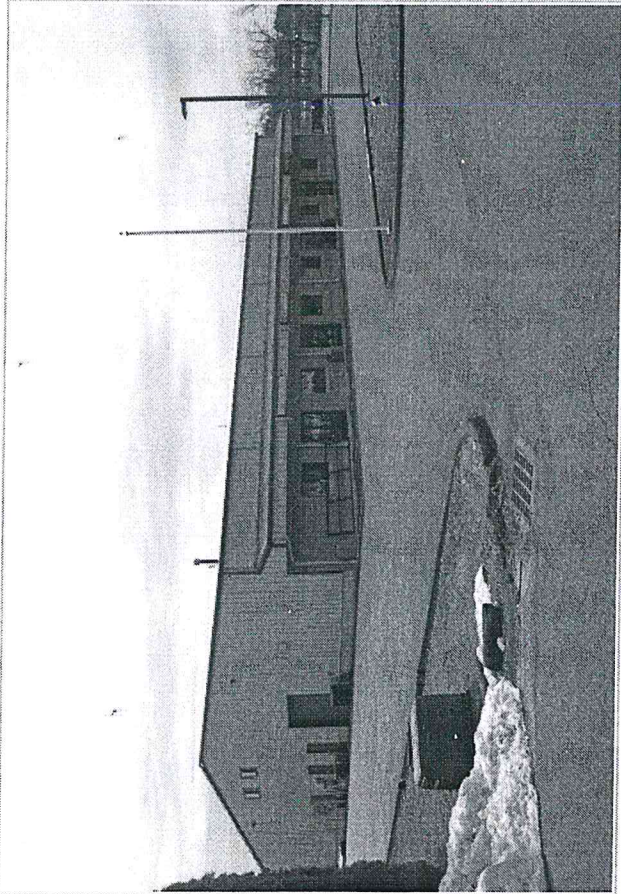
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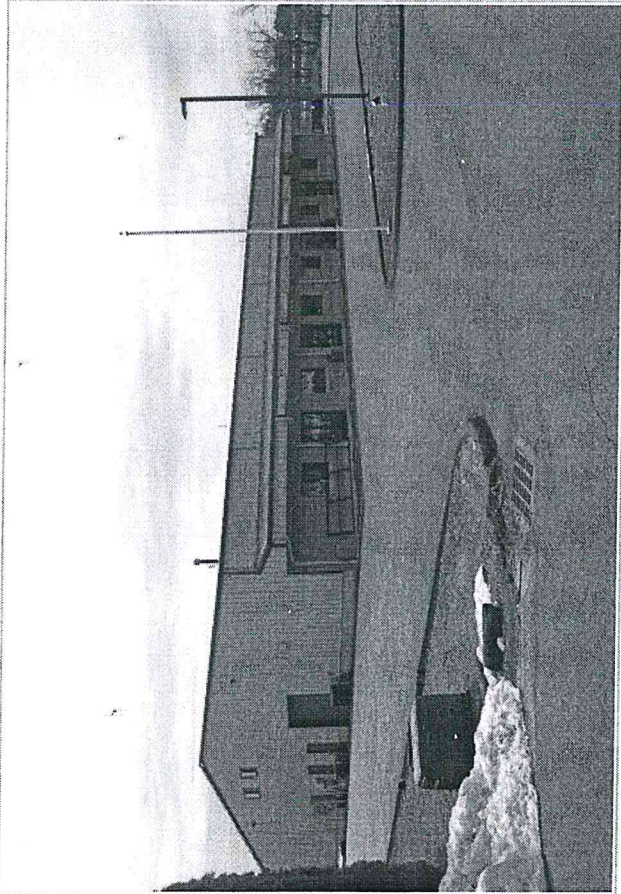
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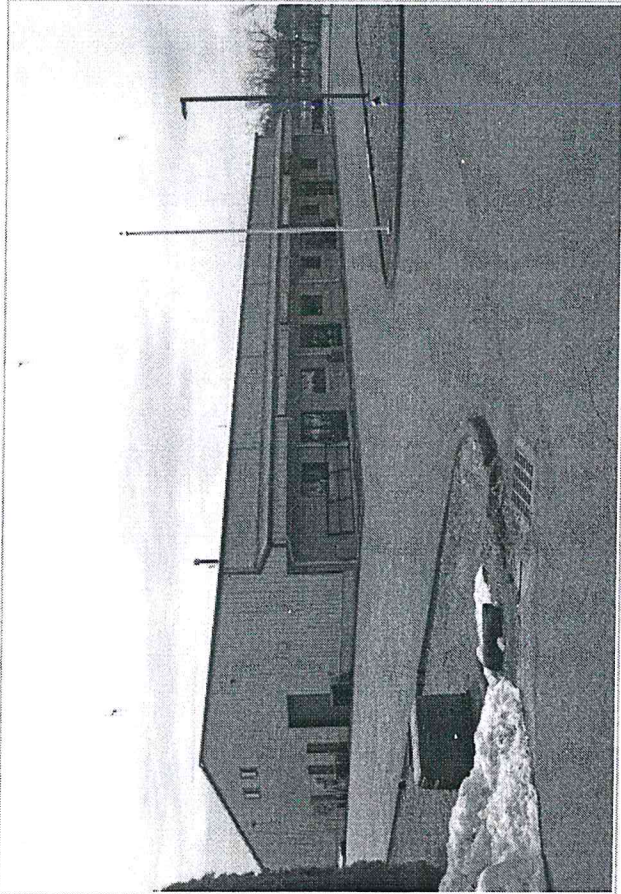
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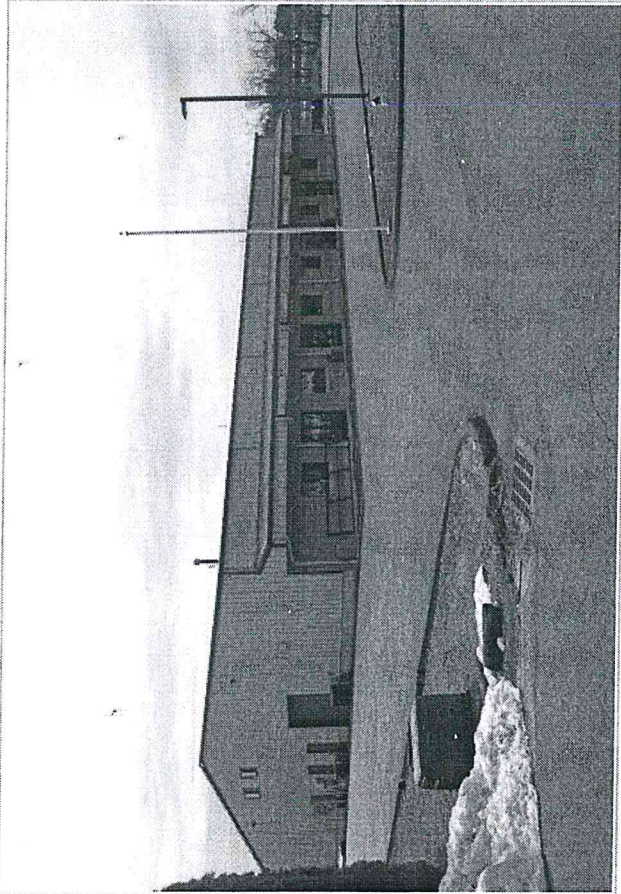
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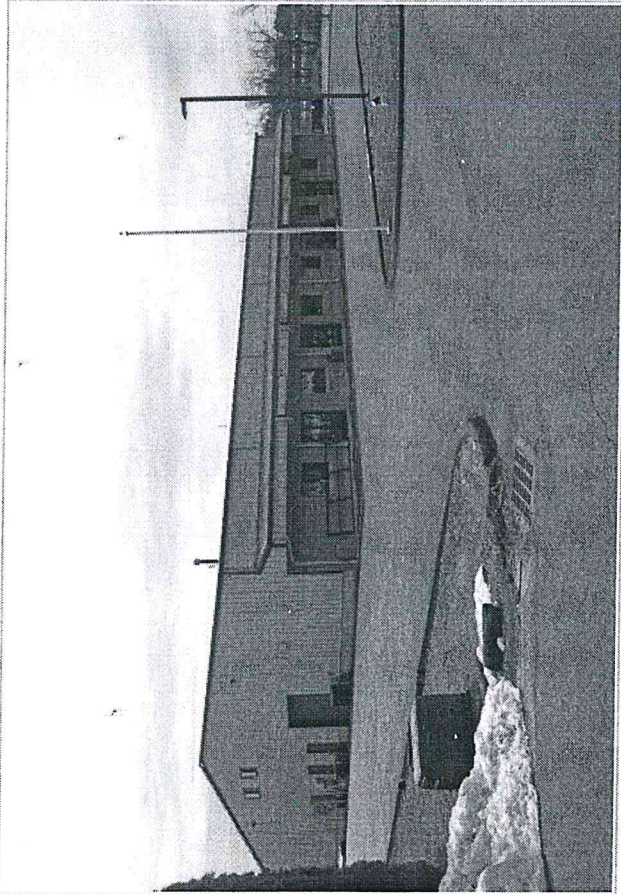
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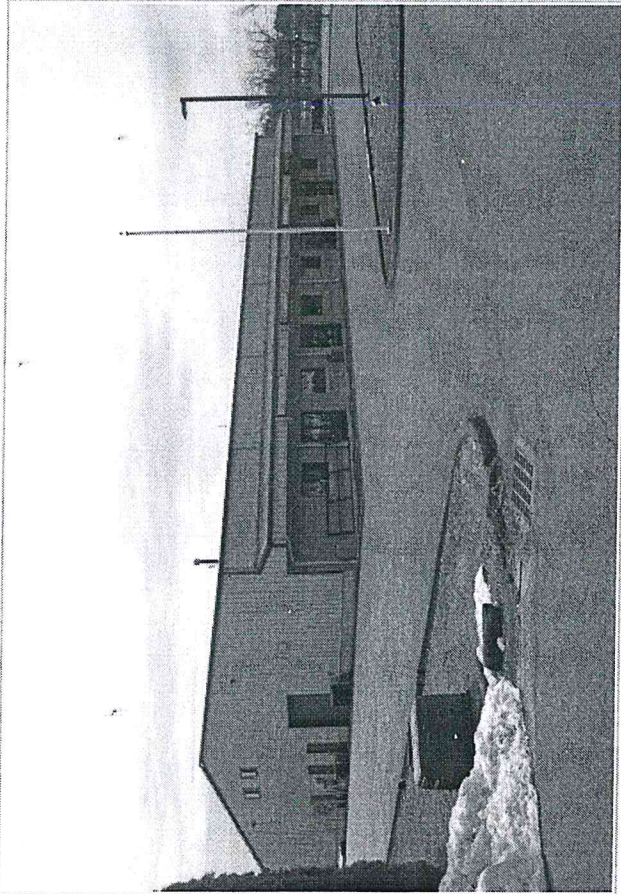
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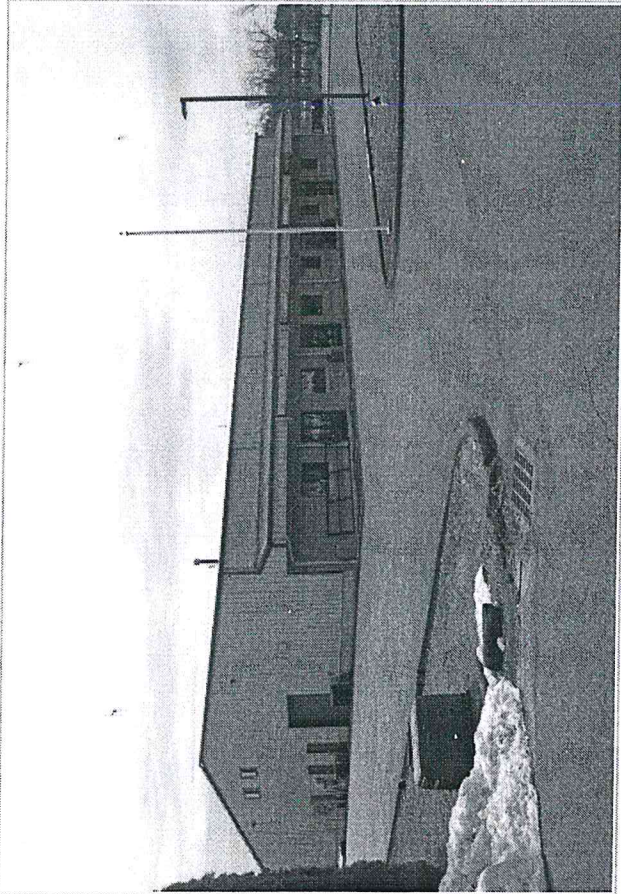
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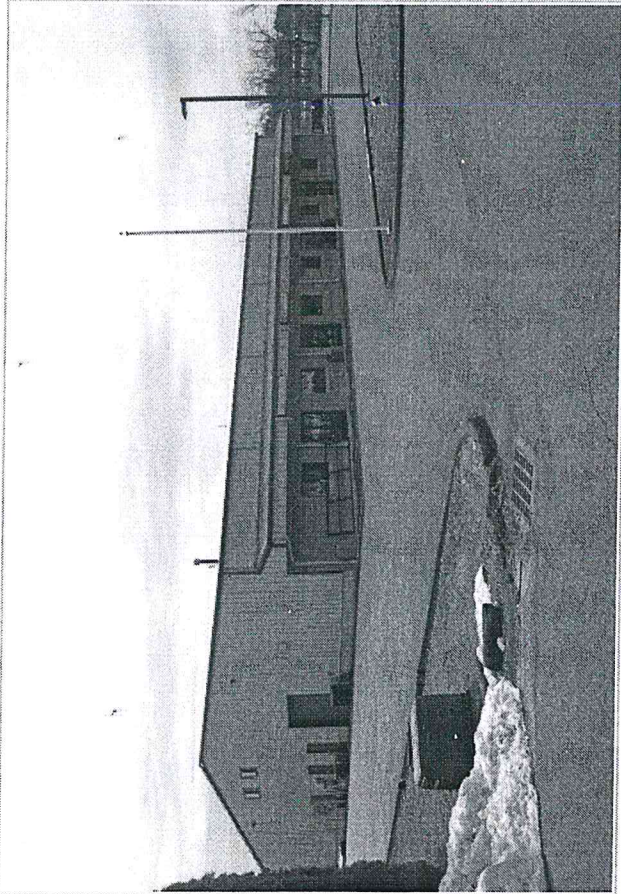
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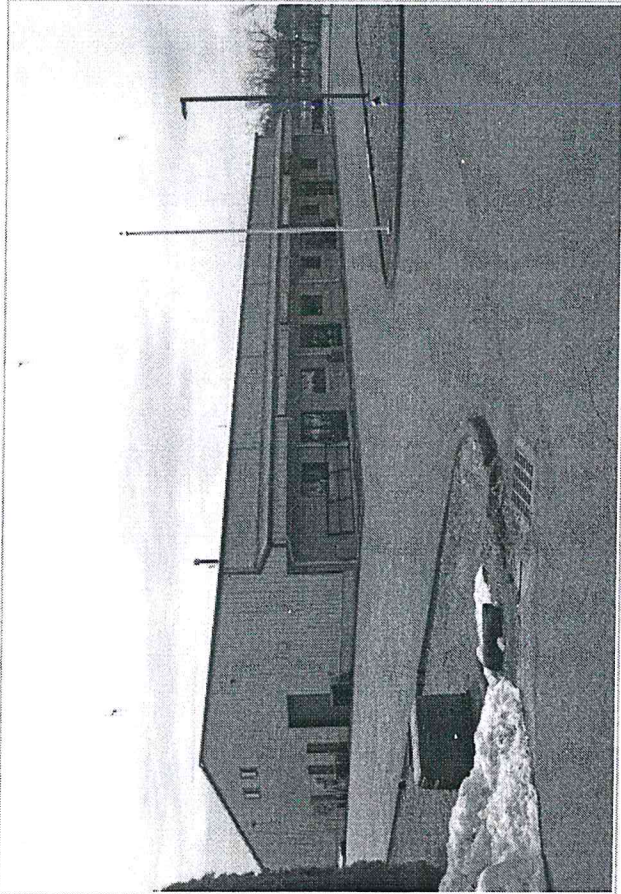
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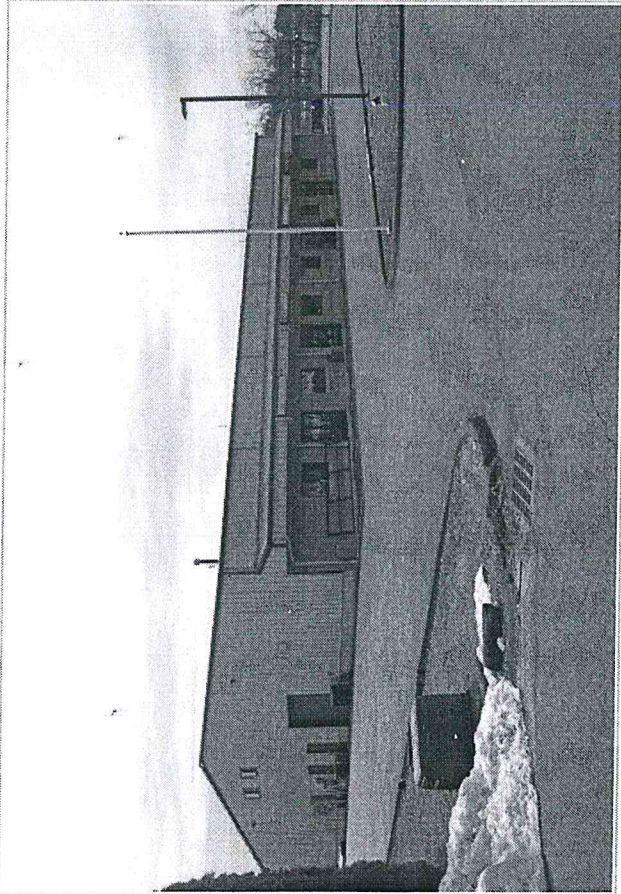
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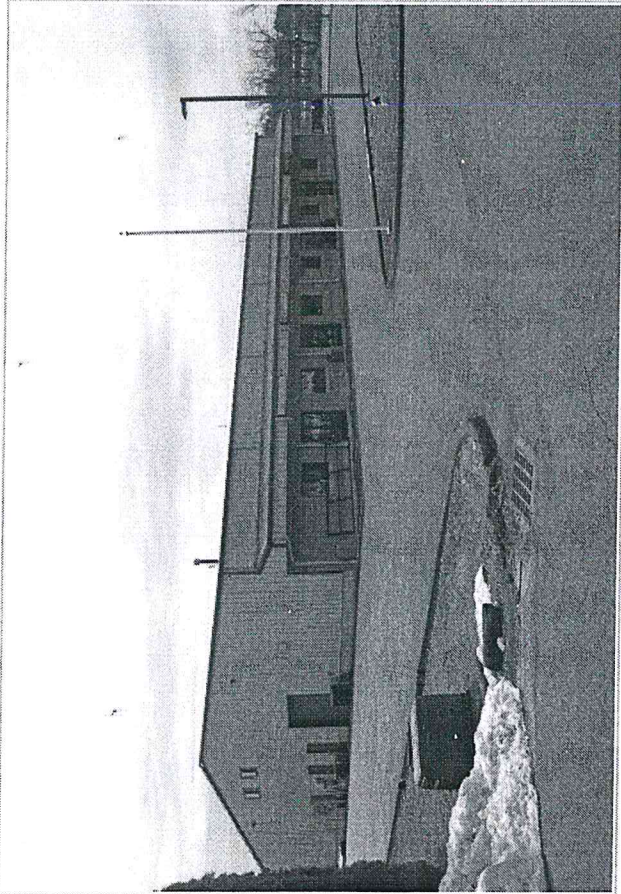
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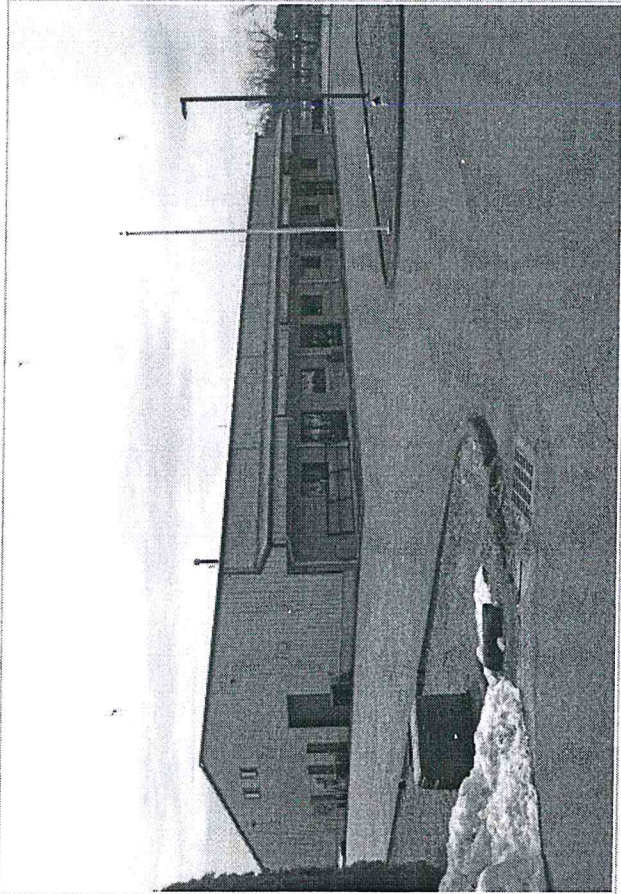
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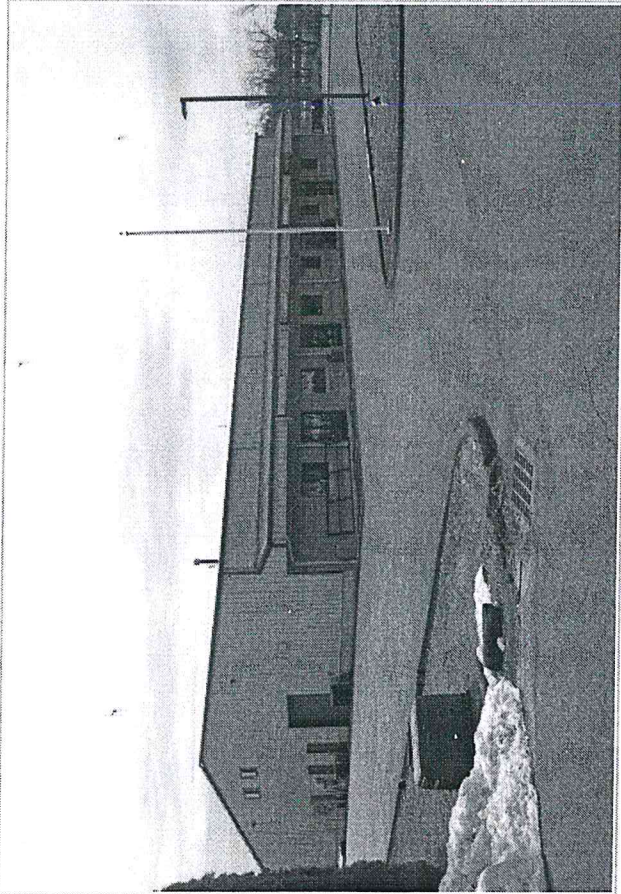
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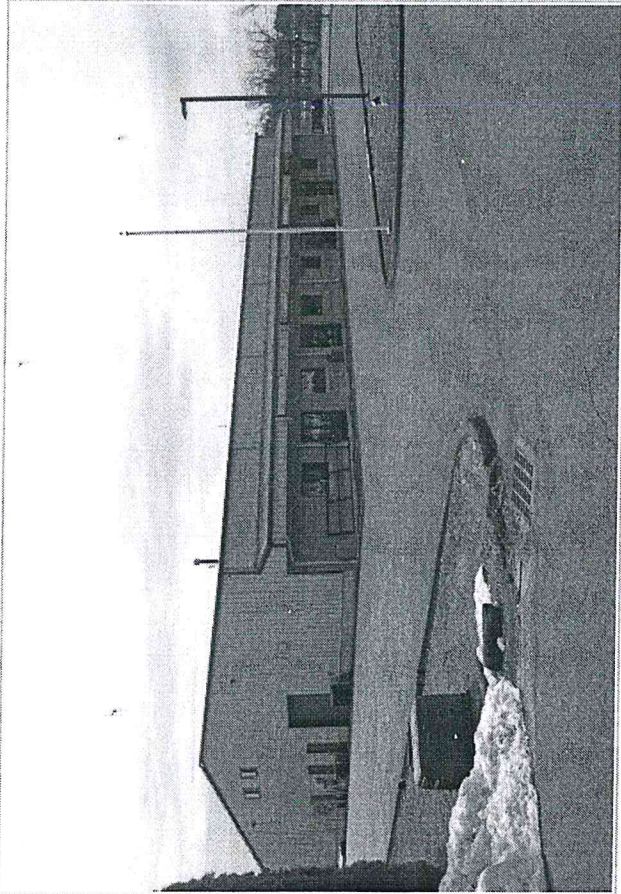
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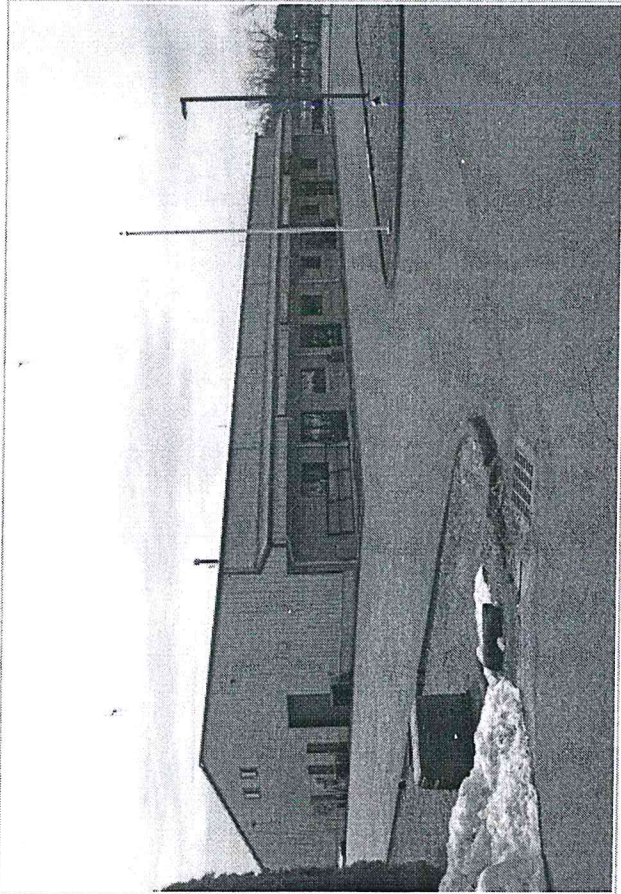
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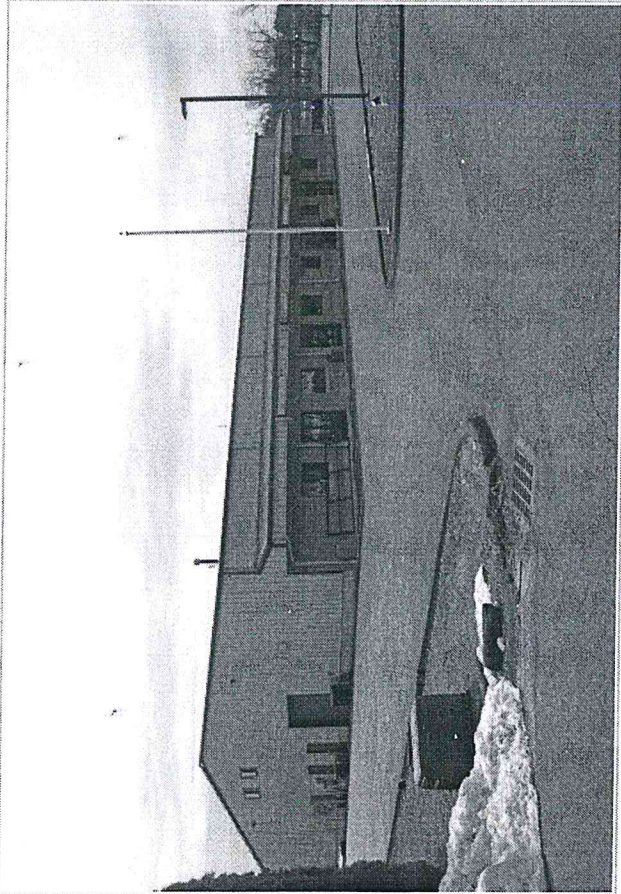
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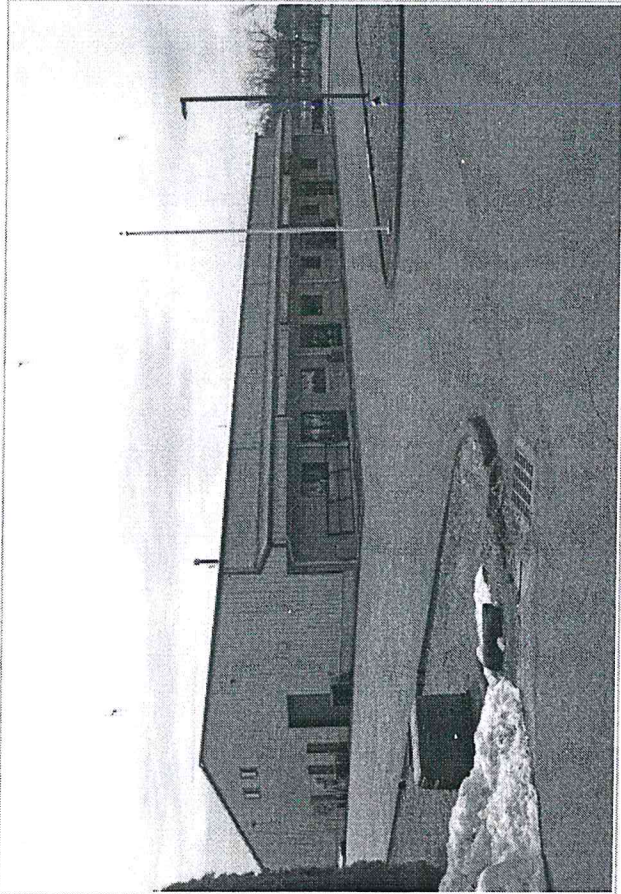
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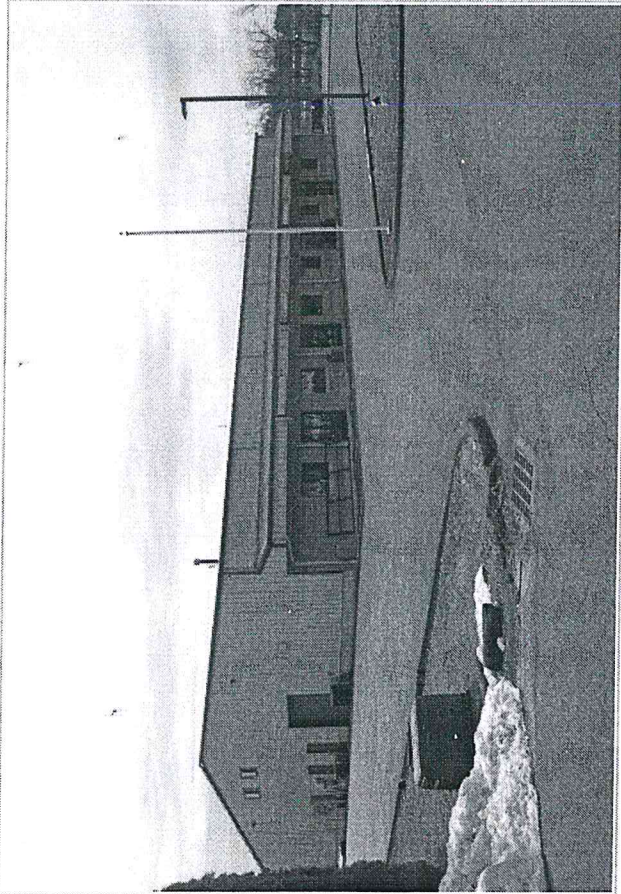
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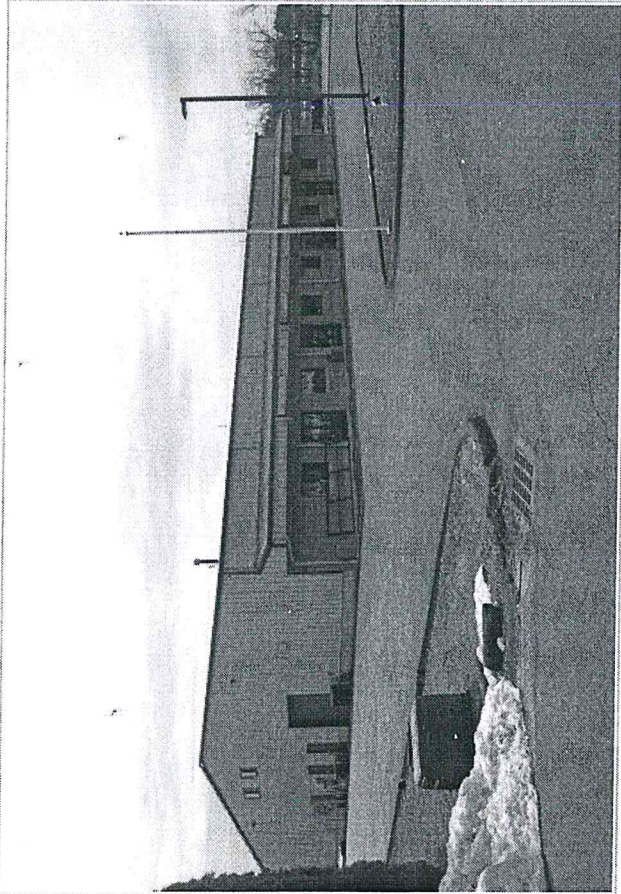
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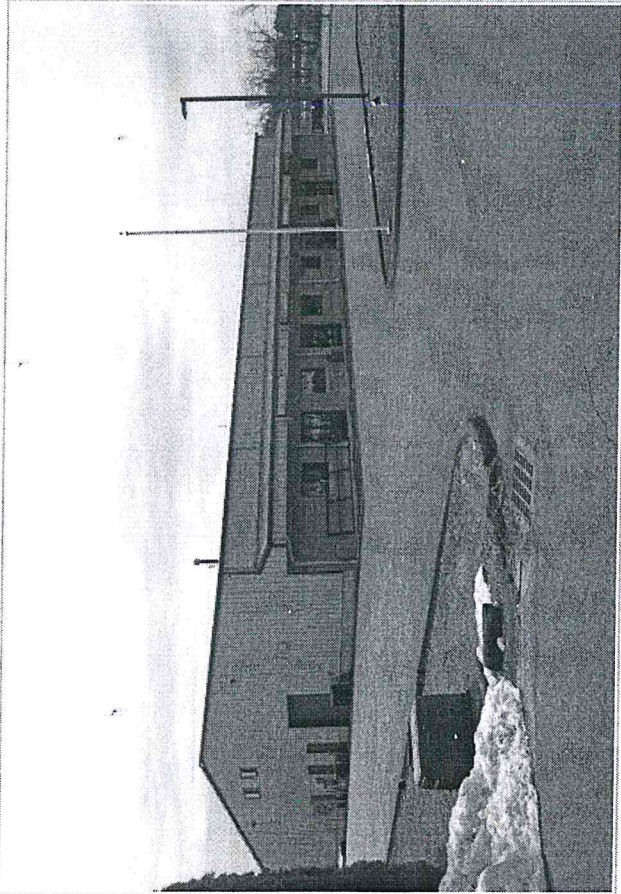
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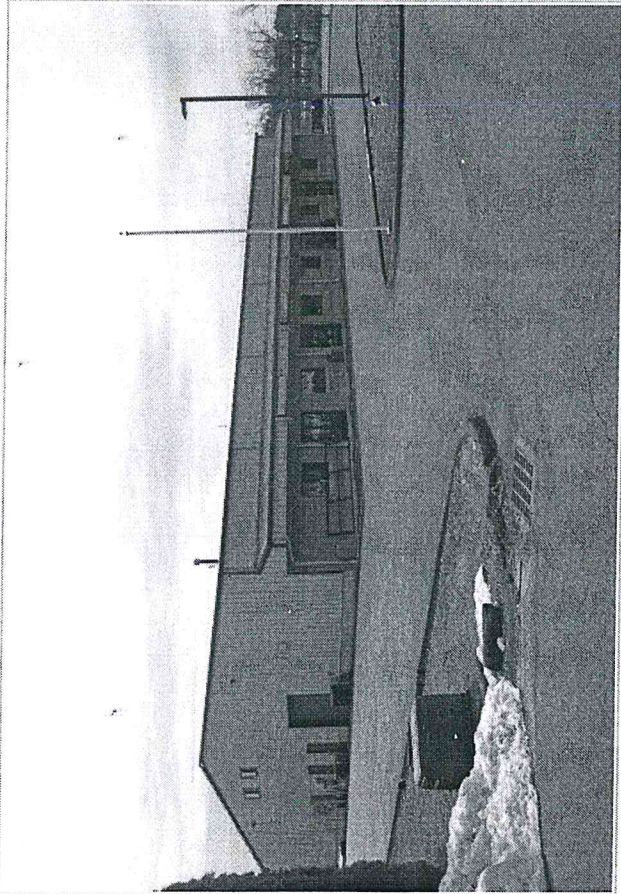
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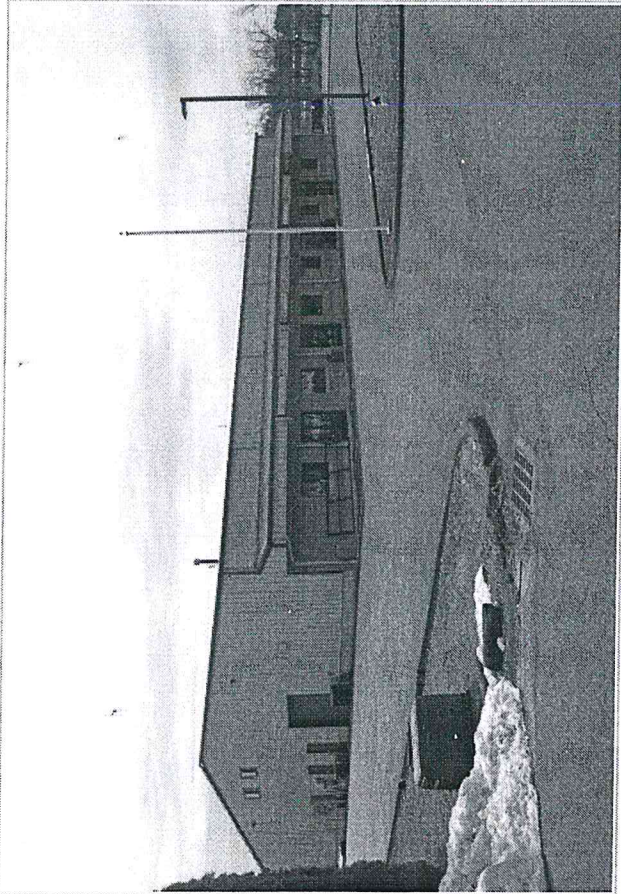
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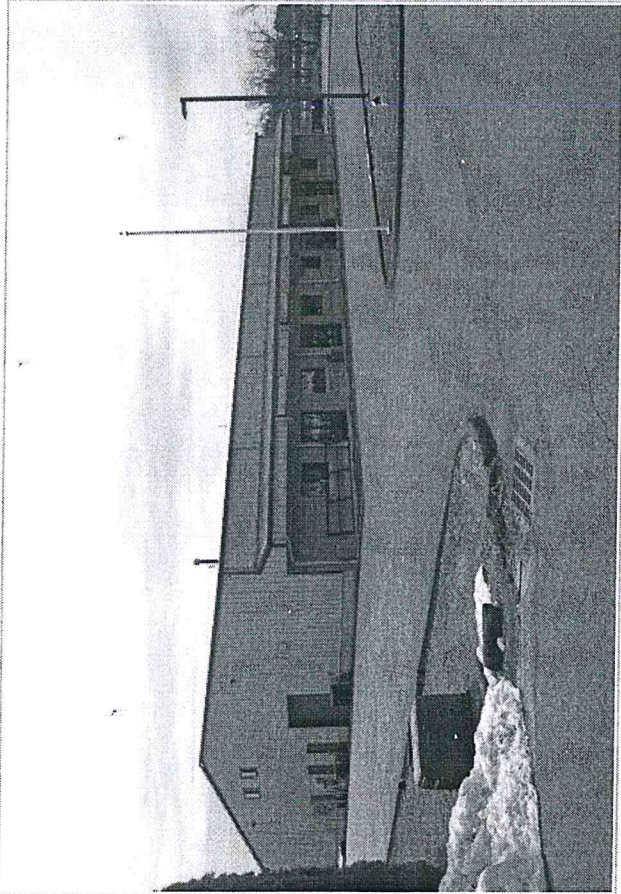
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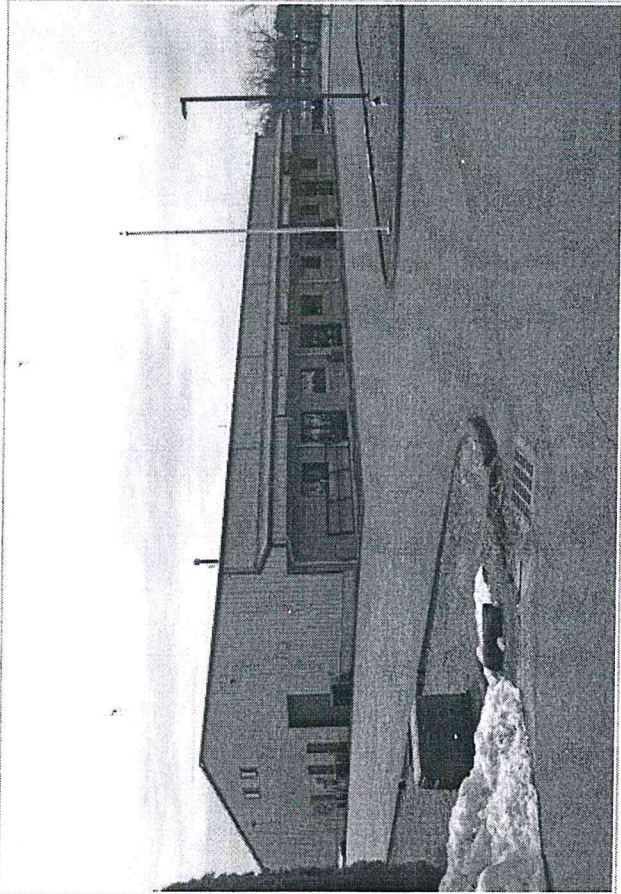
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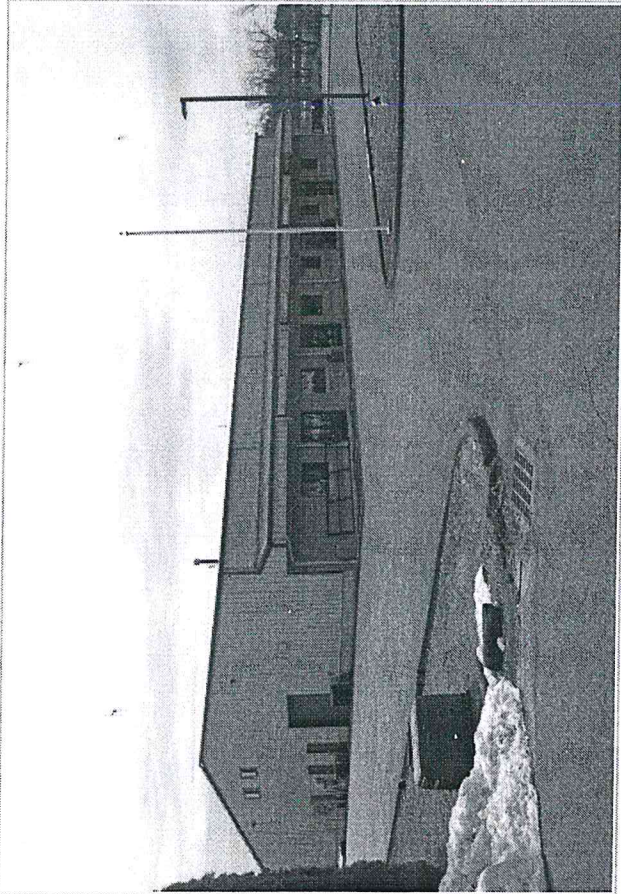
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FEL (12000)

100



1 SHANNON CT

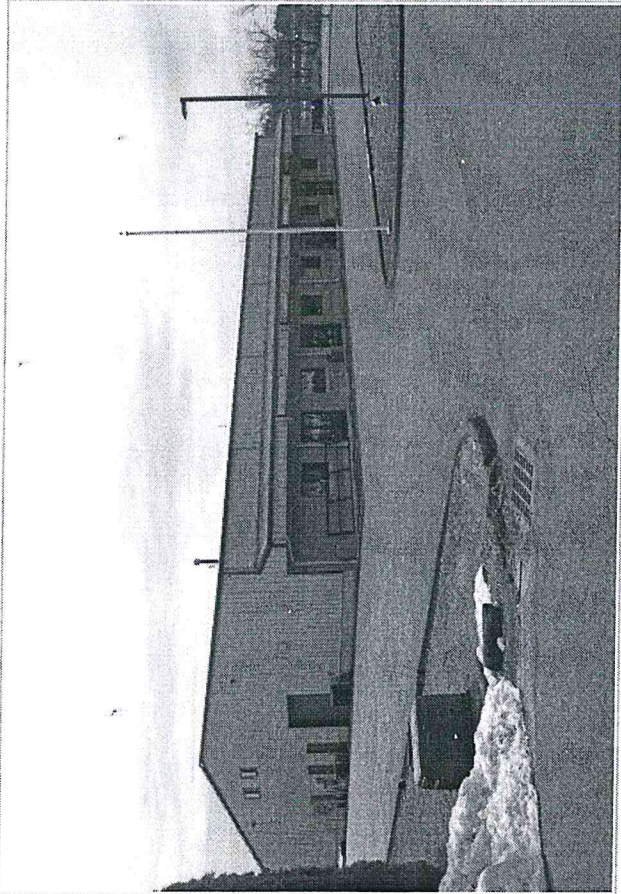
2025

CPY (600)

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FEL (12000)

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1 SHANNON CT

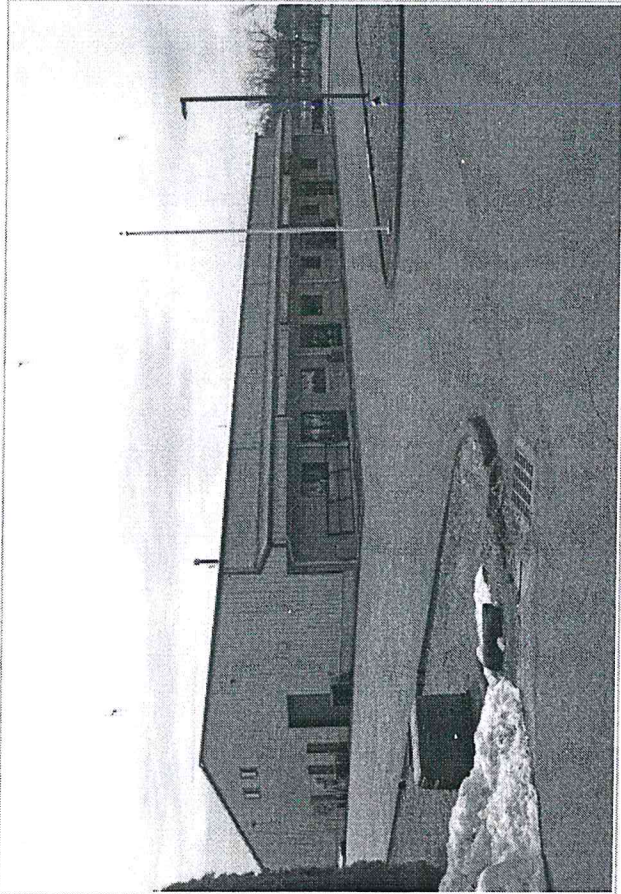
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FEL (12000)

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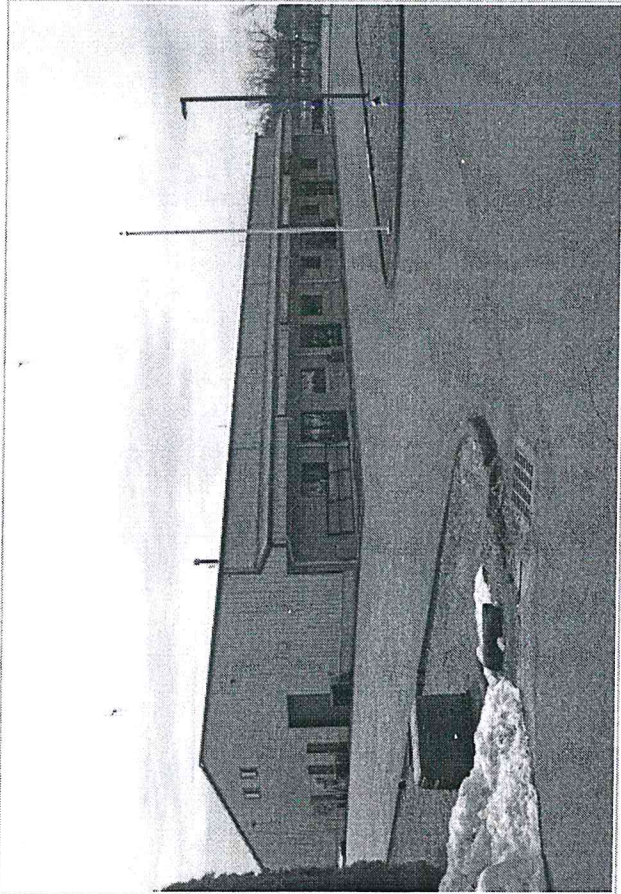
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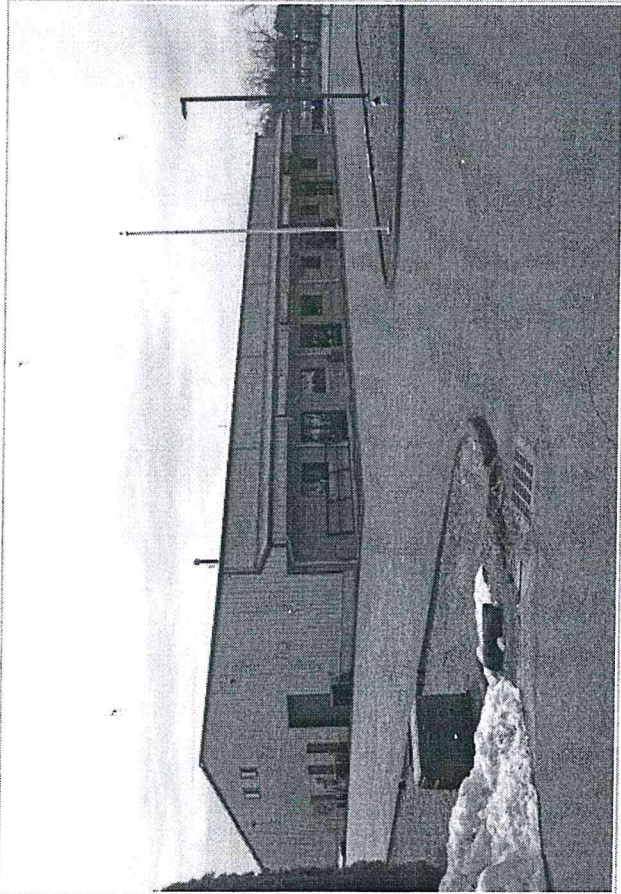
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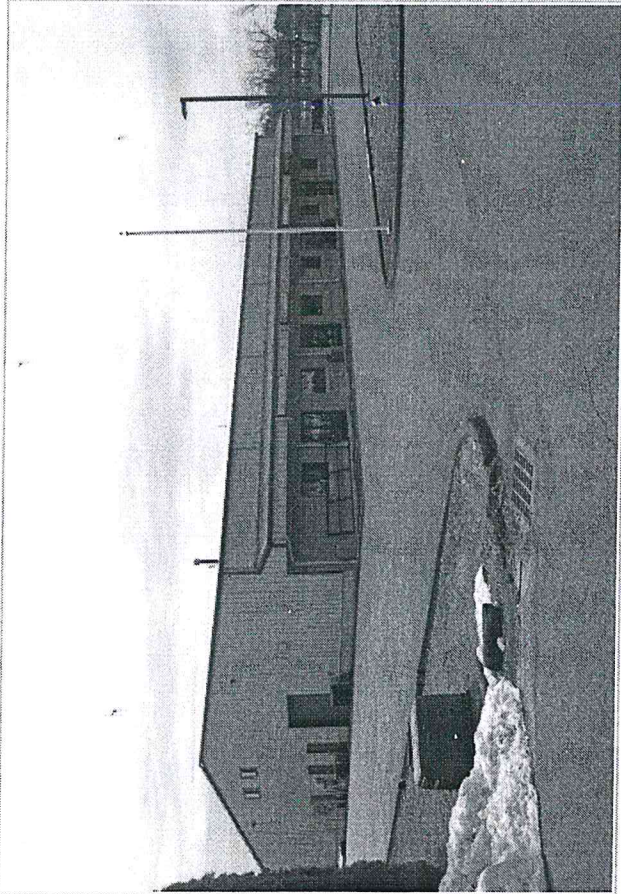
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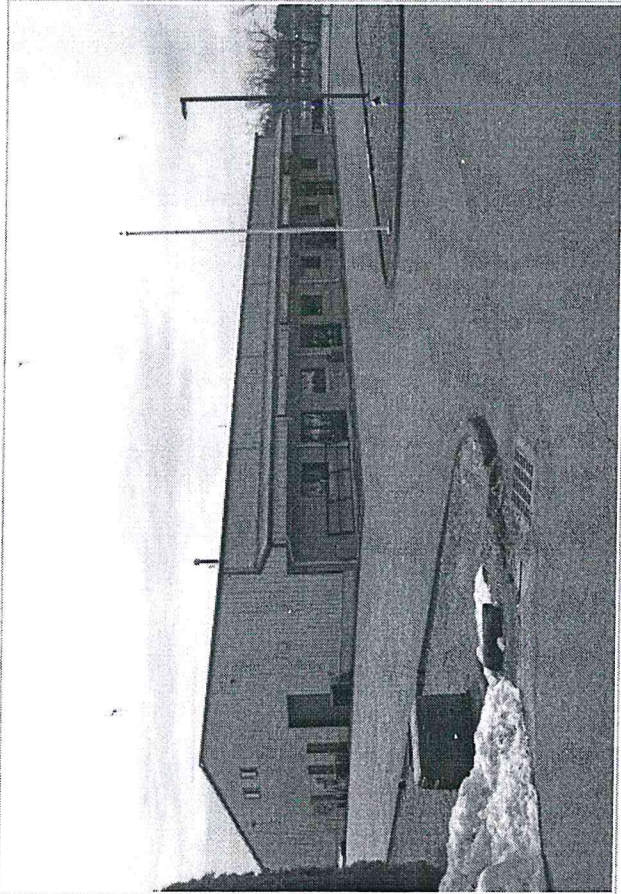
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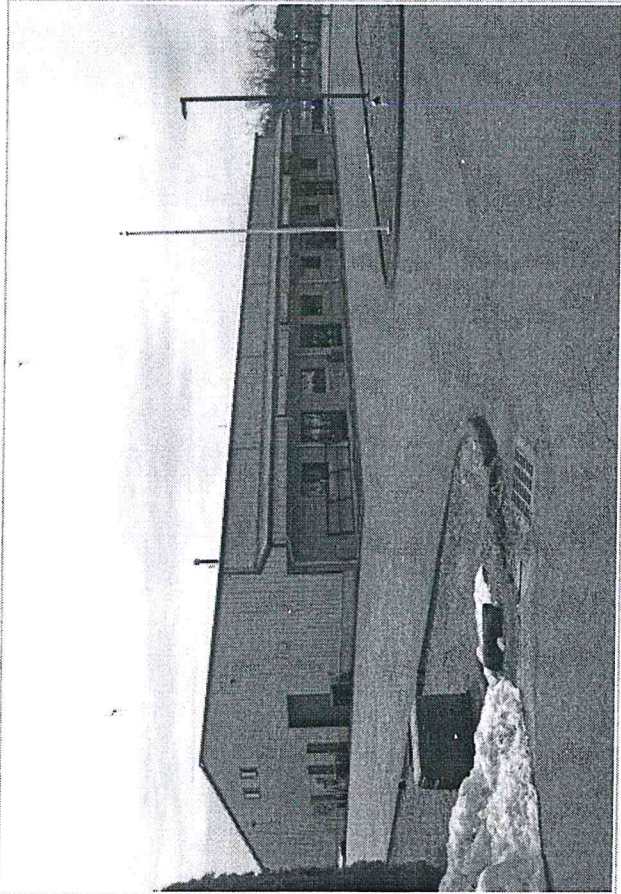
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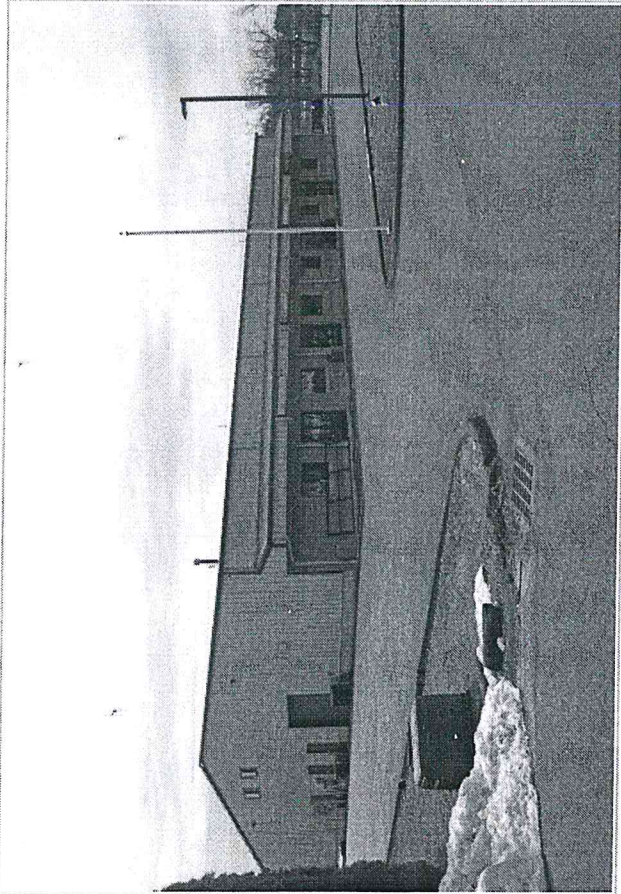
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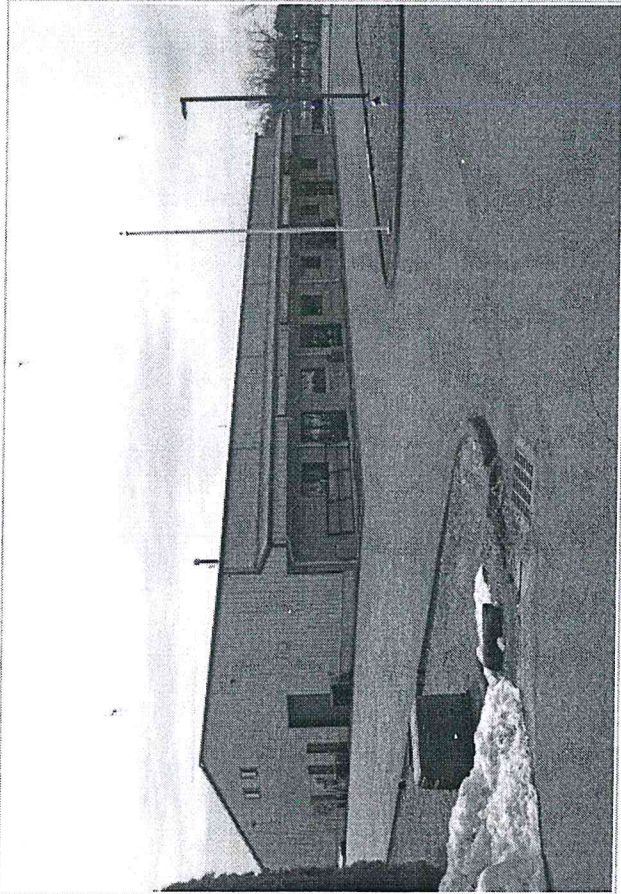
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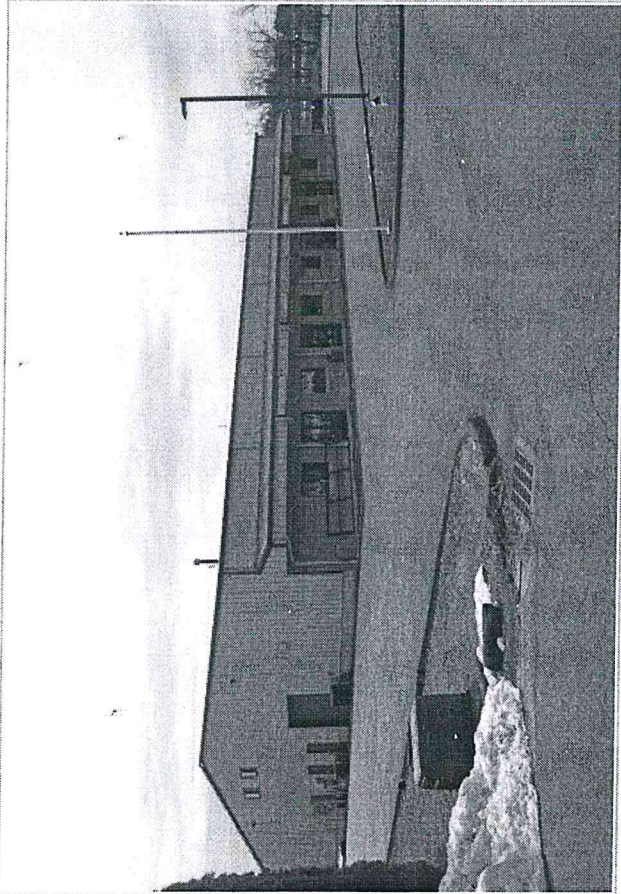
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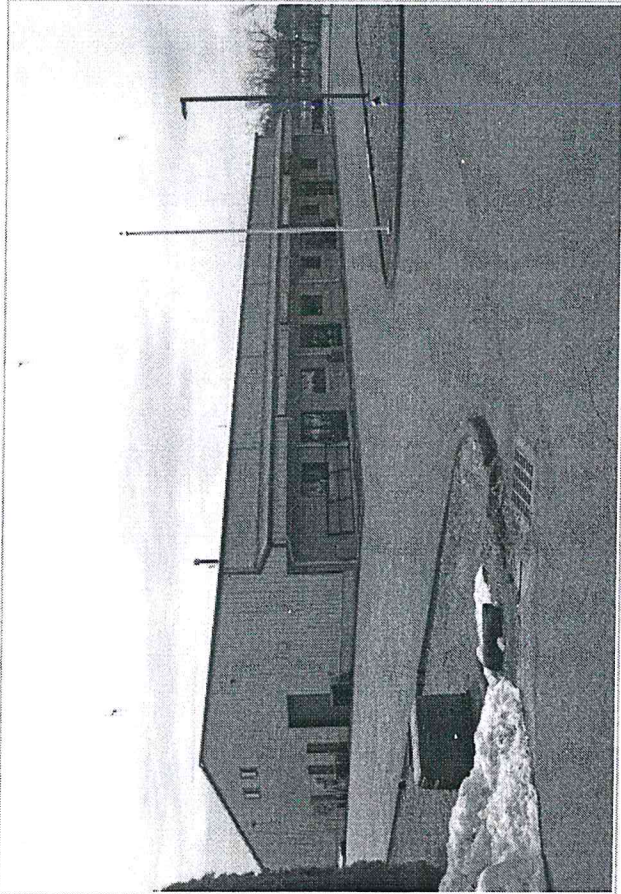
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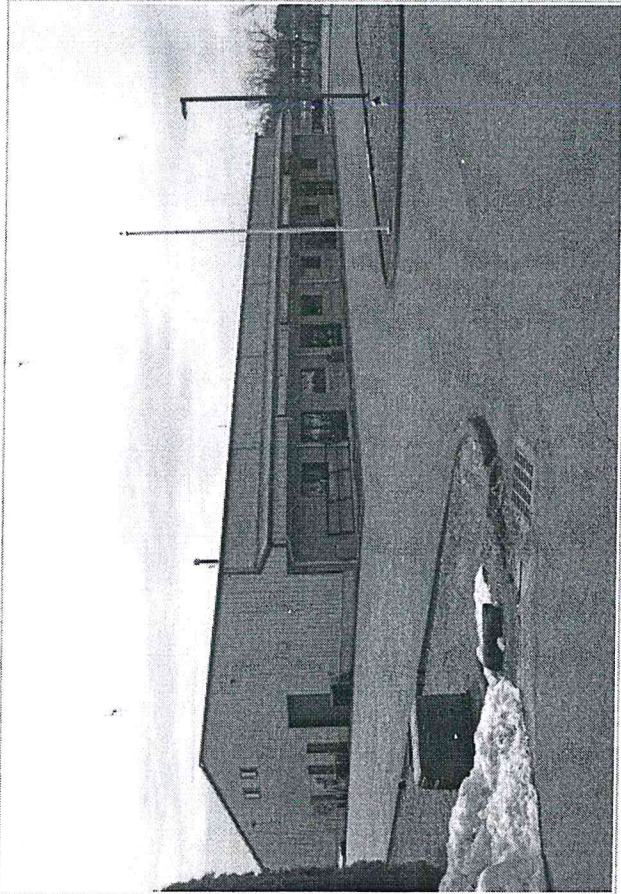
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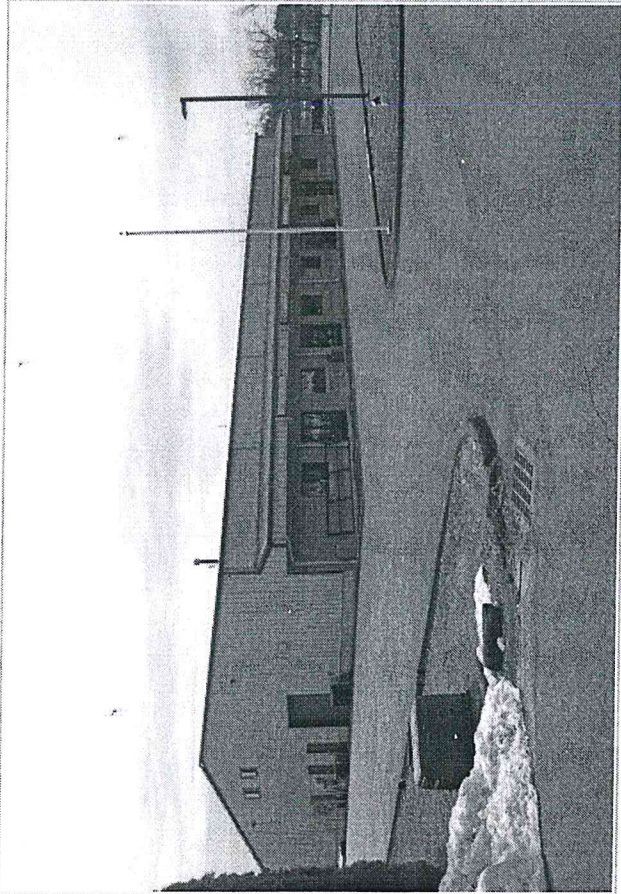
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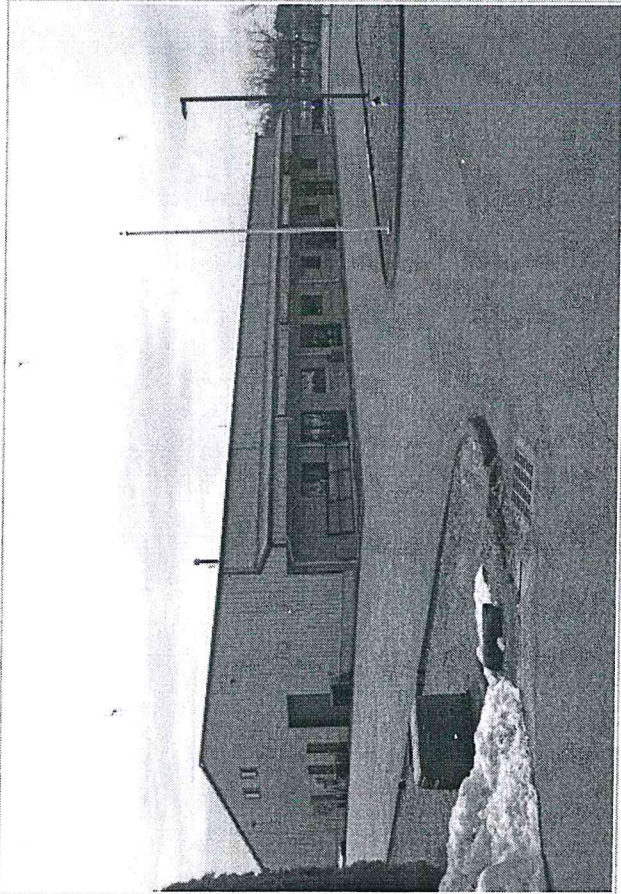
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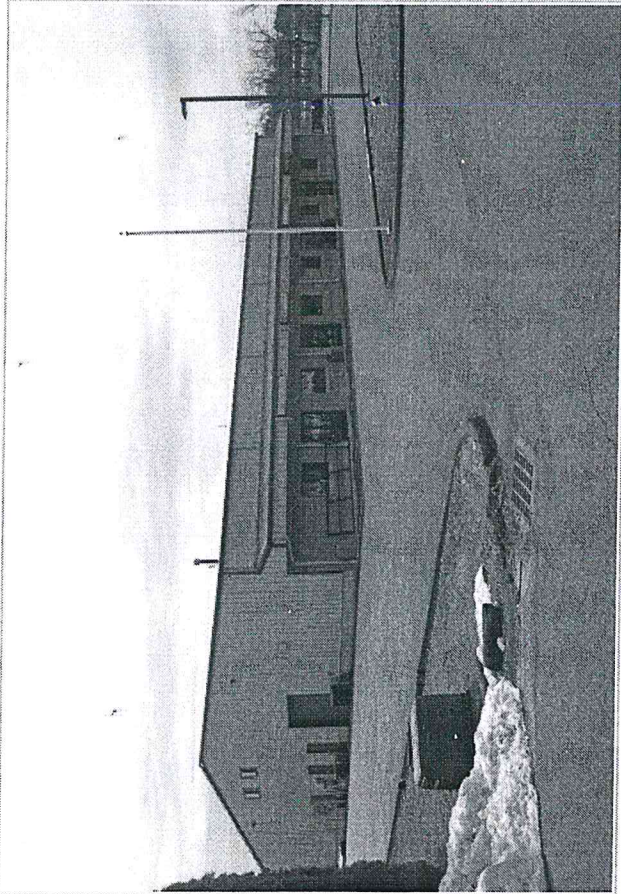
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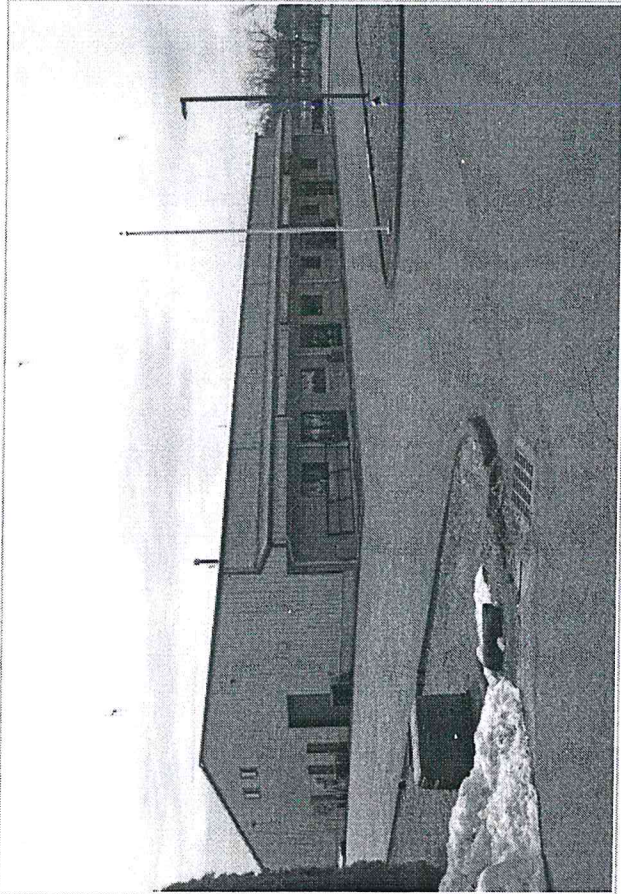
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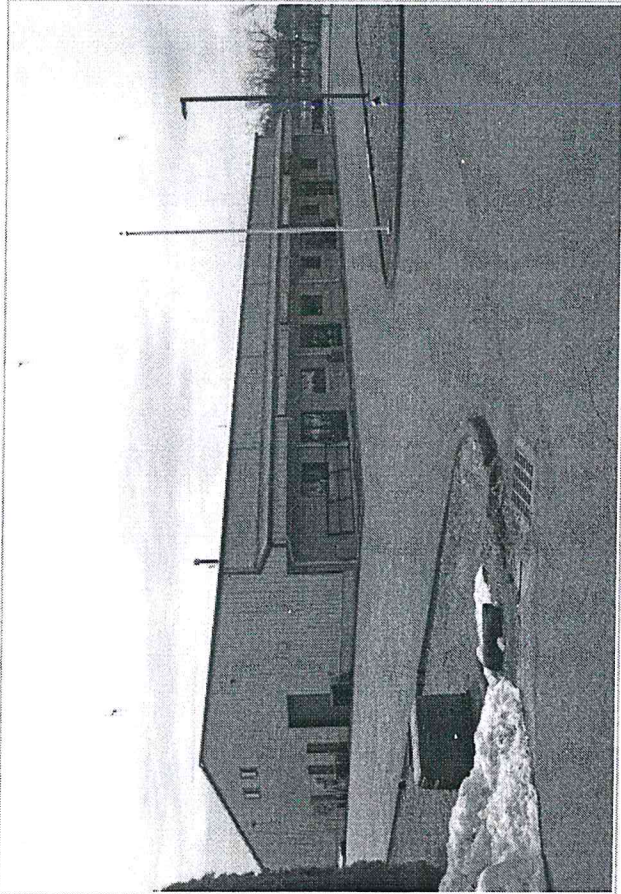
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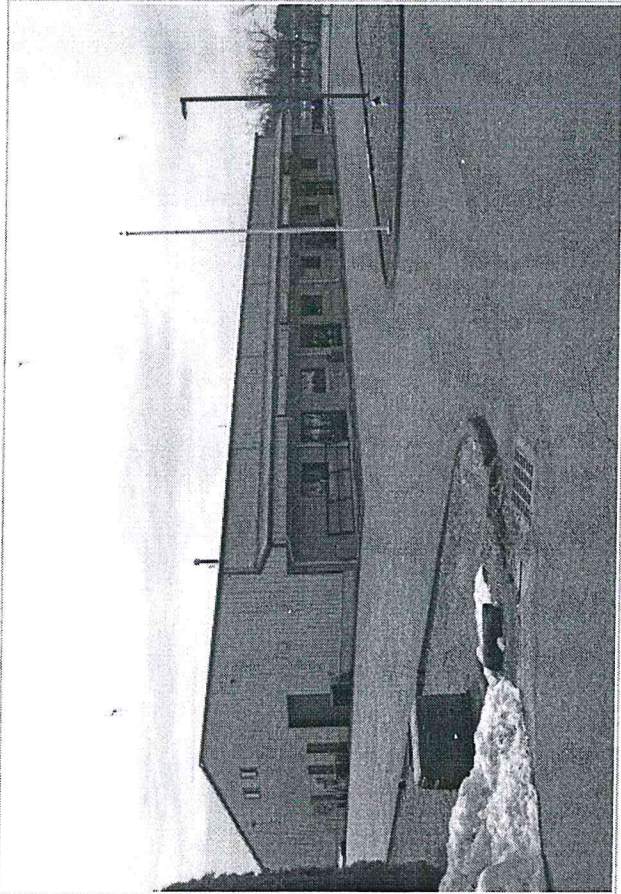
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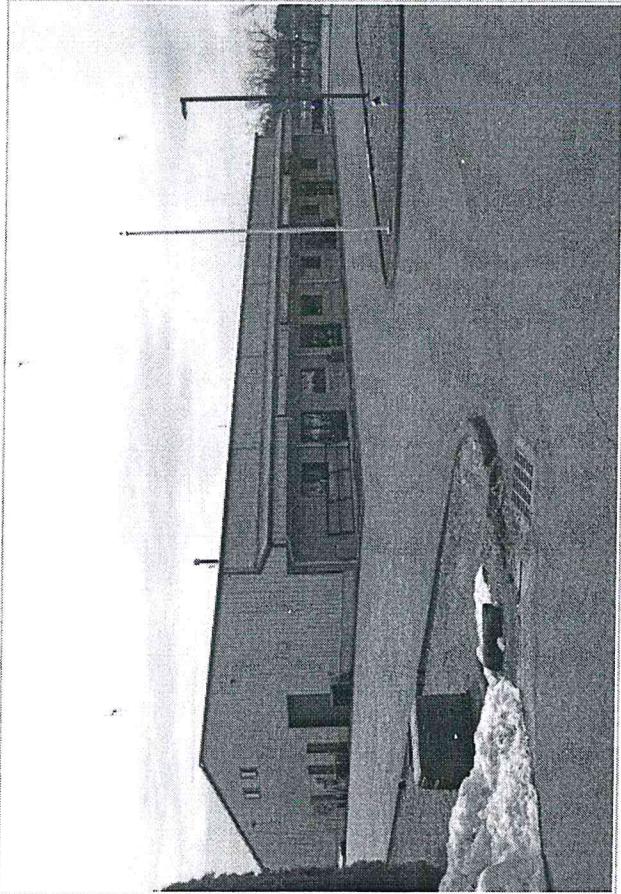
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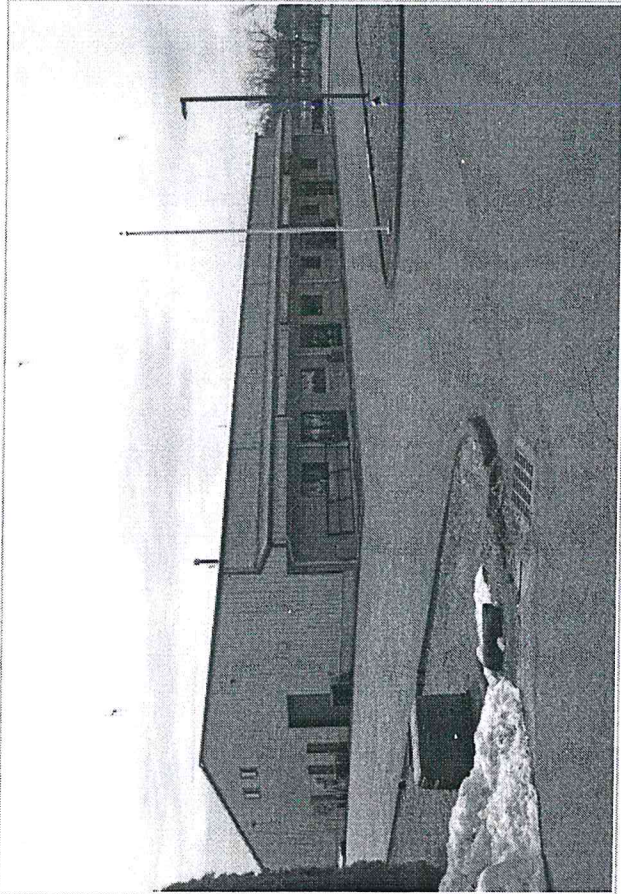
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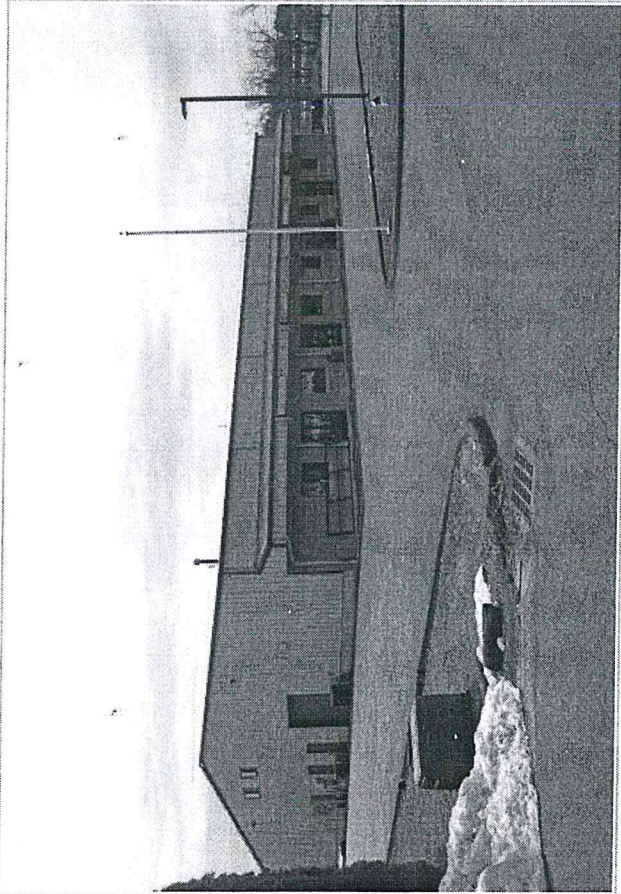
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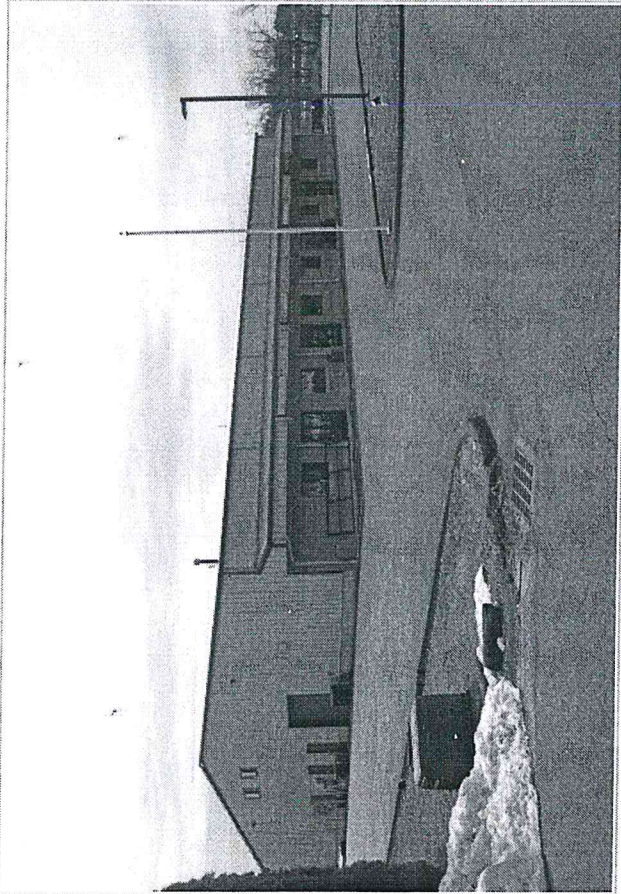
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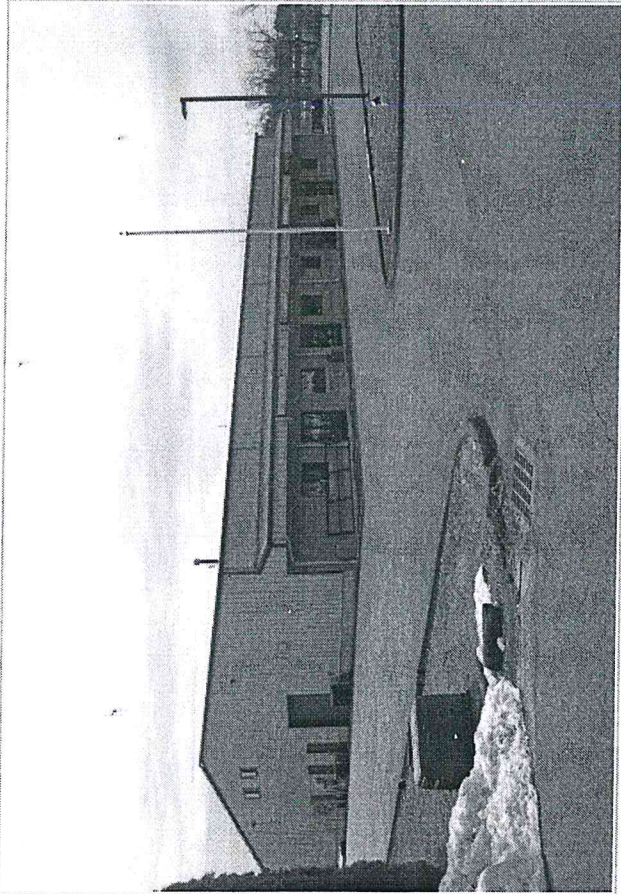
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FEL (12000)

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1 SHANNON CT

2025

CPY (600)

120

FEL (12000)

100

▶ Plat/Lot 094-0067-000

▶ Account: 5502

LUC.06

Zone M

▶ Assessment

\$999,100

▶ Building Information

Description		Description	
BLDG Type	Whse/Stor	Story Height	1 Story
RES Units	0	COM Units	4
Foundation		BMT Floor	
Frame 1	Steel Frame	Frame 2	
EXT Wall 1	Metal	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Metal	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Pkg A/C
# Heat Sys		% Heated	100
% Solar HW		% A/C	40
% COM Wall		% Vacuum	
Ceiling Hght	14	Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Quantity		Quality	
Full Bath			
Ext Full Bath			
Half Bath	6	Typical	
Ext Half Bath			
Ext Fixtures			
Kitchens			
Ext Kitchens			
Fireplaces			
W.S. Flues			

▶ Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	0
2			U
3			
4			
Totals	1	0	0



1 Shannon Court - 300' Radius

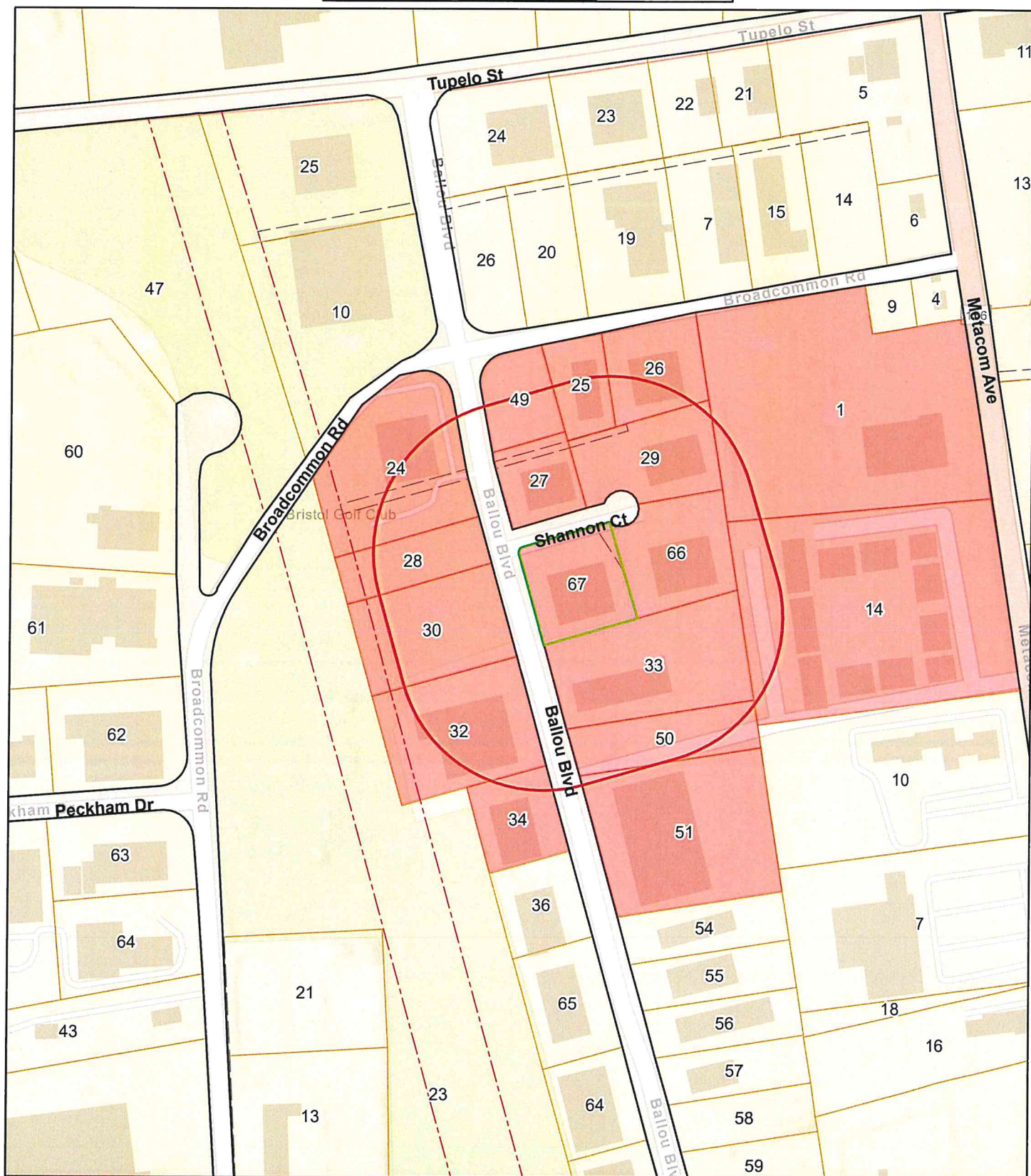
Town of Bristol, RI

1 inch = 282 Feet



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September 16, 2025



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item B1.

Subject Property:

Parcel Number: 94-67
CAMA Number: 94-67
Property Address: 1 SHANNON CT

Mailing Address: 1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 94-1
CAMA Number: 94-1
Property Address: 685 METACOM AVE

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
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

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



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300 feet Abutters List Report

Bristol, RI
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Item B1.

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

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



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300 feet Abutters List Report

Bristol, RI
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Item B1.

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

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



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300 feet Abutters List Report

Bristol, RI
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Item B1.

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

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



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item B1.

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: GEORGIOU, PAULA & GEORGIOU,
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: KELLEY, CHERYL
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

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



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item B1.

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

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



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item B1.

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

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



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item B1.

Parcel Number: 94-24
CAMA Number: 94-24
Property Address: 100 BROADCOMMON RD

Mailing Address: STORE MASTER FUNDING XXV, LLC
8377 EAST HARTFORD DRIVE SUIT 100
SCOTTSDALE, AZ 85255

Parcel Number: 94-25
CAMA Number: 94-25
Property Address: 110 BROADCOMMON RD

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

Parcel Number: 94-26
CAMA Number: 94-26
Property Address: 120 BROADCOMMON RD

Mailing Address: BROADCOMMON PARTNERS LLC
PO BOX 752
BRISTOL, RI 02809

Parcel Number: 94-27
CAMA Number: 94-27
Property Address: 44 BALLOU BLVD

Mailing Address: AMARAL PROPERTIES LLC
44 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-28
CAMA Number: 94-28
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-001
Property Address: 2 SHANNON CT

Mailing Address: FONSECA, CHRISTOPHER
4 JUNIPER CT
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-002
Property Address: 2 SHANNON CT

Mailing Address: BAYNAV REALTY, LLC
2 SHANNON CT UNIT B
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-003
Property Address: 2 SHANNON CT

Mailing Address: DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-004
Property Address: 2 SHANNON CT

Mailing Address: MAGAZINER, IRA C & SUZANNE M -
TRUSTEES IRA C MAGAZINER TRUST &
SUZANNE M MAGAZINER TRUST
184 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-005
Property Address: 2 SHANNON CT

Mailing Address: GOVEDNIK, MARGARET E.
2 CHESTER AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-006
Property Address: 2 SHANNON CT

Mailing Address: DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-007
Property Address: 2 SHANNON CT

Mailing Address: TRACY, CHARLOTTE S. J. C. TRUSTEES
& CHARLOTTE S.
20 MONKEY WRENCH LANE
BRISTOL, RI 02809



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Bristol, RI
September 16, 2025

Item B1.

Parcel Number: 94-29
CAMA Number: 94-29-008
Property Address: 2 SHANNON CT

Mailing Address: SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-30
CAMA Number: 94-30
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-32
CAMA Number: 94-32
Property Address: 51 BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-33
CAMA Number: 94-33
Property Address: 48 BALLOU BLVD

Mailing Address: MATRIX REALTY, LLC
48 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-34
CAMA Number: 94-34
Property Address: 55 BALLOU BLVD

Mailing Address: FIFTY-FIVE BALLOU, LLC
341 THAMES ST UNT 203S
BRISTOL, RI 02809

Parcel Number: 94-49
CAMA Number: 94-49
Property Address: BALLOU BLVD

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

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: 94-66
CAMA Number: 94-66
Property Address: 3 SHANNON CT

Mailing Address: CAROMILE, BRUCE PAUL JR
35 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 94-67
CAMA Number: 94-67
Property Address: 1 SHANNON CT

Mailing Address: 1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809



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1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

AMARAL PROPERTIES LLC
44 BALLOU BLVD
BRISTOL, RI 02809

BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

COVALENCE SPEC ADHESIVES
51 BALLOU BOULEVARD
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

BROADCOMMON PARTNERS LLC
PO BOX 752
BRISTOL, RI 02809

CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

BALZANO, JOHN E. & JANE M
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

CAROMILE, BRUCE
PAUL JR
35 CEDAR DRIVE
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

BAYNAV REALTY, LLC
2 SHANNON CT
UNIT B
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CHASE, MARY R.
679 METACOM AVE, UNIT 69
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

CHILD, MARIA F
671 METACOM AVE UNIT 37
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

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

COTOIA JASON JOSEPH
671 METACOM AVE
Bristol, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

FIFTY-FIVE BALLOU, LLC
341 THAMES ST UNT 203S
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

FONSECA, CHRISTOPHER
4 JUNIPER CT
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

MAGAZINER, IRA C & SUZANN
IRA C MAGAZINER TRUST & S
184 POPPASQUASH RD
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

KAMIYAMA, MASAKUNI & FUJI
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

MATRIX REALTY, LLC
48 BALLOU BLVD
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

KELLEY, CHERYL
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

GEORGIU, PAULA & GEORGIO
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KRUSHNOWSKI, JOHNA A. TRU
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

GOVEDNIK, MARGARET E.
2 CHESTER AVE
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

NICOLI CATHY
671 METACOM AVE
Bristol, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

STEEL IRVING
STEEL RICHARD
675 METACOM AVE
Bristol, RI 02809

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

STORE MASTER FUNDING XXV,
8377 EAST HARTFORD DRIVE SUIT
100
SCOTTSDALE, AZ 85255

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

STORTI, ANNE L.
UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

SENNOTT, GEORGE F. III &
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

PELENDI, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

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

TRACY, CHARLOTTE S.
J. C. TRUSTEES & CHARLOTTE
20 MONKEY WRENCH LANE
BRISTOL, RI 02809

TRIVISONNO, TIA TRUSTEE O
KAREN TRIVISONNO IRREVOCA
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809

WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809