



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, June 02, 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, May 29th, 2025**.

1. **Pledge of Allegiance**
2. **Approval of Minutes** - May 5, 2025
3. **New Petitions**

3A. June 2025 Staff Reports

3B. 2025-15 Kathleen Hunt - Dimensional Variances: to construct a 22ft. x 24ft. free-standing accessory dwelling unit (ADU) structure with less than the required lot area for an ADU within a new structure; and with less than the required front yard from Fox Hill Avenue on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10.

3C. 2025-16 Benjamin and Katelyn Cantone - Special Use Permit: to operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district. Located at **222 Wood Street**; Assessor's Plat 25, Lot 75; Zone: LB.

3D. 2025-17 Scott M. Davis - Dimensional Variances: to construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-

bedroom ADU, less than the required rear yard, and less than the required right side yard. Located at **5 Barbara Drive**; Assessor's Plat 150, Lot 111; Zone: R-15.

3E. **2025-18 Justin Ferreira / Ferreira Electric, Inc. - Use Variance and Dimensional Variance:** to expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard. Located at **14 Reservoir Avenue**; Assessor's Plat 33, Lots 158 & 159; Zone: R-6.

3F. **2025-19 Mark Estrella and Sarah Botelho, Christian and Alyssa Ferreira, and Manuel and Jennifer Menezes - Dimensional Variances:** to install approximately 210 feet of six foot high stockade fence along the westerly property line of three lots at a height greater than permitted for a fence in the front yard from Metacom Avenue. Located at **11, 15 & 17 St. Theresa Avenue**; Assessor's Plat 120, Lots 61, 63 & 65; Zone: R-8.

4. Adjournment

Date Posted: May 15, 2025

Posted By: emt



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-15**

APPLICANT: Kathleen Hunt

LOCATION: 80 Charles Street

PLAT: 32 LOT: 48 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 22ft. x 24ft. free-standing accessory dwelling unit (ADU) structure with less than the required lot area for an ADU within a new structure; and with less than the required front yard from Fox Hill Avenue on a corner lot.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 22' x 24' free-standing accessory structure to house an ADU at this property located on the southerly side of Charles Street and the westerly side of Fox Hill Avenue. The property is improved with an existing single-family dwelling as well as a 20' x 20' detached accessory garage structure. The existing garage faces Fox Hill Avenue with access from a paved driveway. The applicant proposes to demolish the existing garage and to construct a new two-story accessory structure containing a two-bedroom ADU with basement.

The proposed ADU structure would be located south of the existing garage and more centered on the lot. The proposed structure would be located approximately 10 feet from the easterly front property line at Fox Hill Avenue. As a corner lot, this property contains two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a minimum 17.25 foot front yard on this legal nonconforming 5,750 square foot lot within the R-10 zone (setbacks reduced per Section 28-221(a)(2)b. of the zoning ordinance). The structure would be located approximately 14 feet from the westerly side property line, with a four foot wide landing and stairs leading down from the second floor. An expanded asphalt parking area is also proposed in the location of the existing driveway, extending to the proposed ADU structure.

In addition to the dimensional relief required for the front yard, the applicant is also requesting relief from the requirement in state law (see R.I.G.L. 45-24-73) that an ADU within a new structure be permitted on lots containing a minimum of 20,000 square feet of land area. The applicant's property contains 5,750 square feet of lot area. Thus, a variance of approximately 14,250 square feet is required to build an ADU within the proposed structure.

 5/22/2025
 Edward M. Tanner, Zoning Officer



Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

May 22, 2025



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*

STAFF REPORT FOR:

FILE NO. **2025-16**

APPLICANT: Benjamin and Katelyn Cantone

LOCATION: 222 Wood Street

PLAT: 25 LOT: 75 ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

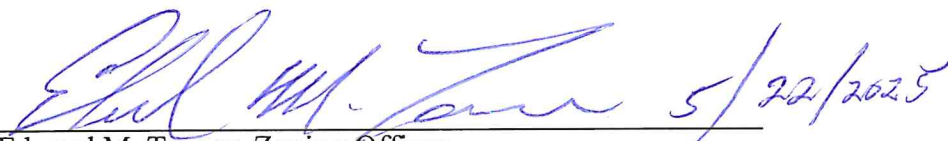
The applicant is requesting a special use permit to operate a mobile food establishment restaurant use and to store a mobile food truck overnight at this property located on the easterly side of Wood Street and the northerly side of Richmond Street. The property is improved with an existing multi-family dwelling as well as a three-stall detached garage structure. A paved driveway provides access to the site from Richmond Street. The applicant currently operates a mobile food establishment (MFE) business known as Seb's Wood Fire Oven. This business operates off-site and the use is regulated via licensing from both the State of Rhode Island and the Town of Bristol. As an MFE, this type of business is allowed to operate throughout the community on an intermittent basis depending on location and event type (See Article IV. – Mobile Food Establishments in Chapter 19 of Bristol Town Code).

The applicant is proposing to operate the mobile food establishment restaurant on this property, which is also the applicant's primary residence. In addition, the applicant proposes to store the food trailer on the property overnight and when not in use off-site. The storage of the MFE trailer on the property, and the serving of food from the trailer during non-specific events is not permitted under the Town's MFE ordinance. Thus, I have determined that allowing the mobile establishment to remain on the property and to operate from the property is considered to be a restaurant use and requires a special use permit in the Limited Business zone per the Permitted Use Table.

The applicant proposes to operate the food truck up to three days per week (Thursday through Saturday), from the existing driveway. When in operation serving food, the applicant will place four picnic tables in the driveway for customers who wish to eat their food on site. Hours of operation would be from approximately 4pm to 9pm. Available items would be limited to pizza, pre-packaged sides such as salads, and soft drinks. No alcohol would be served. The property is located within a mixed use area and is abutting both residential and commercial uses, including the parking lot for the nearby Cup Defenders social club.

As a restaurant use in the LB zone, this proposal is subject to the standards found in Section 28-150(dd) of the zoning ordinance. These standards are intended for more traditional restaurant, café or deli uses, but appear to be met by this applicant. The property is surrounded by fencing and vegetation; signage would be limited to one non-illuminated "A-frame" sign only during hours of operation; operating hours would be limited to 4pm to 9 pm; and outdoor lighting would be limited to down facing battery powered LED lights located on the food trailer.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on May 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit as it found that the applicant had met the standards of 28-150(dd) subject to conditions that the restaurant use be limited to Thursday through Saturday only from 4pm to 9pm.


Edward M. Tanner, Zoning Officer



222 Wood Street

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

May 22, 2025

0 36 72 108



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

STAFF REPORT FOR:

FILE NO. **2025-17**

APPLICANT: Scott M. Davis

LOCATION: 5 Barbara Drive

PLAT: 150

LOT: 111

ZONE: Residential R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-bedroom ADU, less than the required rear yard, and less than the required right side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct additions to an existing single-family dwelling at this property located on the easterly side of Barbara Drive. The existing dwelling on this property consists of a two-story cape-style house with a footprint of approximately 894 square feet. The applicant proposes additions with a total footprint of 1,797 square feet to the rear and the right side of the existing dwelling. Proposed additions include an expanded kitchen to the rear of the dwelling, a mudroom / entranceway off the right side of the dwelling, and a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition connecting to the right of the proposed mudroom.

The proposed garage and ADU addition would be located approximately 33 feet from the rear property line and approximately 14 feet from the southerly right side property line. The zoning ordinance requires a minimum 35 foot rear yard and a minimum 20 foot side yard in the R-15 zone.

In addition to the dimensional relief required for the rear and right side yards, the applicant is also requesting relief from the requirement in state law (see R.I.G.L. 45-24-73) that an ADU within a new structure be permitted on lots containing a minimum of 20,000 square feet of land area. The applicant's property contains 15,000 square feet of lot area. Thus, a variance of 5,000 square feet is required to build an ADU within the proposed new addition. State law also requires that an ADU containing two bedrooms be limited in size to 1,200 square feet or 60 percent of the floor area of the principal dwelling, whichever is less. The existing principal residence contains approximately 1,372 square feet of gross floor area (determined from architect's drawings). Thus, the maximum size for an ADU on this property per state law is 823 square feet. The proposed ADU measures approximately 1,440 square feet. As such, a variance of 617 square feet is required for the proposed ADU.


Edward M. Tanner, Zoning Officer



5 Barbara Drive

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

May 23, 2025



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*

STAFF REPORT FOR:

FILE NO. **2025-18**

APPLICANT: Justin Ferreira / Ferreira Electric, Inc.

LOCATION: 14 Reservoir Avenue

PLAT: 33 LOTS: 158 & 159 ZONE: Residential R-6

APPLICANT IS REQUESTING A USE VARIANCE AND A DIMENSIONAL VARIANCE TO:
Expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard.

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 expand a nonconforming contract construction service business use within a residential zoning district. This property is located on the easterly side of Reservoir Avenue and consists of two assessor's lots totaling approximately 6,400 square feet of land area. This property has historically been occupied by a contract construction services plumbing business, which operated on the site for many decades.

The property is improved with two structures including a 33ft. x 44ft. commercial building containing office and garage space on the northerly portion of the site, and an approximate 20ft. x 20ft. two-bay garage structure on the southerly portion of the property. The applicant proposes to locate his electrical contracting business to this property and to repair and add an addition to the existing structures. The proposed addition would consist of raising the front portion of the roof on the smaller garage structure, and constructing a 5' x 25' addition to connect the front of the garage structure to the larger building. The use of this property for an electrical contracting business is considered legal nonconforming and is permitted by right. However, the proposed addition to the existing structures is considered an expansion of a nonconforming use and is not permitted per Section 28-218(5) of the zoning ordinance. Thus, a use variance is required to permit the proposed addition. I have also advertised this application for a dimensional variance, as the existing garage structure is located close to the rear property line, and the proposed roof addition would be located within the rear yard. The zoning ordinance requires a minimum 20 foot rear yard setback in the R-6 zone. The applicant is aware that a property line survey is required in order to permit the proposed addition. However, they have not yet purchased the property and will move forward with the survey work and after purchase of the property if variances are granted.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on May 20, 2025. During this meeting, the applicant noted that the proposed garage addition, including the change in roof pitch, would be needed in order to store contractor vehicles overnight. The applicant also stated that there would be little activity occurring at the property, as most work is performed for clients off-site. During this meeting, the TRC voted to recommend approval of the use and dimensional variances as the proposed use would improve the existing property and would not adversely impact the surrounding neighborhood.

 5/23/2025
Edward M. Tanner, Zoning Officer



14 Reservoir Avenue

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

May 23, 2025

0 36 72 108



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

STAFF REPORT FOR:

FILE NO. **2025-19**

APPLICANT: Mark Estrella and Sarah Botelho, Christian and Alyssa Ferreira, and Manuel and Jennifer Menezes

LOCATION: 11, 15 & 17 St. Theresa Avenue

PLAT: 120

LOTS: 61, 63 & 65

ZONE: Residential R-8

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Install approximately 210 feet of six foot high stockade fence along the westerly property line of three lots (11, 15 & 17 St. Theresa Avenue) at a height greater than permitted for a fence in the front yard from Metacom Avenue.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting dimensional variances to construct a six (6) foot high stockade privacy fence along the westerly side of their properties at Metacom Avenue. These three properties are through lots located on the westerly side of St. Theresa Avenue and the easterly side of Metacom Avenue. As through lots with frontage on two parallel streets, these lots have two front yards for purposes of determining zoning dimensional requirements. The applicants wish to jointly install the fence along the westerly property boundary of each of the three lots to provide privacy and reduce noise and pollution from Metacom Avenue. Fences are permitted on a front property line. However, the zoning ordinance requires a maximum height of 4 feet for fences located within the front yard.

When the August Farm subdivision was approved in 2016, the planning board required the developer to install a fence consisting of wood posts and wire mesh to provide a barrier between these properties and Metacom Avenue. The planning board also required the planting of evergreen trees in areas where vegetation was lacking along Metacom Avenue as a buffer for these new residential lots. While the post and rail fence remains, much of the vegetative buffer has died back or been removed. Of note, each of these properties is encumbered by a 30 foot wide drainage easement which contains a stormwater detention area installed as part of the August Farm development. This drainage area is maintained by the Town, and access to the easement must be preserved. Two of the three properties have existing six foot high fences across the rear of their property further within their lot along the easterly side of the drainage easement.


Edward M. Tanner, Zoning Officer

5/23/2025



11, 15 & 17 St Theresa Avenue

Town of Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

May 23, 2025



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

May 15, 2025
File #: ZBR-25-15

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
June 2, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Kathleen Hunt

Owner of Record: Kathleen Hunt

Location: 80 CHARLES ST , BRISTOL, RI, 02809

Plat: 32 Lot: 48

Zoning District: R-10

Applicant is requesting **Dimensional Variances** under the Zoning Ordinance as follows:

to construct a 22ft. x 24ft. free-standing accessory dwelling unit (ADU) structure with less than the required lot area for an ADU within a new structure; and with less than the required front yard from Fox Hill Avenue 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-25-15

80 Charles St. 32 48

April 25, 2025

Applicant	
Name of Applicant	Kathleen Hunt
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
	80 Charles St.	32	48

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: Accessory Dwelling Unit

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,056 feet
Width in Feet	22 feet
Length in Feet	24 feet
Height Above Grade	20 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	77.5 feet
Rear Yard in Feet	23.5 feet
Left Side Yard in Feet	10 feet
Right Side Yard in Feet	14 feet
Height in Feet	20 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
1st Variance Request: Lot Area Requirement for ADU (5,750 sq ft existing vs. 20,000 sq ft required)	
2nd Variance Request: Setback from Fox Hill Avenue (Corner lot with two front yard setbacks)	

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

1st Variance Request: Lot Area Requirement for ADU (5,750 sq ft existing vs. 20,000 sq ft required)**Reason for Request:**

I respectfully request a variance from the minimum lot area requirement to build an accessory dwelling unit (ADU) on my 5,750 sq ft lot, where 20,000 sq ft is typically required. The lot is nonconforming in size, and this creates a hardship that limits reasonable development options. However, it is consistent with many other properties in the neighborhood, including abutting lots that support two- and three-family residences on similarly sized parcels. Our request seeks to align with that established character and precedent.

The proposed ADU will be modest in scale, designed to complement the existing property and neighborhood aesthetics. It will offer flexible living space for my family, allowing for multi-generational use. More immediately I anticipate using the property for a long-term rental, or I may continue to use it as my RI residence. This approach enhances housing diversity and supports broader community goals of affordability and responsible growth—without burdening town infrastructure or disrupting neighborhood stability.

Granting this variance would not set a new precedent, but rather extend the same reasonable opportunity for property use that many nearby homeowners have already exercised. It reflects both thoughtful planning and a commitment to making meaningful, appropriate use of our property within the spirit of the zoning code.

2nd Variance Request: Setback from Fox Hill Avenue (Corner lot with two front yard setbacks)**Reason for Request:**

I respectfully request a variance from the front setback requirement along Fox Hill Avenue in order to build a new accessory dwelling unit (ADU) on my corner lot. Due to its location, the property is subject to two front yard setbacks, which significantly reduces the available buildable area. This creates a practical challenge not typically faced by interior lots and limits our ability to make reasonable improvements.

By current zoning, I believe, it would be permissible to build an ADU within the footprint of the existing detached garage, which is located directly on the Fox Hill Avenue property line. However, the existing structure is not suitable for residential use due to its age and condition and would need to be removed. Rather than rebuilding it in the exact same location, I am proposing to construct a new ADU on a proper foundation, set further back from the road. This approach will enhance the safety, appearance, and long-term functionality of the property while minimizing the visual impact on the streetscape.

Given the nonconforming nature of the lot and the presence of similarly sized and configured lots in the neighborhood, I believe this request is reasonable and consistent with the surrounding area. The goal is to make thoughtful and appropriate use of the property while maintaining the character and quality of the neighborhood.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	5,750
Lot Frontage	46
Lot Depth	125

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 830	Building/Structure Detail if Other: Bungalow
------------------------------	---------------------	--

4-29-25

pd. \$125.00 e check

Summary Statement for Zoning Application at 80 Charles Street

Thank you for the opportunity to present this application for a detached Accessory Dwelling Unit (ADU) at 80 Charles Street. I am seeking approval to build a modest, thoughtfully designed ADU that aligns with state and local goals for increasing housing options while respecting the character of the neighborhood and the integrity of my lot.

This proposal includes requests for two variances—related to minimum lot size and front setback on a corner lot—that reflect the unique nonconforming nature of the property. My intent is to replace an aging garage currently located directly on the lot line with a new structure on a proper foundation, set back further from the road. This would represent a visual and functional improvement while maintaining a scale consistent with the neighborhood.

My plans are modeled closely after a recently approved ADU project on Metacom Avenue, reviewed and granted by this same Zoning Board (see below site plan of the property I'm modeling). The requested relief is similar in nature, and my proposed ADU has been designed to complement the main home and surrounding properties. I truly value the Board's past support for thoughtful, small-scale housing and see this project as a continuation of that vision.

I am also fully open to any suggestions the Board may have regarding architectural elements—such as roofline adjustments or front porch design—that would help the ADU blend more seamlessly with neighboring homes. My goal is to create a welcoming and appropriate addition to the property that adds value to both my family and the community.

I sincerely appreciate your time and consideration and thank you for your ongoing service to the Town of Bristol.

Best Regards,



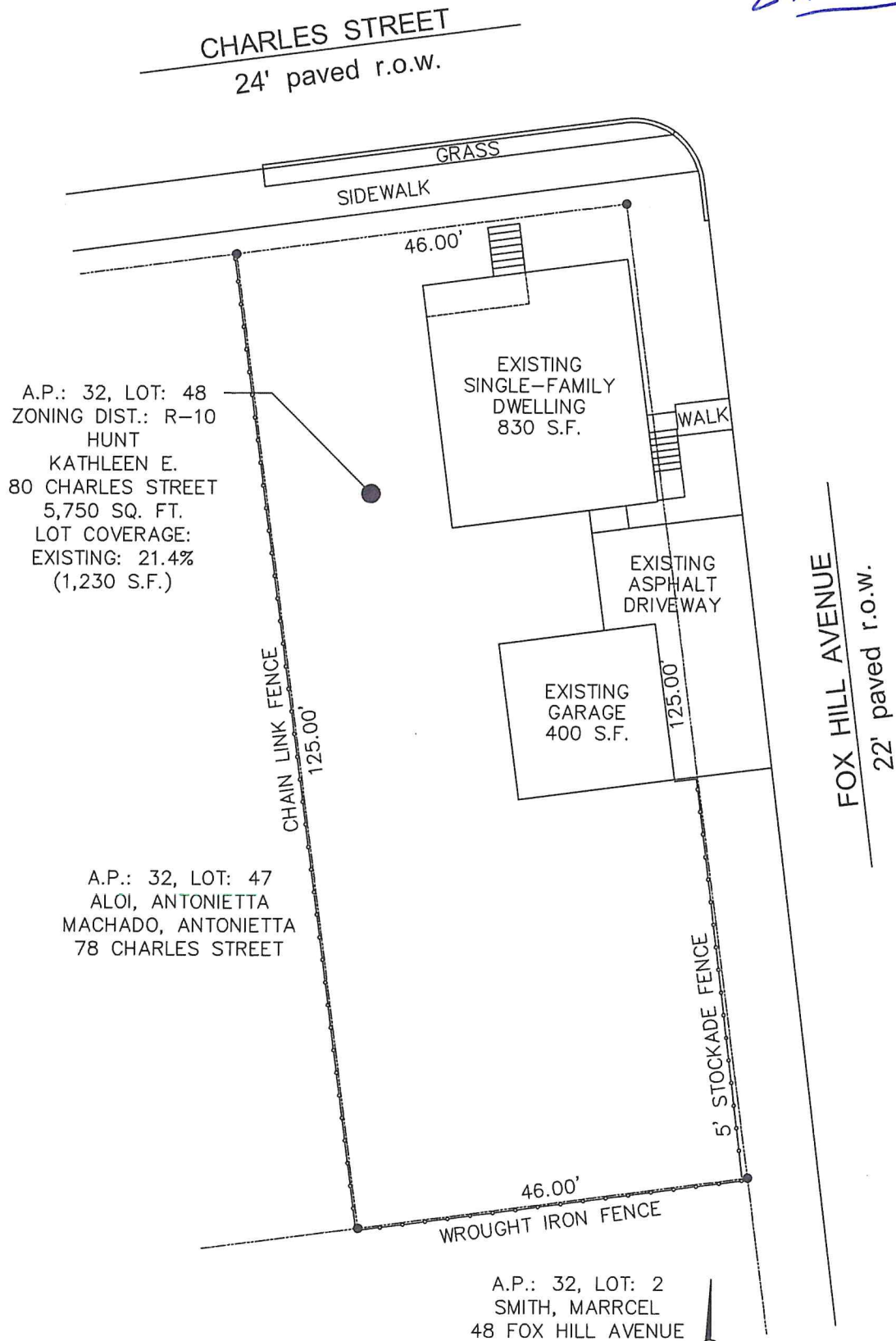
Kathleen Hunt

80 Charles Street

Bristol, RI 02809

Cell: 401-829-7739

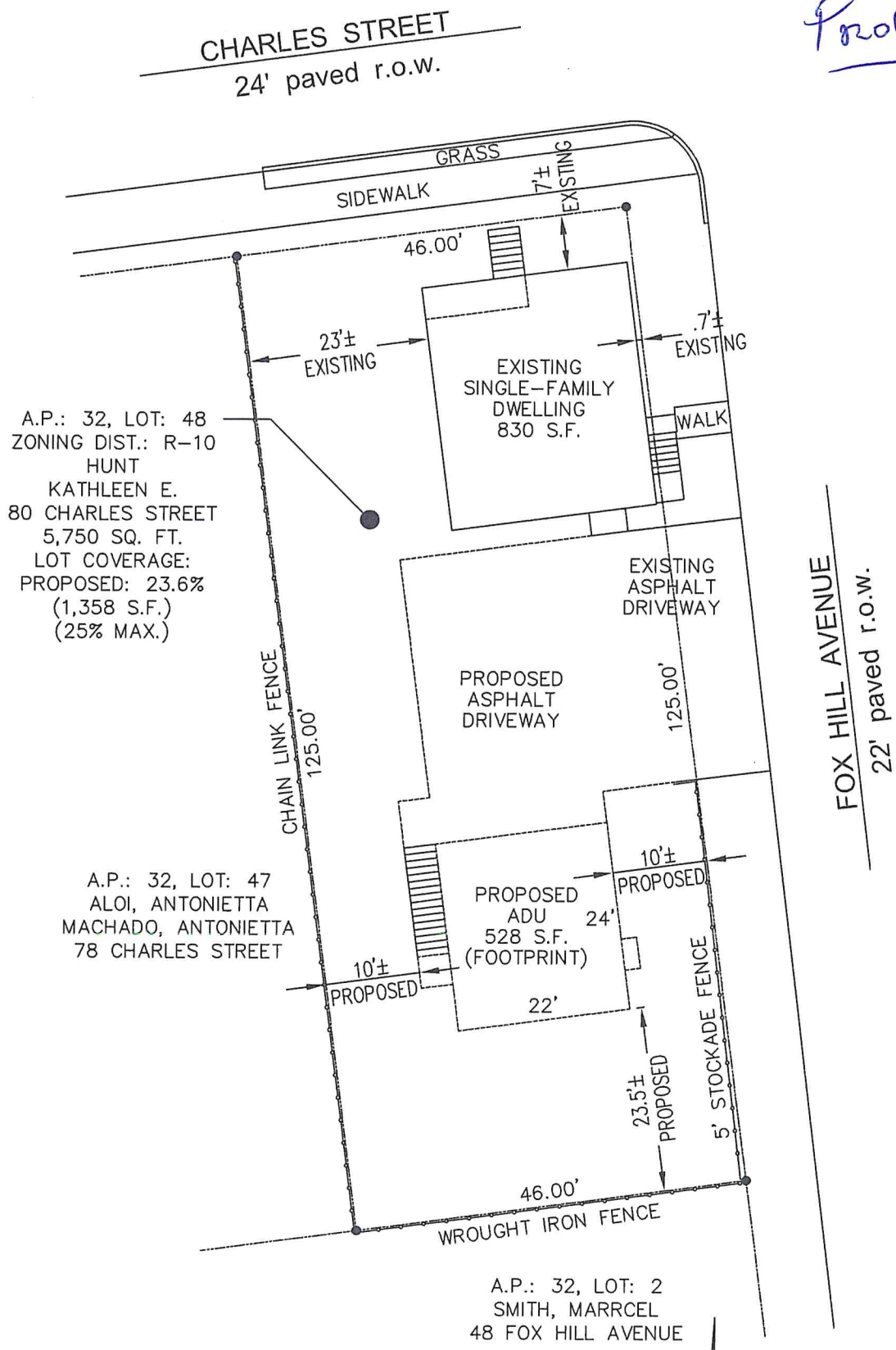
Kathleenhunt85@gmail.com

EXISTING

SITE PLAN

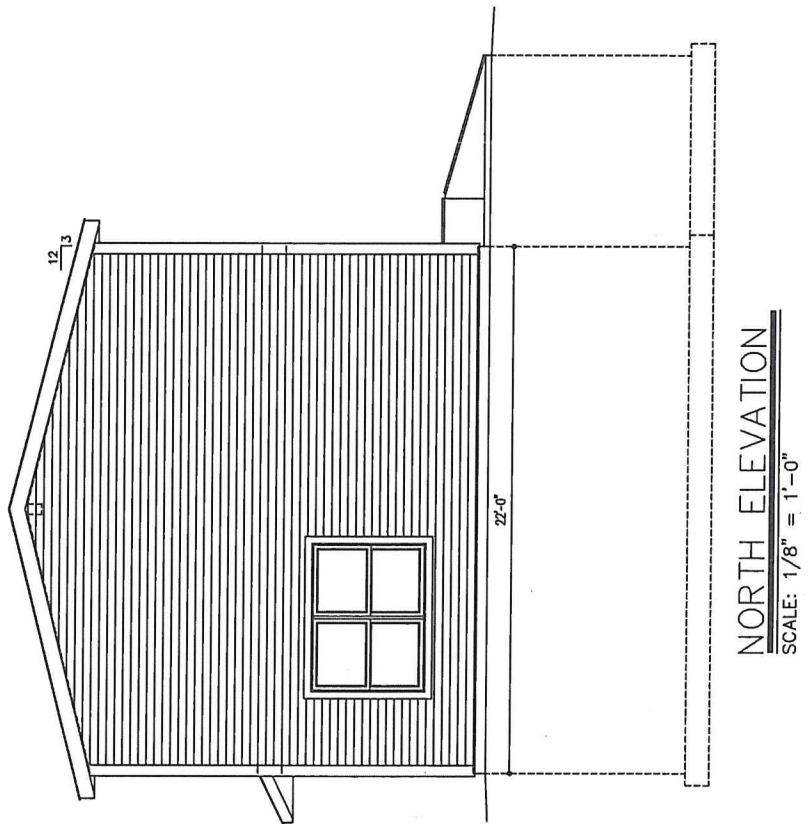
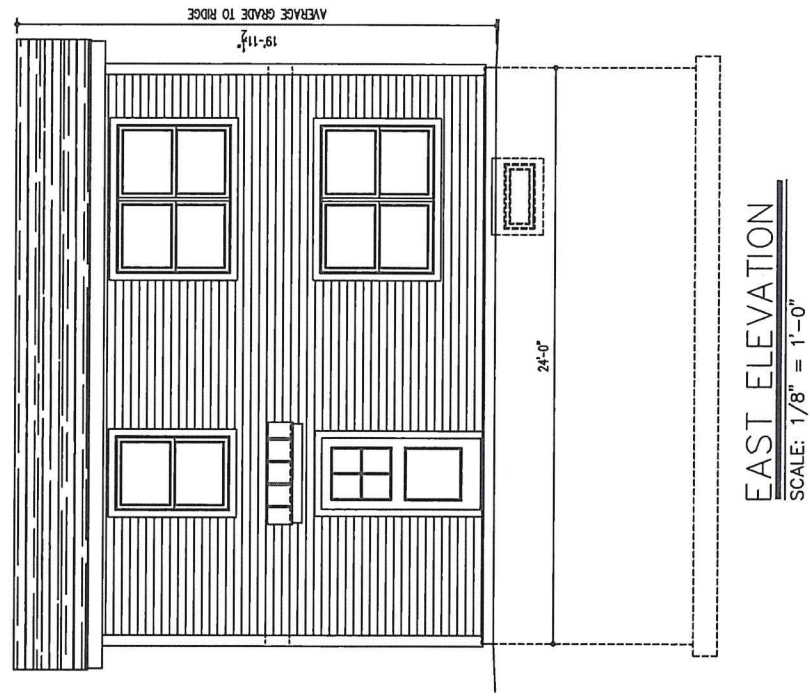
SCALE: 1" = 20'

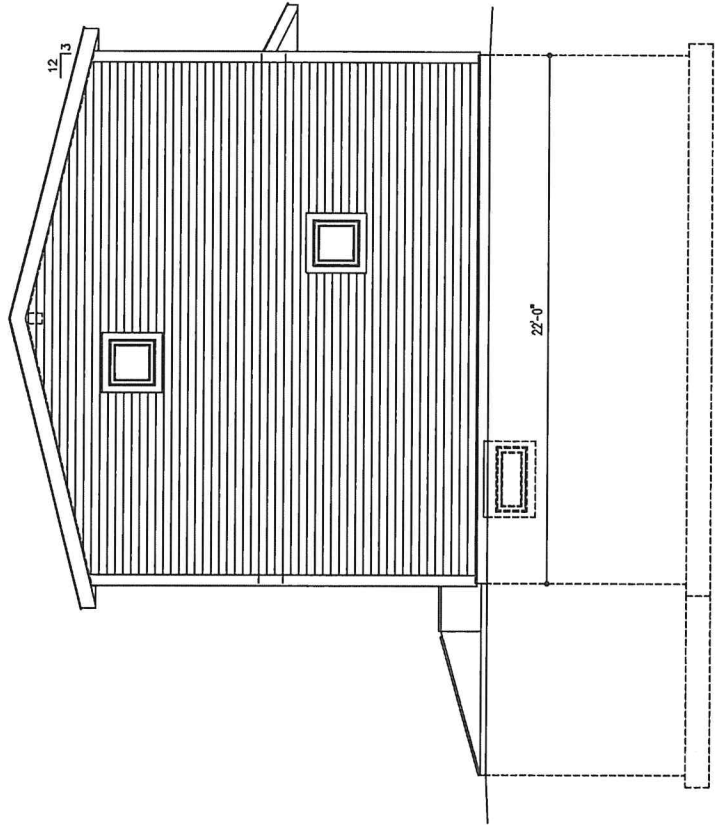
Proposed



SITE PLAN
 SCALE: 1" = 20'

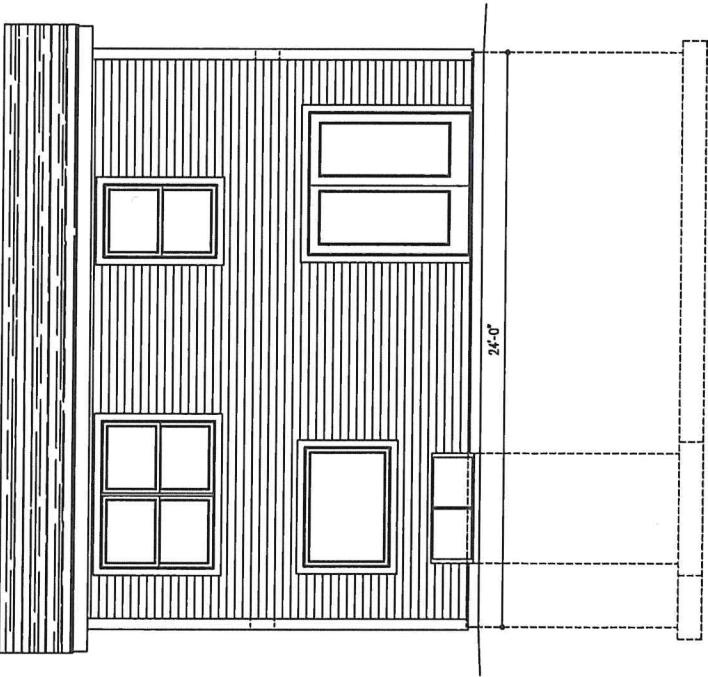






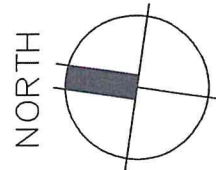
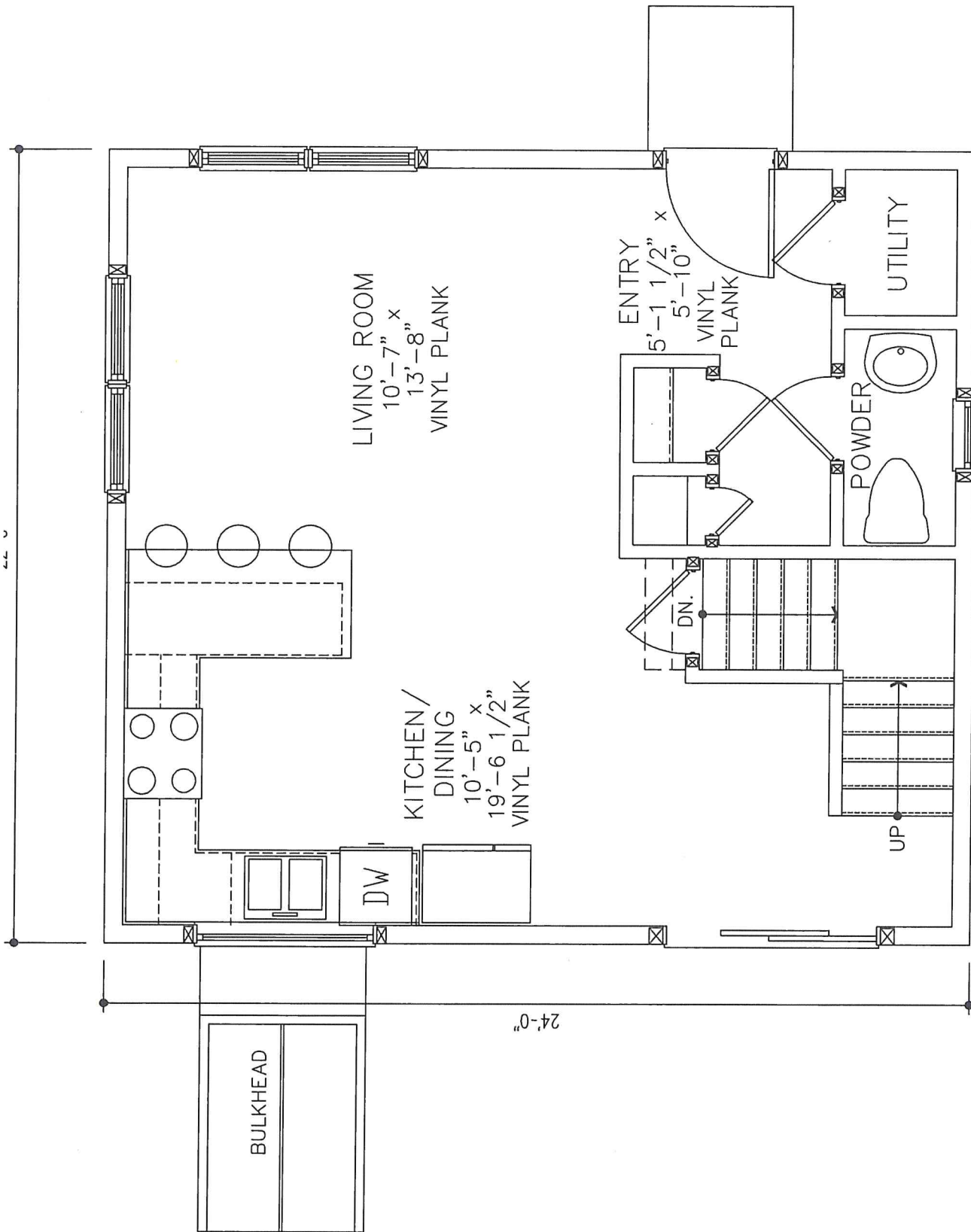
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



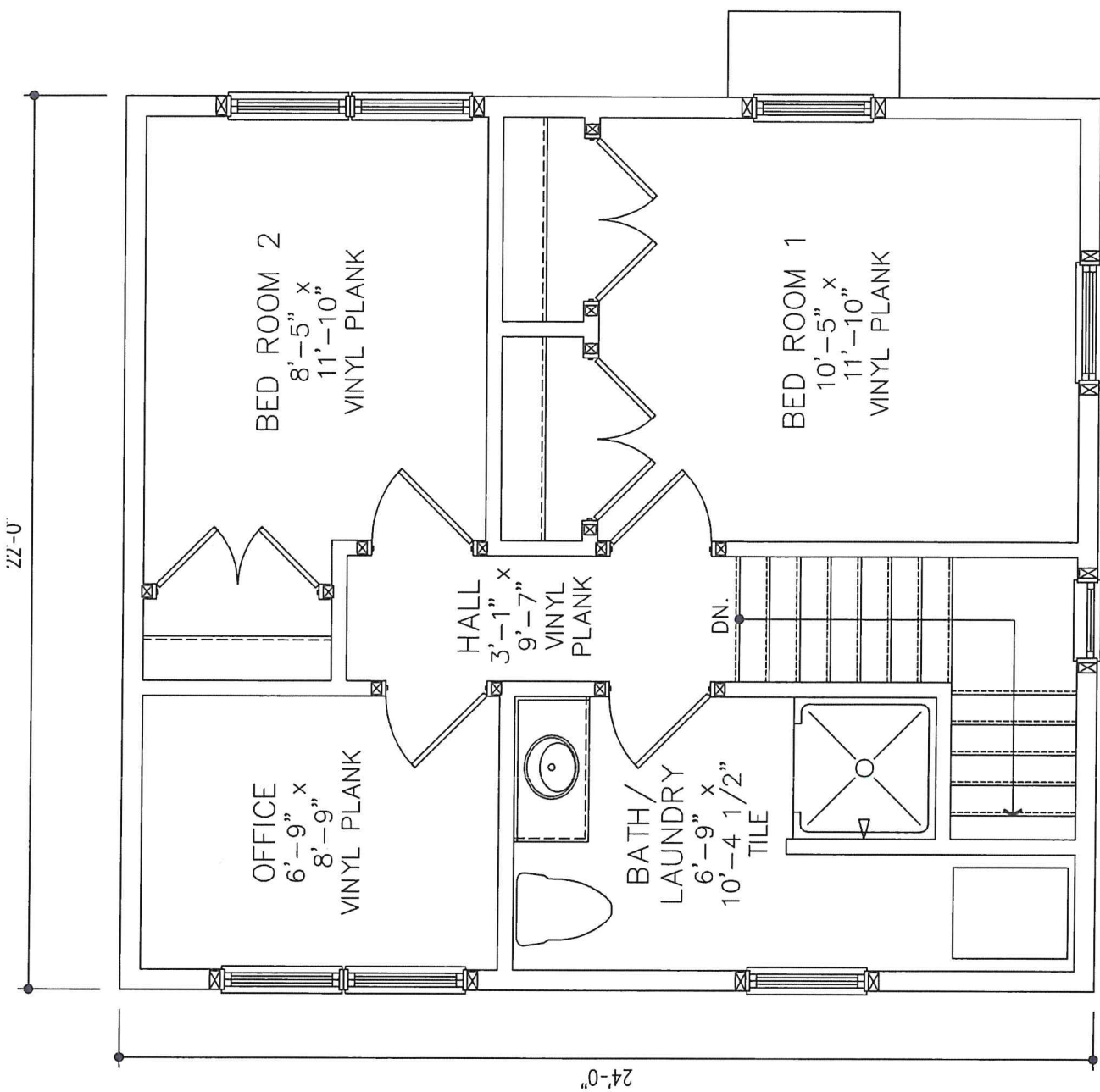
WEST ELEVATION

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

Building Information

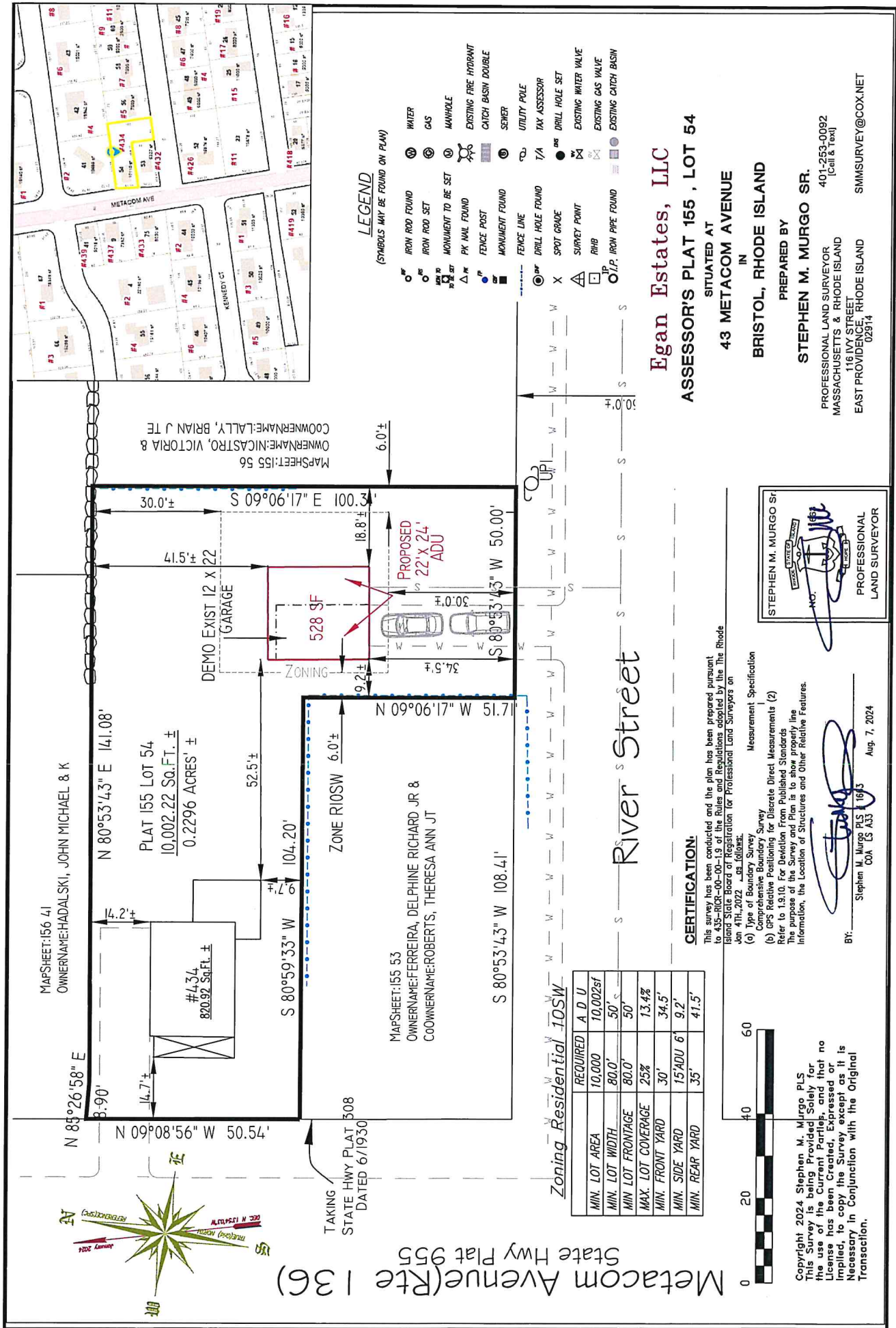
Description	Story Height	Description
BLDG Type	Bungalow	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Clapboard	EXT Wall 2
Roof Type 1	Hip	Roof Type 2
Roof Cover 1	Asphalt Shirs	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2

BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
Heat Type	FWA w/AC
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceill HGH	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Quantity	Quality
Full Bath	1
Ext Full Bath	Typical
Half Bath	1
Ext Half Bath	Typical
Ext Fixtures	
Kitchens	1
Ext Kitchens	Typical
Fireplaces	
W.S. Flues	

Room Counts by Floor

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





NATIONAL
DESIGN AND DRAFTING
(401) • 714 • 2506
OFFICE@NDDO.EMAIL

434 METACOM

AREA SUMMARY	
Name	Area
FIRST FLOOR AREA	528 SF
SECOND FLOOR AREA	528 SF

GENERAL NOTES
 * ALL EXTERIOR WALLS ARE
 NOMINAL 2x6 @ 16" O.C. UNLESS

• ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED

• INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O.C.

• DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING FOR EXTERIOR FACE OF FOUNDATION WALL

• DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL

DRAWING LIST	
Sheet Number	Sheet Name
1	COVER & C&E, Introduction
2	100% CONCRETE PLAN
3	50% CONCRETE PLAN
4	100% CONCRETE PLAN
5	100% CONCRETE PLAN
6	100% CONCRETE PLAN
7	100% CONCRETE PLAN
8	100% CONCRETE PLAN
9	100% CONCRETE PLAN
10	100% CONCRETE PLAN
11	100% CONCRETE PLAN
12	100% CONCRETE PLAN
13	100% CONCRETE PLAN
14	100% CONCRETE PLAN
15	100% CONCRETE PLAN
16	100% CONCRETE PLAN
17	100% CONCRETE PLAN
18	100% CONCRETE PLAN
19	100% CONCRETE PLAN
20	100% CONCRETE PLAN
21	100% CONCRETE PLAN
22	100% CONCRETE PLAN
23	100% CONCRETE PLAN
24	100% CONCRETE PLAN
25	100% CONCRETE PLAN
26	100% CONCRETE PLAN
27	100% CONCRETE PLAN
28	100% CONCRETE PLAN
29	100% CONCRETE PLAN
30	100% CONCRETE PLAN
31	100% CONCRETE PLAN
32	100% CONCRETE PLAN
33	100% CONCRETE PLAN
34	100% CONCRETE PLAN
35	100% CONCRETE PLAN
36	100% CONCRETE PLAN
37	100% CONCRETE PLAN
38	100% CONCRETE PLAN
39	100% CONCRETE PLAN
40	100% CONCRETE PLAN
41	100% CONCRETE PLAN
42	100% CONCRETE PLAN
43	100% CONCRETE PLAN
44	100% CONCRETE PLAN
45	100% CONCRETE PLAN
46	100% CONCRETE PLAN
47	100% CONCRETE PLAN
48	100% CONCRETE PLAN
49	100% CONCRETE PLAN
50	100% CONCRETE PLAN
51	100% CONCRETE PLAN
52	100% CONCRETE PLAN
53	100% CONCRETE PLAN
54	100% CONCRETE PLAN
55	100% CONCRETE PLAN
56	100% CONCRETE PLAN
57	100% CONCRETE PLAN
58	100% CONCRETE PLAN
59	100% CONCRETE PLAN
60	100% CONCRETE PLAN
61	100% CONCRETE PLAN
62	100% CONCRETE PLAN
63	100% CONCRETE PLAN
64	100% CONCRETE PLAN
65	100% CONCRETE PLAN
66	100% CONCRETE PLAN
67	100% CONCRETE PLAN
68	100% CONCRETE PLAN
69	100% CONCRETE PLAN
70	100% CONCRETE PLAN
71	100% CONCRETE PLAN
72	100% CONCRETE PLAN
73	100% CONCRETE PLAN
74	100% CONCRETE PLAN
75	100% CONCRETE PLAN
76	100% CONCRETE PLAN
77	100% CONCRETE PLAN
78	100% CONCRETE PLAN
79	100% CONCRETE PLAN
80	100% CONCRETE PLAN
81	100% CONCRETE PLAN
82	100% CONCRETE PLAN
83	100% CONCRETE PLAN
84	100% CONCRETE PLAN
85	100% CONCRETE PLAN
86	100% CONCRETE PLAN
87	100% CONCRETE PLAN
88	100% CONCRETE PLAN
89	100% CONCRETE PLAN
90	100% CONCRETE PLAN
91	100% CONCRETE PLAN
92	100% CONCRETE PLAN
93	100% CONCRETE PLAN
94	100% CONCRETE PLAN
95	100% CONCRETE PLAN
96	100% CONCRETE PLAN
97	100% CONCRETE PLAN
98	100% CONCRETE PLAN
99	100% CONCRETE PLAN
100	100% CONCRETE PLAN

LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------|-------------------|------|-------------|------|----------------|------|---------------|------|-------------|------|--------------------|------|----------|------|-----------------|------|--------------------|------|---------------|------|---------------|------|--------------|------|-------------|------|-----------|------|---------------------|------|---------------------|
| (1C) | SMOKE/CO DETECTOR | (1D) | CO DETECTOR | (1E) | SMOKE DETECTOR | (1F) | HEAT DETECTOR | (1G) | EXHAUST FAN | (1H) | INSULATED 2x4 WALL | (1I) | 2x4 WALL | (1J) | SHELF / COUNTER | (1K) | EXISTING TO REMAIN | (1L) | INTERIOR DOOR | (1M) | EXTERIOR DOOR | (1N) | SLIDING DOOR | (1O) | GARAGE DOOR | (1P) | FIXED WNW | (1Q) | DOUBLE SL. HUNG WNW | (1R) | DOUBLE SL. HUNG WNW |
|------|-------------------|------|-------------|------|----------------|------|---------------|------|-------------|------|--------------------|------|----------|------|-----------------|------|--------------------|------|---------------|------|---------------|------|--------------|------|-------------|------|-----------|------|---------------------|------|---------------------|

SWISS SUGAR WIN
8MM DIM IN FEET/INCHES
(268 = 2'-0" x 8")

Revision Date	Revision Number

USE OF THESE DRAWINGS
CONSTITUTES AN AGREEMENT NOT
TO HOLD NATIONAL DESIGN &
DRAWING LIABLE FOR PROBLEMS
WHICH MAY ARISE BEFORE, DURING
OR AFTER CONSTRUCTION. THE
OWNER, GENERAL CONTRACTOR
AND SUBCONTRACTORS MUST
INSURE THAT THE INFORMATION
CONTAINED IN THESE DRAWINGS,
TO THE WORK COMPLETED, MEETS
ALL APPLICABLE CODES AND
REGULATIONS.

A100

CALL TO ACTION

224114

GENERAL NOTES

- ALL EXTERIOR WALL ARE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
ALL INTERIOR WALL ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL.
CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT FOUNDATION WALLS.

CEILING CONSTRUCTION

- 2x12 CEILING JOISTS
1x3 STRAPPING @ 16" OC
1/2" DRYWALL WITH SKIM COAT PLASTER
PAINT, COLOR BY OWNER

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
CONTINUOUS HOUSE WRAP, TAPE JOINTS
7/16" EXTERIOR GRADE OSB SHEATHING
2x6 WALL STUDS @ 16" O.C.

R-49 INSULATION
1/2" NEWWALL WITH SKIN COAT OF ASTER

- PAINT, COLOR BY OWNER
FLOOR CONSTRUCTION

FINISH FLOORING. REFER

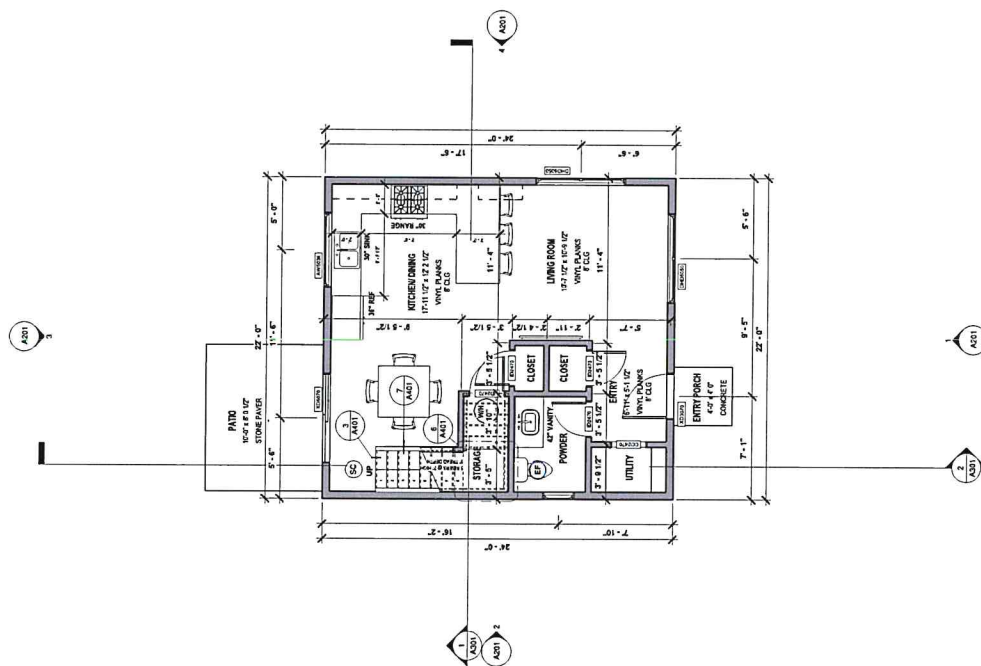
- 2x12 FLOOR JOISTS
3/4" T+G PLYWOOD, GLUED AND NAILED
FLOOR JOISTS. REFER TO FRAMING PLANS
1x3 STRAPPING @ 16" OC
1/2" DRYWALL WITH SKIM COAT PLASTER
PAINT, COLOR BY OWNER
FLOOR CONSTRUCTION

4.1" CONCRETE SLAB WITH

- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
5 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
3/4" CRUSHED STONE, MINIMUM 6" DEEP

NOE CONSTRUCTION

- ROOF CONSTRUCTION
2x6 ROOF RAFTER
30 YEAR ROOF SHINGLES, COLOR BY OWNER
CE + WATER SHIELD
15LB FELT UNDERLAYMENT
15LB EXTERIOR GRADE OSB SHEATHING
49 SPRAY FOAM INSULATION
17" DRYWALL WITH SKIM COAT PLASTER
PART, COLOR BY OWNER
ALUMINUM DRIP EDGE
ALUMINUM GUTTERS AND DOWNSPOUTS
COMPOSITE FASCIA



Proposed First Floor Plan
SCALE: 1/4" = 1'-0"

[illegible]



GENERAL NOTES

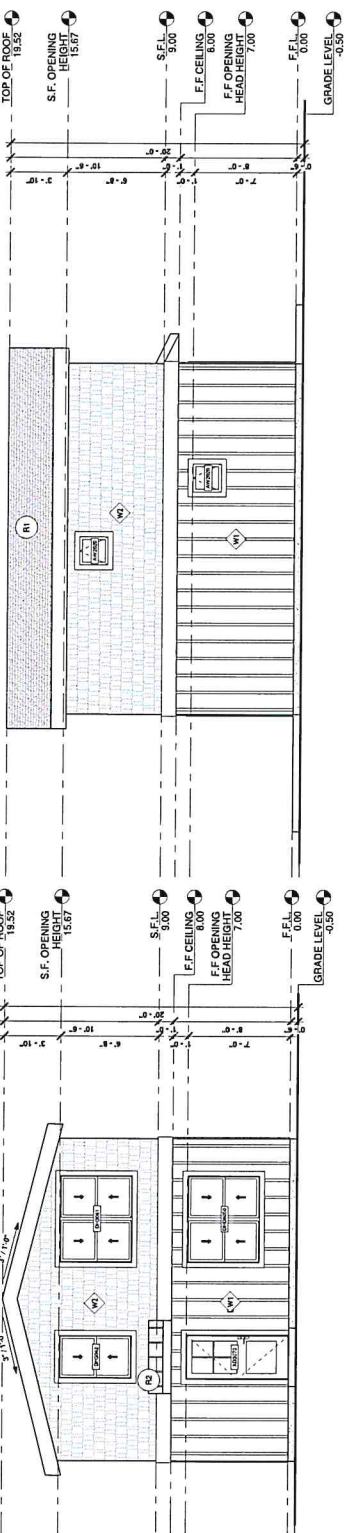
ALL EXTERIOR WALL ARE 24 @ 16" O.C. UNLESS OTHERWISE NOTED.
ALL INTERIOR WALL ARE 24 @ 16" O.C. UNLESS OTHERWISE NOTED.
INTERIOR WALLS BETWEEN GARAGE AND HOUSE ARE 24 @ 16" O.C.
DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL.
CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT
FOUNDATION WALLS

FRAMING NOTES

ALL FRAMING SHALL PRODUCE TRUE, TIGHT AND CONSISTENT JOINTS. FRAMING MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

INSTALL GALVANIZED METAL FRAMING CONNECTORS CAREFULLY SELECT FRAMING MEMBERS TO BE FREE FROM KNOTS AND DEFECTS.

DO NOT SHIM SELLS, JOISTS, STUDS, TRIMMERS, HEADERS, I NTELS OR



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

2 South Elevation

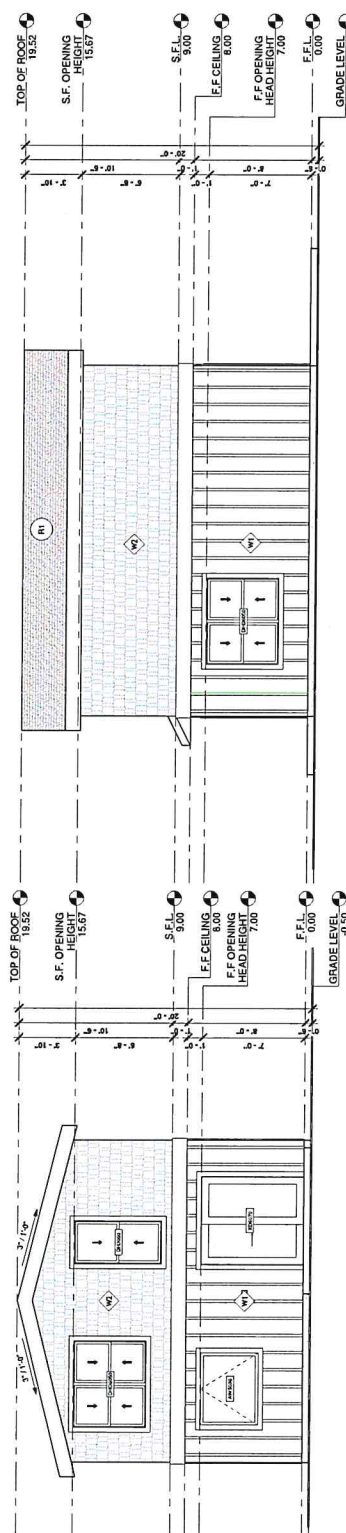
Sheet Number	Sheet Name
001	COVER & C&E Schedule
011	NO. 1 PLANT PLAN
021	SECOND PLANT PLANTING & ROOF
031	THIRD PLANT
041	FOURTH PLANT PLANTING
051	FIFTH PLANT PLANTING
061	SIXTH PLANT
071	SEVENTH PLANT
081	EIGHTH PLANT
091	NINTH PLANT
101	TENTH PLANT
111	ELEVENTH PLANT
121	TWELFTH PLANT
131	THIRTEENTH PLANT
141	FOURTEENTH PLANT
151	FIFTEENTH PLANT
161	SIXTEENTH PLANT
171	SEVENTEENTH PLANT
181	EIGHTEENTH PLANT
191	NINETEENTH PLANT
201	TWENTIETH PLANT

LEGEND

[illegible]

Revision Number

1" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
1" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
1/4" MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
1/4" CRUSHED STONE, MINIMUM 6" DEEP



3 West Elevation
SCALE: 1/4" = 1'-0"

4 North Elevation

A201

COMETRICTION DO I NEED?

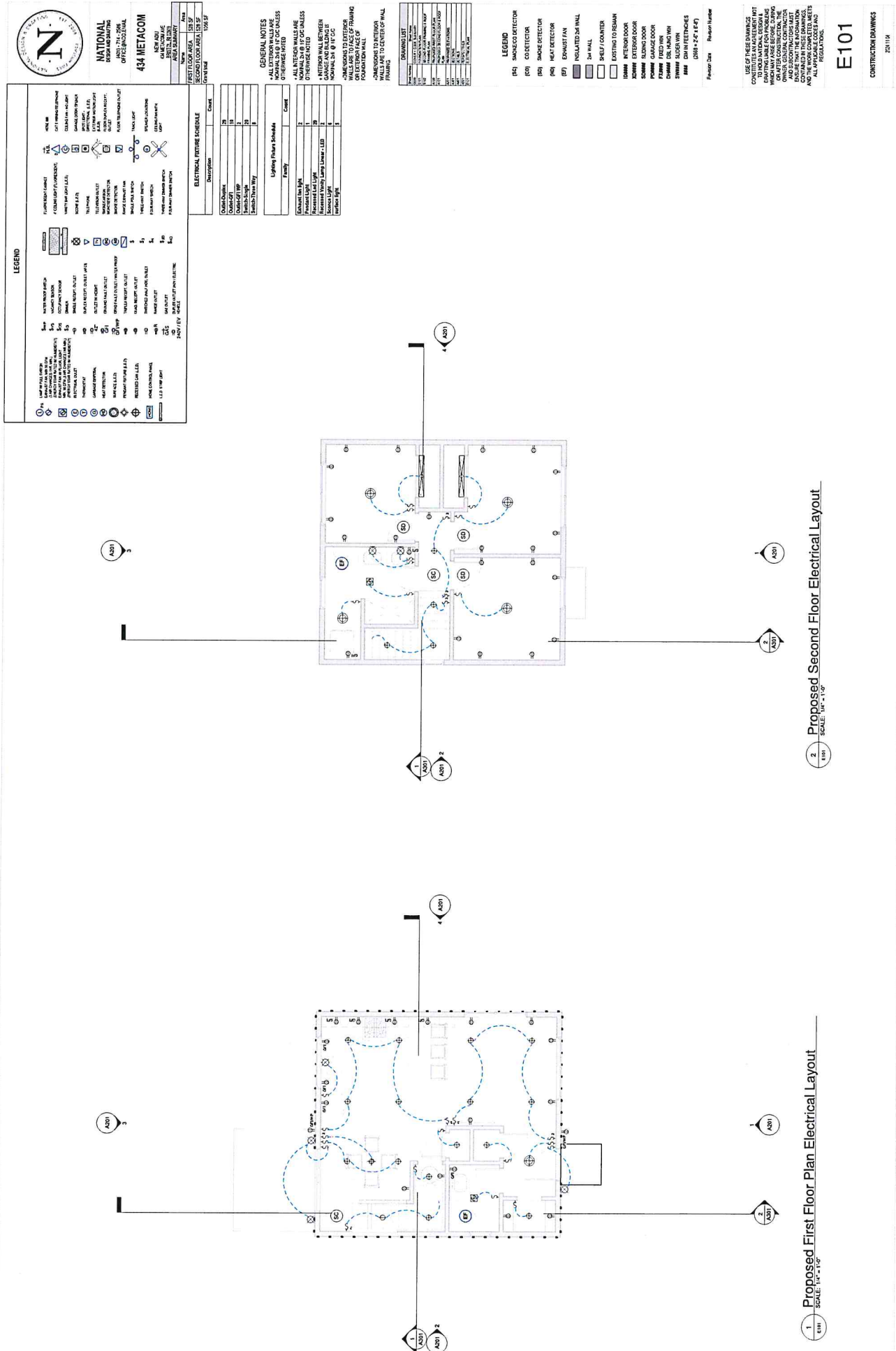
WALL SCHEDULE		
MARK	MATERIAL	AREA
W1	BOARD AND BATTEN	571.57 SF
W2	SHINGLE WALL	665.40 SF

COMETRICTION DO I NEED?



LEGEND

(R-1)	SMOKE/CO DETECTOR
(R-2)	CO DETECTOR
(R-3)	SMOKE DETECTOR
(R-4)	HEAT DETECTOR
(R-5)	EXHAUST FAN
(R-6)	INSULATED 2x4 WALL
(R-7)	2x4 WALL
(R-8)	SHELF/COUNTER
(R-9)	EXISTING TO REMAIN
(R-10)	INTERIOR DOOR
(R-11)	EXTERIOR DOOR
(R-12)	SLIDING DOOR
(R-13)	POSSIBLE GARAGE DOOR
(R-14)	FIXED WINDOW
(R-15)	SLIDING WINDOW
(R-16)	FINISH FLOOR
(R-17)	FINISH CEILING
(R-18)	FINISH WALL
(R-19)	FINISH FLOOR
(R-20)	FINISH CEILING
(R-21)	FINISH WALL
(R-22)	FINISH FLOOR
(R-23)	FINISH CEILING
(R-24)	FINISH WALL
(R-25)	FINISH FLOOR
(R-26)	FINISH CEILING
(R-27)	FINISH WALL
(R-28)	FINISH FLOOR
(R-29)	FINISH CEILING
(R-30)	FINISH WALL
(R-31)	FINISH FLOOR
(R-32)	FINISH CEILING
(R-33)	FINISH WALL
(R-34)	FINISH FLOOR
(R-35)	FINISH CEILING
(R-36)	FINISH WALL
(R-37)	FINISH FLOOR
(R-38)	FINISH CEILING
(R-39)	FINISH WALL
(R-40)	FINISH FLOOR
(R-41)	FINISH CEILING
(R-42)	FINISH WALL
(R-43)	FINISH FLOOR
(R-44)	FINISH CEILING
(R-45)	FINISH WALL
(R-46)	FINISH FLOOR
(R-47)	FINISH CEILING
(R-48)	FINISH WALL
(R-49)	FINISH FLOOR
(R-50)	FINISH CEILING
(R-51)	FINISH WALL
(R-52)	FINISH FLOOR
(R-53)	FINISH CEILING
(R-54)	FINISH WALL
(R-55)	FINISH FLOOR
(R-56)	FINISH CEILING
(R-57)	FINISH WALL
(R-58)	FINISH FLOOR
(R-59)	FINISH CEILING
(R-60)	FINISH WALL
(R-61)	FINISH FLOOR
(R-62)	FINISH CEILING
(R-63)	FINISH WALL
(R-64)	FINISH FLOOR
(R-65)	FINISH CEILING
(R-66)	FINISH WALL
(R-67)	FINISH FLOOR
(R-68)	FINISH CEILING
(R-69)	FINISH WALL
(R-70)	FINISH FLOOR
(R-71)	FINISH CEILING
(R-72)	FINISH WALL
(R-73)	FINISH FLOOR
(R-74)	FINISH CEILING
(R-75)	FINISH WALL
(R-76)	FINISH FLOOR
(R-77)	FINISH CEILING
(R-78)	FINISH WALL
(R-79)	FINISH FLOOR
(R-80)	FINISH CEILING
(R-81)	FINISH WALL
(R-82)	FINISH FLOOR
(R-83)	FINISH CEILING
(R-84)	FINISH WALL
(R-85)	FINISH FLOOR
(R-86)	FINISH CEILING
(R-87)	FINISH WALL
(R-88)	FINISH FLOOR
(R-89)	FINISH CEILING
(R-90)	FINISH WALL
(R-91)	FINISH FLOOR
(R-92)	FINISH CEILING
(R-93)	FINISH WALL
(R-94)	FINISH FLOOR
(R-95)	FINISH CEILING
(R-96)	FINISH WALL
(R-97)	FINISH FLOOR
(R-98)	FINISH CEILING
(R-99)	FINISH WALL
(R-100)	FINISH FLOOR





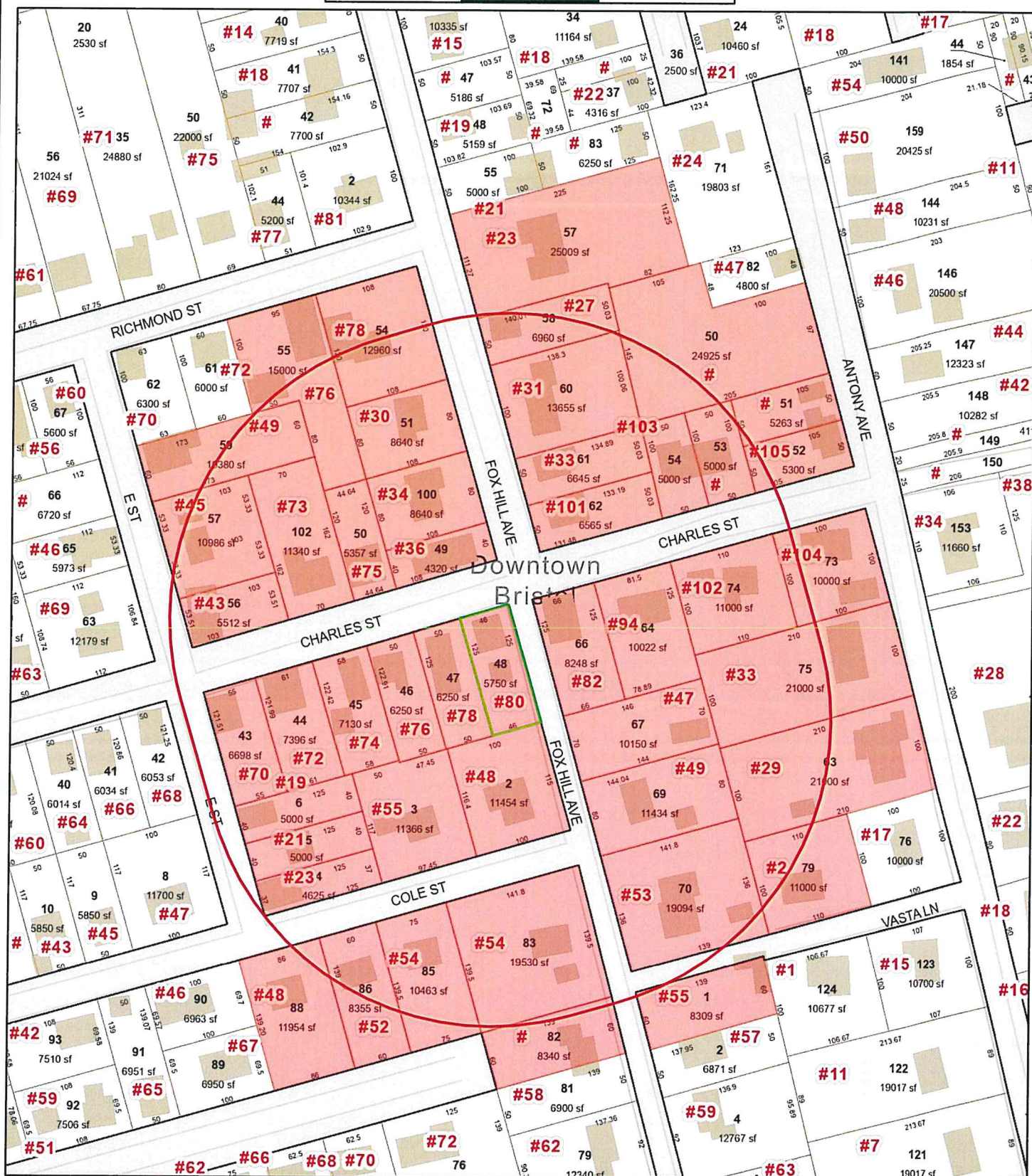
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 6, 2025



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.



300 feet Abutters List Report

Bristol, RI
May 06, 2025

Subject Property:

Parcel Number: 32-48
CAMA Number: 32-48
Property Address: 80 CHARLES ST

Mailing Address: HUNT, KATHLEEN ELLEN
80 CHARLES ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 26-82
CAMA Number: 26-82
Property Address: FOXHILL AVE

Mailing Address: HALL, GREGORY B
58 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 26-83
CAMA Number: 26-83
Property Address: 54 FOXHILL AVE

Mailing Address: COCKCROFT, MICHAEL T. & HEATHER
L. TE
54 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 26-85
CAMA Number: 26-85
Property Address: 54 COLE ST

Mailing Address: SCHINIGOI, DOROTHY LE SARASIN,
CANDACE R. & ROBERT R SCHINIGOI
JR.
54 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-86
CAMA Number: 26-86
Property Address: 52 COLE ST

Mailing Address: SANTOS, JOSEPH E. & HILDA LE
SANTOS, CHERYL A. & SANTOS,
RICHARD E. & RODERICK,
52 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-88
CAMA Number: 26-88
Property Address: 48 COLE ST

Mailing Address: MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

Parcel Number: 32-100
CAMA Number: 32-100
Property Address: 34 FOXHILL AVE

Mailing Address: NEVES, CALEB & JADON & RIBEIRO,
NELSON TC
107 TOUISSET RD
WARREN, RI 02885

Parcel Number: 32-102
CAMA Number: 32-102
Property Address: 73 CHARLES ST

Mailing Address: MOTTA, LORI A. PAIVA, DEBORAH TC
16 ROBIN DR
BRISTOL, RI 02809

Parcel Number: 32-2
CAMA Number: 32-2
Property Address: 48 FOXHILL AVE

Mailing Address: SMITH, MARRCEL
48 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 32-3
CAMA Number: 32-3
Property Address: 55 COLE ST

Mailing Address: ALMEIDA, JESSICA L & NAPOLI,
STEPHEN J JR JT
55 COLE ST
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/6/2025

Page 1 of 5



300 feet Abutters List Report

Bristol, RI
May 06, 2025

Parcel Number: 32-4 CAMA Number: 32-4 Property Address: 23 E ST	Mailing Address: AMARAL, PEDRO JORGE & GINETTE M. LE AMARAL, PAUL & AMARAL, CHRISTOPHER TC 23 E ST BRISTOL, RI 02809
Parcel Number: 32-43 CAMA Number: 32-43 Property Address: 70 CHARLES ST	Mailing Address: HAKEEM, LARA 323 NEW MEADOW RD BARRINGTON, RI 02871-5100
Parcel Number: 32-44 CAMA Number: 32-44 Property Address: 72 CHARLES ST	Mailing Address: PAULON, KAREN R. & BARRY, DANA A. TE 72 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-45 CAMA Number: 32-45 Property Address: 74 CHARLES ST	Mailing Address: ARMILLOTTO, MARK ET UX PAULA A. ARMILLOTTO TE 74 CHARLES ST. BRISTOL, RI 02809
Parcel Number: 32-46 CAMA Number: 32-46 Property Address: 76 CHARLES ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809
Parcel Number: 32-47 CAMA Number: 32-47 Property Address: 78 CHARLES ST	Mailing Address: ALOI, ANTONIETTA LE MACHADO, ANTONIETTA ALOI & PETERS, LISA ANN TC 78 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-48 CAMA Number: 32-48 Property Address: 80 CHARLES ST	Mailing Address: HUNT, KATHLEEN ELLEN 80 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-49 CAMA Number: 32-49 Property Address: 36 FOXHILL AVE	Mailing Address: LEVESQUE, KRISTEN & BERCHE, KIRSTI JT 36 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 32-5 CAMA Number: 32-5 Property Address: 21 E ST	Mailing Address: LEONE, CHRISTOPHER & NOEL, EMILY JT 21 E STREET BRISTOL, RI 02809
Parcel Number: 32-50 CAMA Number: 32-50 Property Address: 75 CHARLES ST	Mailing Address: LEVESQUE, DYLAN R. & OLSON, SARINA K. TC 75 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-51 CAMA Number: 32-51 Property Address: 30 FOXHILL AVE	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 32-54 CAMA Number: 32-54 Property Address: 78 RICHMOND ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809



www.cai-tech.com

5/6/2025

Data shown on this report 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 report.

Page 2 of 5



300 feet Abutters List Report

Bristol, RI
May 06, 2025

Parcel Number: 32-55
CAMA Number: 32-55
Property Address: 76 RICHMOND ST

Mailing Address: MITNIK RICHMOND LLC
25 BAYFIELD RD
WAYLAND, MA 01778

Parcel Number: 32-56
CAMA Number: 32-56
Property Address: 43 E ST

Mailing Address: FORTIN, DONAT A. JR ANN M. ETUX
45 E ST
BRISTOL, RI 02809

Parcel Number: 32-57
CAMA Number: 32-57
Property Address: 45 E ST

Mailing Address: FORTIN, DONAT A. ANN M.
45 E STREET
BRISTOL, RI 02809

Parcel Number: 32-59
CAMA Number: 32-59
Property Address: 49 E ST

Mailing Address: CONTE, ANDREW JR.
167 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 32-6
CAMA Number: 32-6
Property Address: 19 E ST

Mailing Address: PERRY, FRANK IRENE LIFE EST &
PERRY, FRANK
19 E ST
BRISTOL, RI 02809

Parcel Number: 39-50
CAMA Number: 39-50
Property Address: ANTONY AVE

Mailing Address: CAPUANO, TERESA M LEIBY, NATHAN JT
47 ANTONY AVE
BRISTOL, RI 02809

Parcel Number: 39-51
CAMA Number: 39-51
Property Address: ANTONY AVE

Mailing Address: KAUFMANN, CHRISTOPHER m &
KAITLYN A TE
105 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-52
CAMA Number: 39-52
Property Address: 105 CHARLES ST

Mailing Address: KAUFFMANN, CHRISTOPHER M &
KAITLYN A. TE
105 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-53
CAMA Number: 39-53
Property Address: CHARLES ST

Mailing Address: VERMETTE, CHARLES H
103 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-54
CAMA Number: 39-54
Property Address: 103 CHARLES ST

Mailing Address: VERMETTE, CHARLES H
103 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-57
CAMA Number: 39-57
Property Address: 23 FOXHILL AVE

Mailing Address: CIMBRON, JOAO L., MARIA MAUREEN
M. TRST
23 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 39-58
CAMA Number: 39-58
Property Address: 27 FOXHILL AVE

Mailing Address: PACHECO, ANTONIO M & MARIA A
TRUSTEES REVOC
C/O 27 FOX HILL AVE
BRISTOL, RI 02809



www.cai-tech.com

5/6/2025

Data shown on this report 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 report.

Page 3 of 5



300 feet Abutters List Report

Bristol, RI
May 06, 2025

Parcel Number: 39-60 CAMA Number: 39-60 Property Address: 31 FOXHILL AVE	Mailing Address: REYNOLDS, SOPHIE K 31 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-61 CAMA Number: 39-61 Property Address: 33 FOXHILL AVE	Mailing Address: TATTRIE, WILLIAM R. JR & ELIZABETH F. TE 9 ROSEDALE DRIVE BRISTOL, RI 02809
Parcel Number: 39-62 CAMA Number: 39-62 Property Address: 101 CHARLES ST	Mailing Address: 101 CHARLES STREET, LLC C/O 243 NARRAGANSETT PARK DR RUMFORD, RI 02916
Parcel Number: 39-63 CAMA Number: 39-63 Property Address: 29 ANTONY AVE	Mailing Address: PACHECO, JOHN A ET UX TAMMY A. QC 29 ANTONY AVE BRISTOL, RI 02809
Parcel Number: 39-64 CAMA Number: 39-64 Property Address: 94 CHARLES ST	Mailing Address: MITCHELL, CYNTHIA JOAN & MARINE, NICHOLAS DANIEL TE 94 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-66 CAMA Number: 39-66 Property Address: 82 CHARLES ST	Mailing Address: CHAMPIGNY, DOROTHY & PACHECO, LISA FOSTER 82 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-67 CAMA Number: 39-67 Property Address: 47 FOXHILL AVE	Mailing Address: DASILVA, MARY C CABRAL DORVLIN BRANCO, LOUIS R. JT 47 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-69 CAMA Number: 39-69 Property Address: 49 FOXHILL AVE	Mailing Address: WELDON, JAMES THOMAS & CARROLL- WELDON, ANITA TE 49 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 39-70 CAMA Number: 39-70 Property Address: 53 FOXHILL AVE	Mailing Address: DALTON, EARL LEE ANN TE 53 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-73 CAMA Number: 39-73 Property Address: 104 CHARLES ST	Mailing Address: CORREIA, JOAO M ISAURA 104 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-74 CAMA Number: 39-74 Property Address: 102 CHARLES ST	Mailing Address: SERBST, PETER C. ET AL MARIA M. TE 102 CHARLES ST. BRISTOL, RI 02809
Parcel Number: 39-75 CAMA Number: 39-75 Property Address: 33 ANTONY AVE	Mailing Address: DAY, JEFFREY M. DONNA 33 ANTONY AVE BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/6/2025

Page 4 of 5



300 feet Abutters List Report

Bristol, RI
May 06, 2025

Parcel Number: 39-79
CAMA Number: 39-79
Property Address: 2 VASTA LN

Mailing Address: LIZOTTE, JEFFREY R & REBECCA TE
2 VASTA LN
BRISTOL, RI 02809

Parcel Number: 40-1
CAMA Number: 40-1
Property Address: 55 FOXHILL AVE

Mailing Address: DALTON, EARL W. LEE ANN TE
55 FOXHILL AVE
BRISTOL, RI 02809



www.cai-tech.com

5/6/2025

Data shown on this report 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 report.

Page 5 of 5

101 CHARLES STREET, LLC
C/O 243 NARRAGANSETT PARK DR
RUMFORD, RI 02916

CONTE, ANDREW JR.
167 BRADFORD ST
BRISTOL, RI 02809

HALL, GREGORY B
58 FOXHILL AVE
BRISTOL, RI 02809

ALMEIDA, JESSICA L &
NAPOLI, STEPHEN J JR JT
55 COLE ST
BRISTOL, RI 02809

CORREIA, FRANCES L. TRUST
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE.
BRISTOL, RI 02809

HUNT, KATHLEEN ELLEN
80 CHARLES ST
BRISTOL, RI 02809

ALOI, ANTONIETTA LE
MACHADO, ANTONIETTA ALOI
78 CHARLES ST
BRISTOL, RI 02809

CORREIA, JOAO M
ISAURA
104 CHARLES ST
BRISTOL, RI 02809

KAUFFMANN, CHRISTOPHER M
KAITLYN A. TE
105 CHARLES ST
BRISTOL, RI 02809

AMARAL, PEDRO JORGE & GIN
AMARAL, PAUL & AMARAL, CH
23 E ST
BRISTOL, RI 02809

DALTON, EARL W.
LEE ANN TE
55 FOXHILL AVE
BRISTOL, RI 02809

KAUFMANN, CHRISTOPHER m &
105 CHARLES ST
BRISTOL, RI 02809

ARMILLOTTO, MARK ET UX
PAULA A. ARMILLOTTO TE
74 CHARLES ST.
BRISTOL, RI 02809

DALTON,EARL
LEE ANN TE
53 FOX HILL AVE
BRISTOL, RI 02809

LEONE, CHRISTOPHER & NOEL
21 E STREET
BRISTOL, RI 02809

BOTELHO, MICHAEL TRUSTEE
78 RICHMOND STREET
BRISTOL, RI 02809

DASILVA,MARY C CABRAL DOR
BRANCO, LOUIS R. JT
47 FOX HILL AVE
BRISTOL, RI 02809

LEVESQUE, DYLAN R. & OLSO
75 CHARLES ST
BRISTOL, RI 02809

CAPUANO,TERESA M
LEIBY,NATHAN JT
47 ANTONY AVE
BRISTOL, RI 02809

DAY, JEFFREY M.
DONNA
33 ANTONY AVE
BRISTOL, RI 02809

LEVESQUE, KRISTEN & BERCH
36 FOXHILL AVE
BRISTOL, RI 02809

CHAMPIGNY, DOROTHY & PACH
82 CHARLES ST
BRISTOL, RI 02809

FORTIN, DONAT A.
ANN M.
45 E STREET
BRISTOL, RI 02809

LIZOTTE, JEFFREY R &
REBECCA TE
2 VASTA LN
BRISTOL, RI 02809

CIMBRON, JOAO L., MARIA
MAUREEN M. TRST
23 FOXHILL AVE
BRISTOL, RI 02809

FORTIN, DONAT A. JR
ANN M. ETUX
45 E ST
BRISTOL, RI 02809

MITCHELL, CYNTHIA JOAN &
MARINE, NICHOLAS DANIEL
94 CHARLES ST
BRISTOL, RI 02809

COCKCROFT, MICHAEL T. & H
54 FOXHILL AVE
BRISTOL, RI 02809

HAKEEM, LARA
323 NEW MEADOW RD
BARRINGTON, RI 02871-5100

MITNIK RICHMOND LLC
25 BAYFIELD RD
WAYLAND, MA 01778

MOTTA, LORI A.
PAIVA, DEBORAH TC
16 ROBIN DR
BRISTOL, RI 02809

SERBST, PETER C. ET AL
MARIA M. TE
102 CHARLES ST.
BRISTOL, RI 02809

MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

SMITH, MARRCEL
48 FOXHILL AVE
BRISTOL, RI 02809

NEVES, CALEB & JADON &
RIBEIRO, NELSON TC
107 TOUISSET RD
WARREN, RI 02885

TATTRIE, WILLIAM R. JR &
ELIZABETH F. TE
9 ROSEDALE DRIVE
BRISTOL, RI 02809

PACHECO, ANTONIO M & MARI
TRUSTEES REVOC
C/O 27 FOX HILL AVE
BRISTOL, RI 02809

VERMETTE, CHARLES H
103 CHARLES ST
BRISTOL, RI 02809

PACHECO, JOHN A ET UX
TAMMY A. QC
29 ANTONY AVE
BRISTOL, RI 02809

WELDON, JAMES THOMAS &
CARROLL-WELDON, ANITA TE
49 FOXHILL AVE
BRISTOL, RI 02809

PAULON, KAREN R. &
BARRY, DANA A. TE
72 CHARLES ST
BRISTOL, RI 02809

PERRY, FRANK
IRENE LIFE EST & PERRY, F
19 E ST
BRISTOL, RI 02809

REYNOLDS, SOPHIE K
31 FOX HILL AVE
BRISTOL, RI 02809

SANTOS, JOSEPH E. & HILDA
SANTOS, CHERYL A. & SANTO
52 COLE ST
BRISTOL, RI 02809

SCHINIGOI, DOROTHY LE
SARASIN, CANDACE R. & ROB
54 COLE 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

May 15, 2025
File #: ZBR-25-16

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
June 2, 2025 at 7:00 P.M.

In regards to the petition of:

Applicant: Benjamin Cantone

Owner of Record: Benjamin and Katelyn Cantone

Location: 222 WOOD ST , BRISTOL, RI, 02809

Plat: 25 Lot: 75

Zoning District: LB

Applicant is requesting a **Special Use Permit** under the Zoning Ordinance as follows:

to operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) 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-25-16

222 Wood Street 25 75

May 1, 2025

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

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	222 Wood Street	25	75

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 mobile food establishment "restaurant" on our property. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-October). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclose with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitaes on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line.

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

We are looking to store our mobile food trailer "restaurant" overnight on our property while not in use. As we will be selling and potentially keeping our trailer on Wood Street overnight we will not be considered a MFE while the trailer is parked on our lot in discussions with the Bristol Town Clerk. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-October). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclose with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitaes on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line. The trailer will be place in the east side of our driveway with seating on the west side of the driveway. On the west side of our driveway we will be putting a removable fence from the south side of our property line to the start of the garage to keep guest out of our yard. The food trailer will be blocking the east yard also keeping guest contained to our driveway. We will have 4 each 72"x59" picnic tables for guest to sit at. We will be using Holmes Disposal for our trash removal. We will be using 3 each 96 gallon trash receptacles that will be picked up once a week. We will be keeping the bins on the east side of the garage. We will not be offering any off street parking as our driveway will be where the trailer will be parked. The house is a 4 unit property. We live on the first floor and rent the other 3 units. We are the only ones that park in the driveway, our tenants park on street.

Existing Lot Specifications

Current Use of Premises	Multi Family
	If other, explain:
Number of Units	4
Lot Area	10,858
Lot Frontage	63.5
Lot Depth	171

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

Dear Bristol zoning board,

Our names are Katelyn and Ben Cantone, the owners of Seb's Wood Fire Oven, Bristol's newest mobile food establishment. We are writing today seeking a Special Use permit for our home at 222 Wood Street. Our property is zoned LB and we will be selling from our driveway. The town ordinance for MFE allows the sale on our property but limits us from keeping our mobile food trailer on our property overnight. We are looking to keep the trailer on our property overnight when not in use during our normal business hours. Our business hours on Wood Street will be Thursday and Friday from 4pm to 9pm. Other days we will be at farmers markets, breweries, or private events mainly in the east bay. Our goal is to add to the already outstanding food community that exists in Bristol.

A little about the the trailer and what we will be serving.

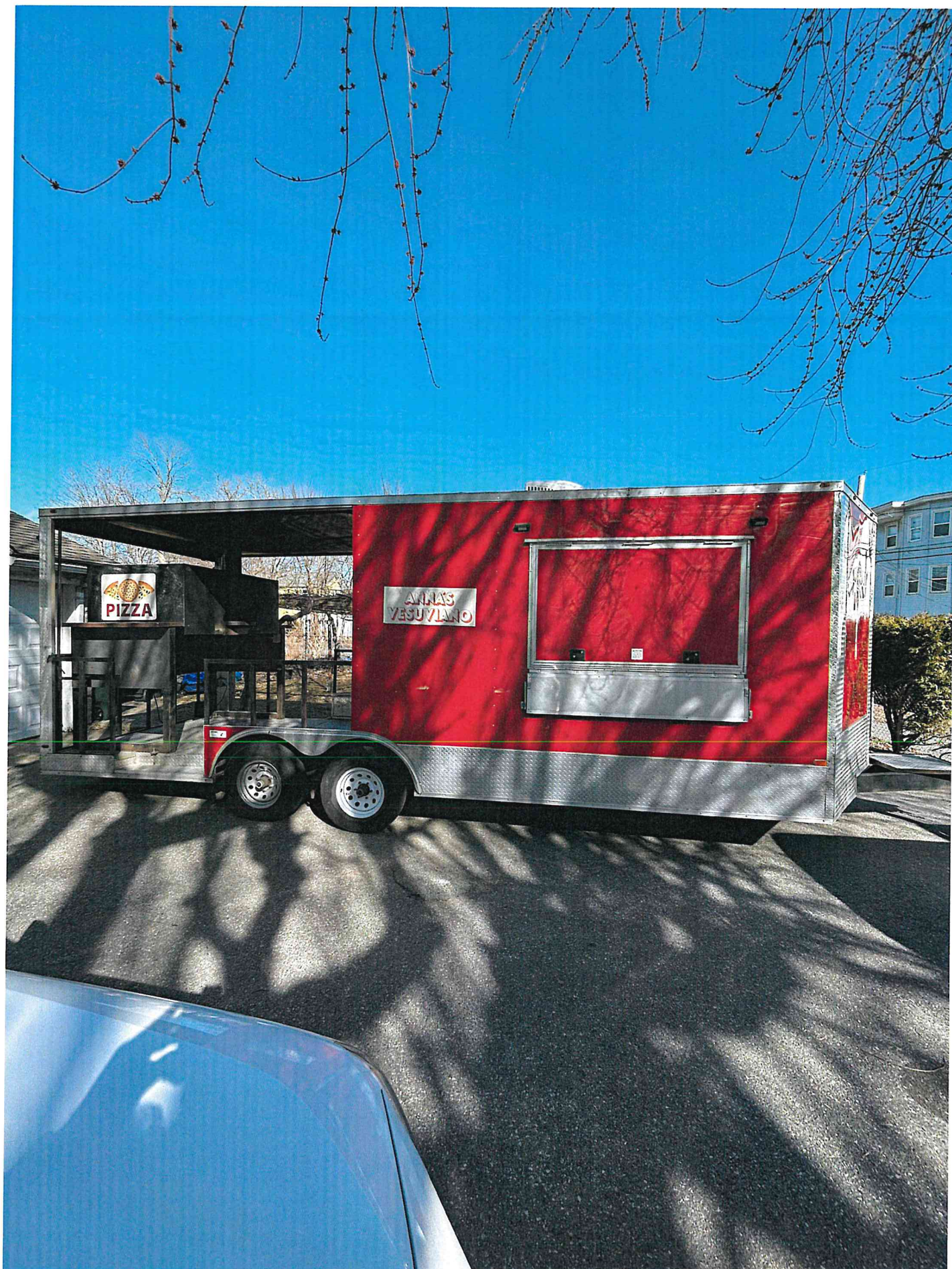
We own an Empire Cargo 22" concessions trailer. It is equipped with a wood fire oven, 3 bay sink, hand sind and service window to sell to our guests. We will be selling wood fired pizza, making our dough from scratch and using local ingredients when possible. We will be selling and keeping the trailer in our driveway and setting up 4 each 6 person picnic tables in the driveway when we are open for business.

We have combined experience in the food industry of over 25 years. We both currently work at Bristol Sunset Cafe. We both have a passion and love for hospitality, and want to share it with the incredible community we get to call home. With you all, allowing us to keep our trailer on our property would help keep the cost of running our small business down, as we would not have to rent a space to keep it offsite.

Please consider our Special Use Permit as we are a local family and business wanting to add to our already wonderful town.

Best

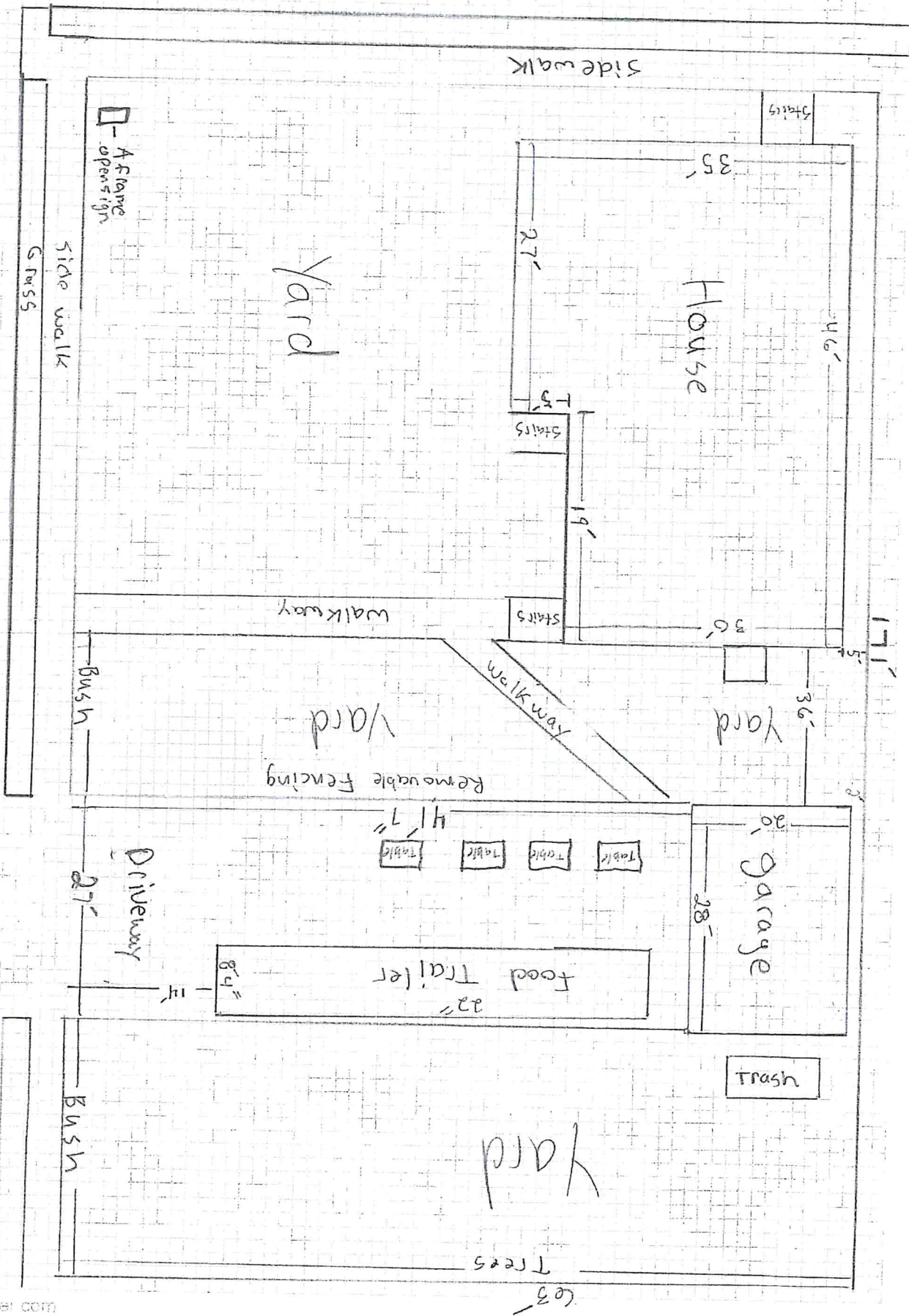
Katelyn and Benjamin Cantone



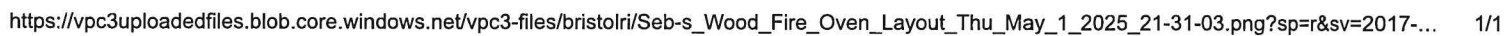
Wood Street

#2224 Wood Street Neighbor

Richmond Street



Cup Defenders parking lot



► Owner		► Owner Account #: 50-0086-10	► Previous Owners & Sales Information				Deed Type
Owner 1	CANTONE, BENJAMIN &		% Owned	Grantor	Date	Sale Price	NAL
Owner 2	CANTONE, KATELYN VERISSIMO	TE		BORGES, HILDA	07/23/2021	485,000	W
Owner 3				BORGES, JOSE C & HILDA T	06/02/2009	0	Q

► Assessment										► Previous Assessments					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
02	296,300	13,500	0.25	146,900	0	456,700	2024	02	296,300	13,500	0	146,900	0	456,700	456,700
TOTAL	296,300	13,500	0.25	146,900	0	456,700	2023	02	296,300	13,500	0	146,900	0	456,700	456,700
							2022	02	296,300	13,500	0	146,900	0	456,700	456,700
							2021	02	228,400	13,500	0	131,100	0	373,000	373,000
							2020	02	228,400	13,500	0	131,100	0	373,000	373,000
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	91.05	VAL per SQ Unit/Parcel >	91.05		2019	02	228,400	13,500	0	131,100	0	373,000	373,000

[illegible]

Plat/Lot 025-0075-000

Account: 2034

LUC 02

Zone LB

Assessment

\$456 700

► Building Information

Description		Description
BLDG Type	4 Family	Story Height 2 1/2 Story Finish
RES Units	4	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Vinyl Siding	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Panel	INT Wall 2
Floors 1	Vinyl	Floors 2

► **Grade**

Grade	Q4	Q4
Year Built	1900	EFF Year
A14 LUC		A14 87

► Other Factors

**Flood Hazard
Topography
Street
LEVEL
PAVED**

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,541	1,541	111.92	172,463
SFL	2nd FLOOR	1,298	1,298	111.92	145,273
HST	HALF STORY	636	636	111.92	71,182
BMT	BASEMENT	1,541	0	16.80	25,875
Total		5,016	3,475		414,793

► Visit History

Date	Result	By
1/12/2022	SALES VERI	JL
8/11/2021	REVIEW	
11/8/2018	LISTED	
6/29/2018	REVIEW	
6/20/2018	MEASURED	
3/5/2008	LISTED	
3/5/2008	CALL BACK	
2/9/2008	CALL BACK	MP
1/25/2008	MEASURE	

► Notes

5TH BATH IN BSMT, SIDING & WINDOWS, 10X12 SHED N/V 2 UNITS SPACE HEAT

► Remodeling History

Additions	Plumbing	Complex
Interior	Electric	Location
Exterior	Heating	Tot Units
Kitchen	General	FL Level
Bath(s)		# Floors
		Bldg Seq

► Condo Data

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

► Building Permits

	Issue Date	Permit #	Closed Date	By
1	08/06/2021	E52627		E
2	12/05/2017	M44789	06/20/2018	M
3	05/01/2017	B33106		B
4	05/01/2017	196-17-B	09/05/2017	B
5				
6				
7				
8				
9				

Description/Directions

Description/Directions
Install local fire alarm system and 120VAC w, battery back up local smoke /CO
On 11/29/2017 the local gas supplier shut off the gas main due to unsafe piping
CREATE DOOR ENTRANCE FOR HANDI-CAP RAMP
WIDEN DOOR FOR A WHEEL CHAIR RAMP

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	L
1	Garage	1	Y	1	
2					
3					
4					
5					
6					
7					
8					
9					
10					

► Other Info.

	AFDU
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	20	9	U
2				
3				
4				
Totals	1	20	9	



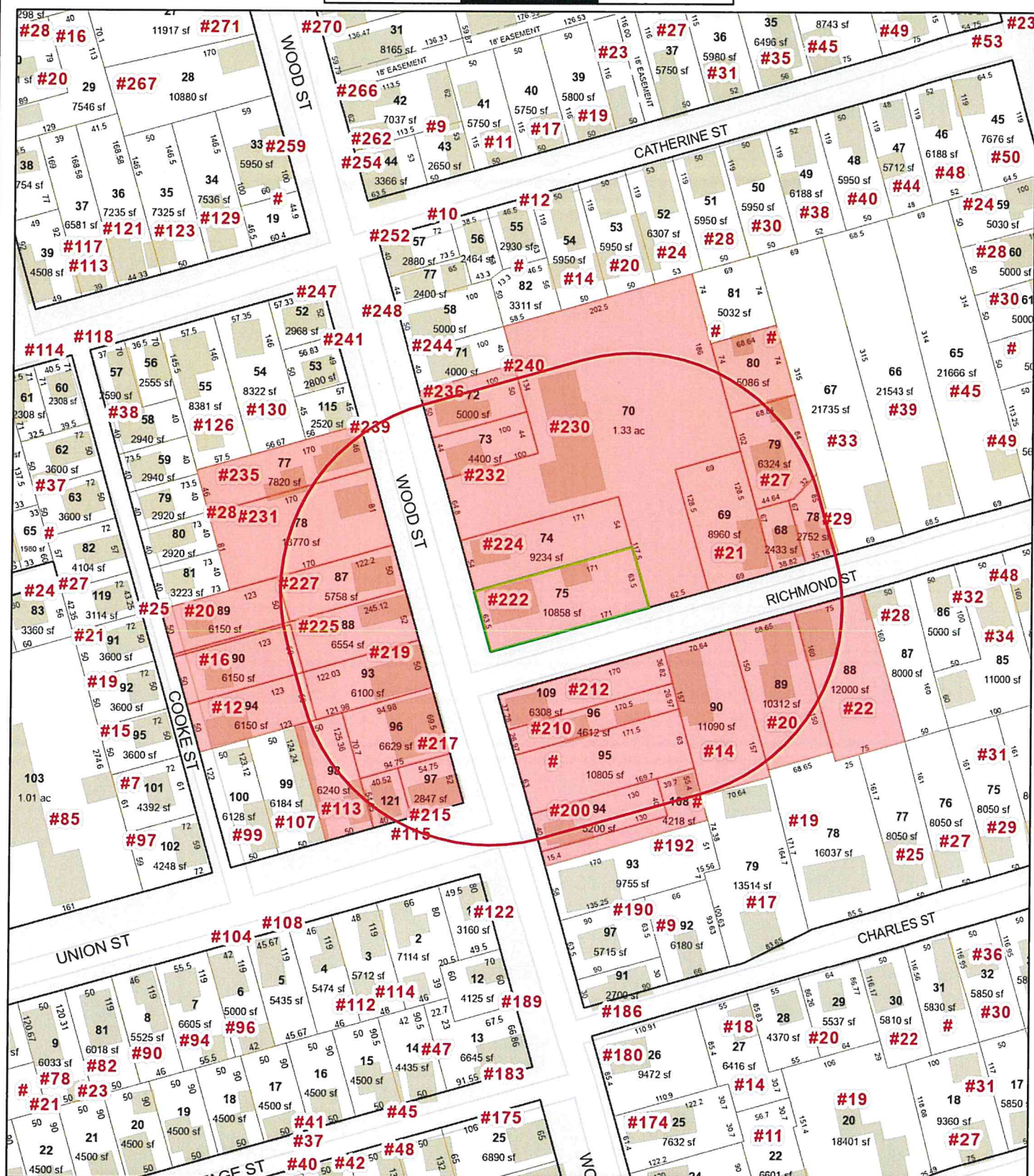
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 7, 2025



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



200 feet Abutters List Report

Bristol, RI
May 07, 2025

Subject Property:

Parcel Number: 25-75
CAMA Number: 25-75
Property Address: 222 WOOD ST

Mailing Address: CANTONE, BENJAMIN & CANTONE,
KATELYN VERISSIMO TE
222 WOOD ST APT 1
BRISTOL, RI 02809-3143

Abutters:

Parcel Number: 19-121
CAMA Number: 19-121
Property Address: 115 UNION ST

Mailing Address: GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-77
CAMA Number: 19-77
Property Address: 235 WOOD ST

Mailing Address: ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 19-78
CAMA Number: 19-78
Property Address: 231 WOOD ST

Mailing Address: CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

Parcel Number: 19-87
CAMA Number: 19-87
Property Address: 227 WOOD ST

Mailing Address: PEREIRA, MARIANO P. LIFE EST
PEREIRA, LIONEL S. JOSE E. ETA
227 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-88
CAMA Number: 19-88
Property Address: 225 WOOD ST

Mailing Address: AN, ZHENGLU & ANLI, ANNA TE
95 LILAC LN
PORTSMOUTH, RI 02871

Parcel Number: 19-89
CAMA Number: 19-89
Property Address: 20 COOKE ST

Mailing Address: JENKS, ELIZABETH M. ET UX DAVID
20 COOKE STREET
BRISTOL, RI 02809

Parcel Number: 19-90
CAMA Number: 19-90
Property Address: 16 COOKE ST

Mailing Address: THOMAS, LAURA OSTLIND & SIMON
MARK
16 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-93
CAMA Number: 19-93
Property Address: 219 WOOD ST

Mailing Address: 219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 19-94
CAMA Number: 19-94
Property Address: 12 COOKE ST

Mailing Address: MELLO, MARIA C. LIFE EST DEMELLO,
JOSEPH
12 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-96
CAMA Number: 19-96
Property Address: 217 WOOD ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/7/2025

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 07, 2025

Parcel Number: 19-97 CAMA Number: 19-97 Property Address: 215 WOOD ST	Mailing Address: SELF HELP, INC. ATN: FINANCE DEPT. EBCAP 19 BROADWAY NEWPORT, RI 02840
Parcel Number: 19-98 CAMA Number: 19-98 Property Address: 113 UNION ST	Mailing Address: WARD, THOMAS & CAROL HULAK TE 113 UNION ST BRISTOL, RI 02809
Parcel Number: 25-68 CAMA Number: 25-68 Property Address: 25 RICHMOND ST	Mailing Address: ESTACIO, MARIO J. ET AL & CATHERINE E. TE 8 FRANCA DR BRISTOL, RI 02809
Parcel Number: 25-69 CAMA Number: 25-69 Property Address: 21 RICHMOND ST	Mailing Address: GRUBER, PETER N & CANNAVO-GRUB ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-70 CAMA Number: 25-70 Property Address: 230 WOOD ST	Mailing Address: CUP DEFENDERS ASSN CORP 230 WOOD ST PO BOX 869 BRISTOL, RI 02809
Parcel Number: 25-72 CAMA Number: 25-72 Property Address: 236 WOOD ST	Mailing Address: DREW, ROBERT L. ET UX CARLINE A. DREW TE 241 STATE ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 25-73 CAMA Number: 25-73 Property Address: 232 WOOD ST	Mailing Address: O ROUKE KEVIN O 96 CAPTAIN NOYES S YARMOUTH, MA 02664
Parcel Number: 25-74 CAMA Number: 25-74 Property Address: 224 WOOD ST	Mailing Address: MARTINS, MARIO G. & ALICIA T. TE 40 APACHE WAY WILMINGTON, MA 01887
Parcel Number: 25-75 CAMA Number: 25-75 Property Address: 222 WOOD ST	Mailing Address: CANTONE, BENJAMIN & CANTONE, KATELYN VERISSIMO TE 222 WOOD ST APT 1 BRISTOL, RI 02809-3143
Parcel Number: 25-78 CAMA Number: 25-78 Property Address: 29 RICHMOND ST	Mailing Address: CORREIA, FRANCES L., TRUSTEE FRANCES L. CORREIA LIV TRST 1 30 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 25-79 CAMA Number: 25-79 Property Address: 27 R RICHMOND ST	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 25-80 CAMA Number: 25-80 Property Address: RICHMOND ST	Mailing Address: STAUDINGER, LEO M & & LINDA M TE 27 RICHMOND ST BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/7/2025

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 07, 2025

Parcel Number: 32-108 CAMA Number: 32-108 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-109 CAMA Number: 32-109 Property Address: 212 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S & MOITOSO, DEREK MARK TRUSTEES 5 FREEBORN ROAD BRISTOL, RI 02809
Parcel Number: 32-88 CAMA Number: 32-88 Property Address: 22 RICHMOND ST	Mailing Address: DEWOLF, BRADFORD L. TRUSTEE 85 GIBOSN AVE BRISTOL, RI 02809
Parcel Number: 32-89 CAMA Number: 32-89 Property Address: 20 RICHMOND ST	Mailing Address: MAZZARELLA, ANGELO J. JR & KATHLEEN ET UX TE 20 RICHMOND ST. BRISTOL, RI 02809
Parcel Number: 32-90 CAMA Number: 32-90 Property Address: 14 RICHMOND ST	Mailing Address: MOITOSO, LUCIA V. & MOITOSO, HILDEBERTO CO-TRUSTEES 14 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 32-94 CAMA Number: 32-94 Property Address: 200 WOOD ST	Mailing Address: MANSSON, YVONNE 200 WOOD ST BRISTOL, RI 02809
Parcel Number: 32-95 CAMA Number: 32-95 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-96 CAMA Number: 32-96 Property Address: 210 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S. TRUSTEE 5 FREEBORN ST BRISTOL, RI 02809



www.cai-tech.com

5/7/2025

Data shown on this report 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 report.

Page 3 of 3

219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

ESTACIO, MARIO J. ET AL
& CATHERINE E. TE
8 FRANCA DR
BRISTOL, RI 02809

MOITOSO, HILDEBERTO S &
MOITOSO, DEREK MARK TRUST
5 FREEBORN ROAD
BRISTOL, RI 02809

AN, ZHENGLU & ANLI, ANNA
95 LILAC LN
PORTSMOUTH, RI 02871

ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

MOITOSO, HILDEBERTO S. TR
5 FREEBORN ST
BRISTOL, RI 02809

CANTONE, BENJAMIN &
CANTONE, KATELYN VERISSIM
222 WOOD ST APT 1
BRISTOL, RI 02809-3143

GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

MOITOSO, LUCIA V. &
MOITOSO, HILDEBERTO CO-TR
14 RICHMOND ST
BRISTOL, RI 02809

CARRIAGE FUNERAL HOLD, IN
ATTN: PROPERTY DAX DEPT
3040 POST OAK BLVD STE 300
HOUSTON, TX 77056

GRUBER, PETER N & CANNAVO
ELIZABETH M TE
11 RESERVOIR AVE
BRISTOL, RI 02809

O ROUKE KEVIN O
96 CAPTAIN NOYES
S YARMOUTH, MA 02664

CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

JENKS, ELIZABETH M.
ET UX DAVID
20 COOKE STREET
BRISTOL, RI 02809

PEREIRA, MARIANO P. LIFE
PEREIRA, LIONEL S. JOSE E
227 WOOD ST
BRISTOL, RI 02809

CORREIA, FRANCES L. TRUST
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

SELF HELP, INC.
ATN: FINANCE DEPT.
EBCAP
19 BROADWAY
NEWPORT, RI 02840

CORREIA, FRANCES L., TRUS
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE
BRISTOL, RI 02809

MANSSON, YVONNE
200 WOOD ST
BRISTOL, RI 02809

STAUDINGER, LEO M &
& LINDA M TE
27 RICHMOND ST
BRISTOL, RI 02809

CUP DEFENDERS ASSN CORP
230 WOOD ST
PO BOX 869
BRISTOL, RI 02809

MARTINS, MARIO G. & ALICI
40 APACHE WAY
WILMINGTON, MA 01887

THOMAS, LAURA OSTLIND &
SIMON MARK
16 COOKE ST
BRISTOL, RI 02809

DEWOLF, BRADFORD L. TRUST
85 GIBOSN AVE
BRISTOL, RI 02809

MAZZARELLA, ANGELO J. JR
& KATHLEEN ET UX TE
20 RICHMOND ST.
BRISTOL, RI 02809

WARD, THOMAS & CAROL HULA
113 UNION ST
BRISTOL, RI 02809

DREW, ROBERT L. ET UX
CARLINE A. DREW TE
241 STATE ST UNIT 1
BRISTOL, RI 02809

MELLO, MARIA C. LIFE EST
DEMELLO, JOSEPH
12 COOKE 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

May 15, 2025
File #: ZBR-25-17

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
June 2, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Scott Davis

Owner of Record: Scott M. Davis

Location: 5 BARBARA DR , BRISTOL, RI, 02809

Plat: 150 Lot: 111

Zoning District: R-15

Applicant is requesting **Dimensional Variances** under the Zoning Ordinance as follows:

to construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-bedroom ADU, less than the required rear yard, and less than the required right side yard.

A handwritten signature in black ink, reading "Edward 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-25-17

5 Barbara Dr 150 111

May 8, 2025

Applicant	
Name of Applicant	Scott M Davis
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
	5 Barbara Dr	150	111

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	1,440 feet
Width in Feet	30 feet
Length in Feet	48 feet
Height Above Grade	26 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	2 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	6 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
-Proposed setbacks for right side yard of 14ft. -Proposed setback for rear yard of 33ft -5000sqft Variance on lot size required for ADU -475sqft variance size for square footage of ADU

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

-Setback variances are being requested in order to allow enough space in the garage and in-law apartment above it to allow for an elevator, appropriate clearances for future wheelchair access (using guidance from ADA) and general ease of maneuverability that would allow aging parents to live comfortably.

-R20 zoning which allows for the 20000sqft required for an ADU represents a tiny percentage of land in Bristol. This ordinance disqualifies more than 90% of the town from attempting to provide a home for immediate family in need.

-Request for size variance goes in hand with setback variance. While designing, the main focus was allowing free movement and ease of use. As example, bathrooms are large with curbless showers to eliminate slips and falls; Foot print increased to allow for an elevator that can accommodate a wheelchair; enough space in the garage to exit vehicle and safely maneuver to the elevator etc..

(c) (1) *Standards for relief.* The following shall be standards for relief:

Variance. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a.

That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant; **Structure size is essential to providing a safe and long term housing solution for aging parents and allows independence and forestalls the need for assisted living.**

b. That such hardship is not the result of any prior action of the applicant; **No**

c.

That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town; **It will not. Current lot coverage is 6% and proposed is 20%, below the required 25% of r15 zoning. Bristol Architect firm has been hired to make sure the proposed addition is aesthetically pleasing and fits with the neighborhood/Town. Materials for construction and siding have been chosen purposefully ex. cedar siding.**

d.

The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

1.

~~In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of land or structures in an adjacent district shall not be considered grounds for granting a use variance; and~~

2.

In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. **If dimensional variance is not granted, I will not be able to accommodate my elderly parents thus denying them independent living and forcing us to move toward assisted care. I believe my request adequately demonstrates relief sought is minimal to a reasonable enjoyment of the property.**

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	120

Lot Depth	125
-----------	-----

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 894	Building/Structure Detail if Other:

Bristol Zoning Board,

My name is Scott Davis of 5 Barbara Dr, Bristol. I am writing to explain my request for a dimensional variance and impress upon you the importance of granting it.

My parents, Pam and Guy Davis, are residents of Lincoln, RI and have begun to feel the strain of maintaining a household as they age. My father, who is 87, has begun to have mobility issues and has suffered from complications due to prostate cancer. As his mobility has decreased, he has begun to fall more frequently, one incident left him in the hospital for 5 days. Last Christmas, my mother approached me and let me know the house in Lincoln was getting to be too much to handle. Being the good son I try to be, I investigated different ways to accommodate them and allow continued independent living.

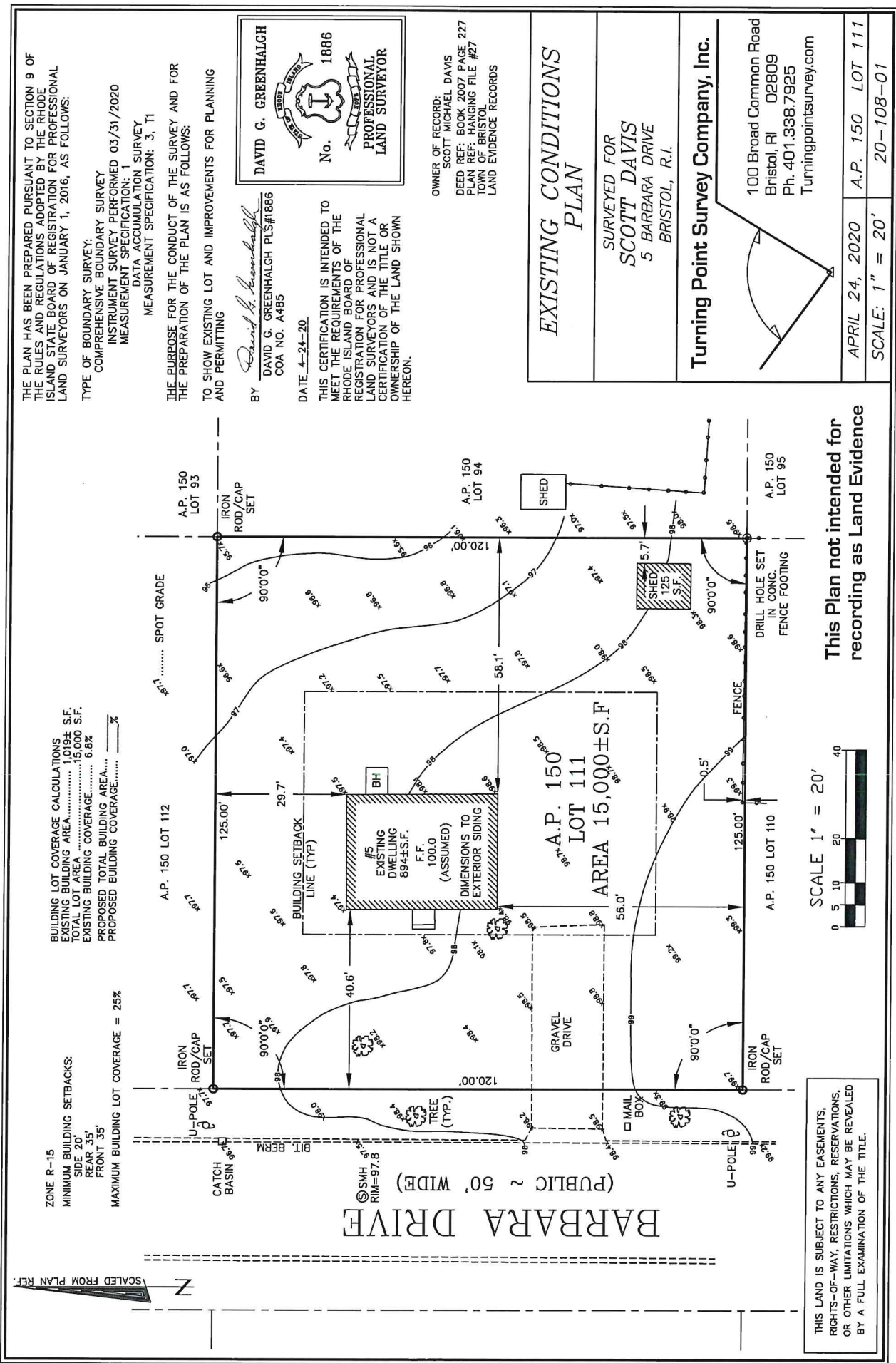
What I propose allows them to do just that. The design incorporates ADA recommendations, an elevator that will fit a wheelchair, 42" clearance around counters and furniture, we've allowed for generous sized bathrooms with curbless showers and grabrails, a garage with clearance enough to maneuver a wheelchair around parked cars and many more future proof designs. With all our accommodations considered, it has caused the footprint of the proposed building to expand but I feel it is required to allow them the comfortable and safe living they deserve with me just steps away to assist.

I have partnered with Pacific Visions architects, a Bristol firm with RWU alumni, to make sure the building is aesthetically pleasing, fits with Bristol/New England design, and assures it is a welcome addition to our beautiful neighborhood. Materials will be chosen purposefully (i.e cedar shake siding) to further allow the building to seamlessly blend with the surrounding homes.

My parents are thrilled at the thought of becoming Bristol residence. Thank you in advance for your thoughtful consideration.

Scott M Davis
5 Barbara Dr
Bristol, RI 02809
401-487-6306







PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

195 Hope Street STE 5
Bristol, RI
401.203.3191
info@pacific-visions.com

Pacific-Vision.com

PROJECT NUMBER: 250728

NE

AD
1803

60

SCHEMATIC DESIGN
ISSUED FOR : CLIENT REVIEW
NOT FOR CONSTRUCTION
18 MAY 2025

**SCHEMATIC
DESIGN SET**

[illegible]

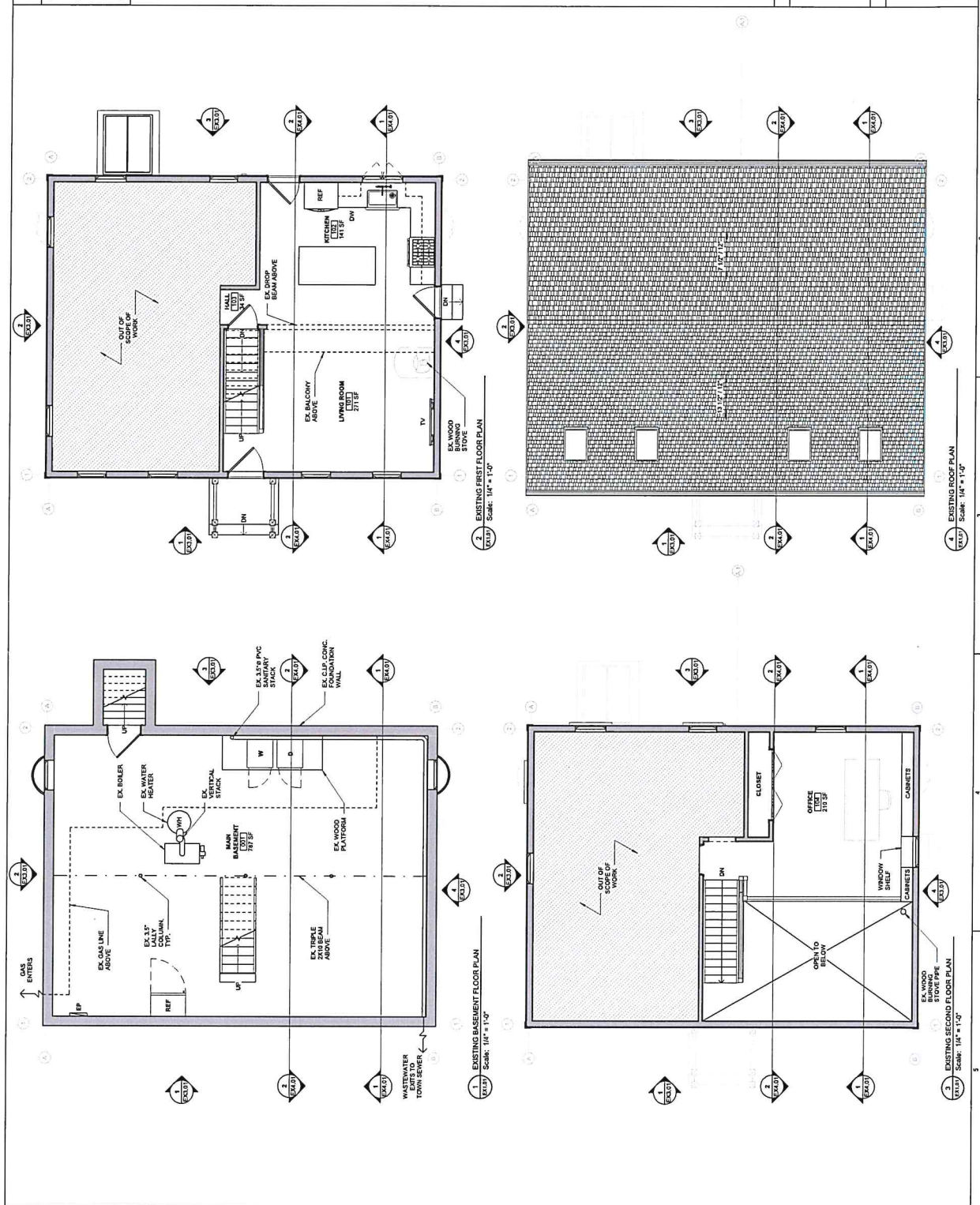
EXISTING FLOOR PLANS

DRAWN BY: TM
CHECKED BY: PF
SHEET SIZE: ARCH D 24" X 36"

EX1-01

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 IRC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS





PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
495 Hope Street STE 5
Bristol, RI
401.203.3181
info@pacific-visions.com
Pacific-Visions.com
©2025 Pacific-Visions Studio LLC

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

PROJECT NUMBER: 250225

ADDITION AND RENOVATION FOR:
5 BARBARA DRIVE

GO

ONE
DOES

GO

ONE
DOES

SCHEMATIC DESIGN
ISSUED FOR : CLIENT REVIEW
NOT FOR CONSTRUCTION
08 MAY 2025

**SCHEMATIC
DESIGN SET**

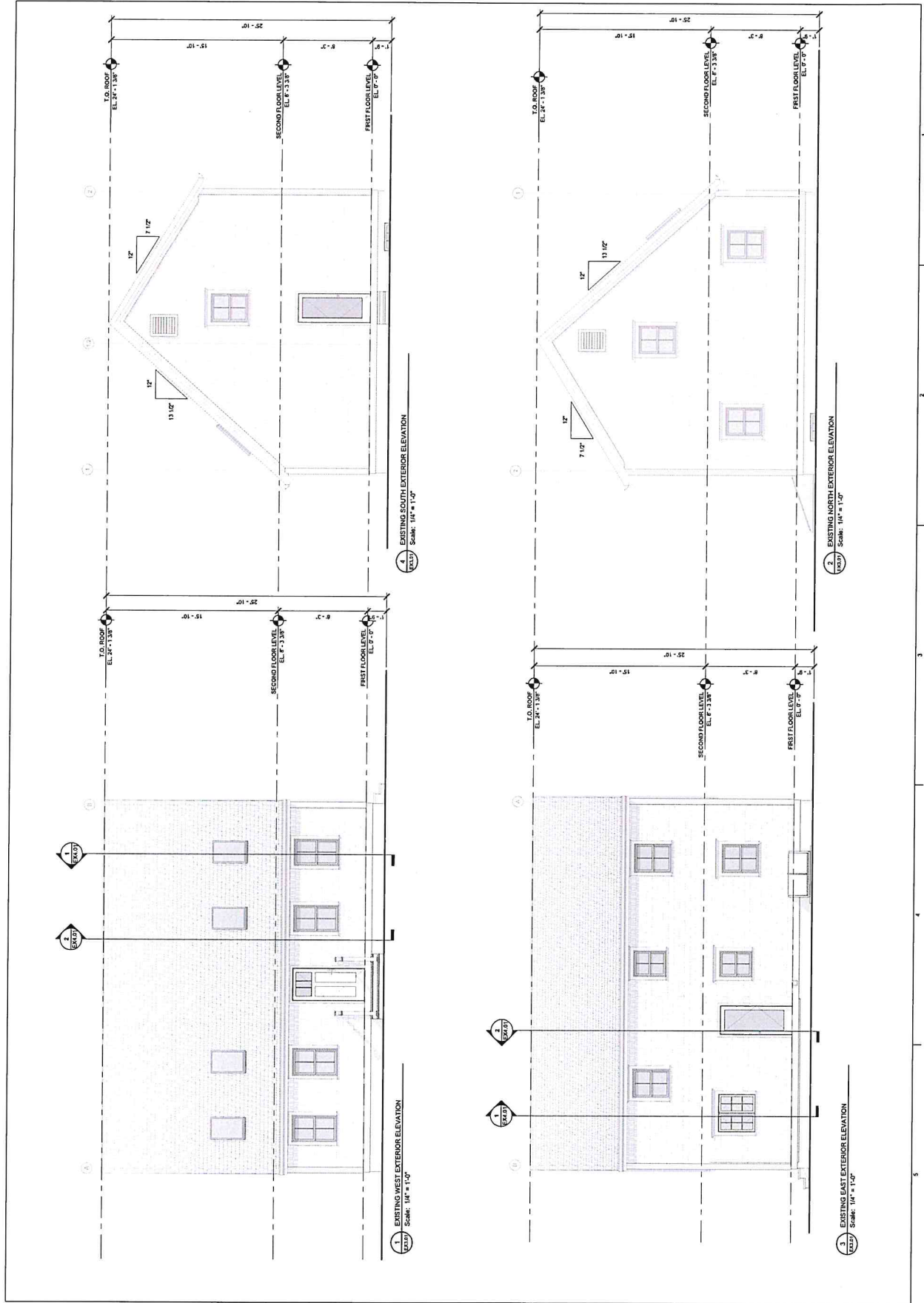
[illegible]

**EXISTING EXTERIOR
ELEVATIONS**

DRAWN BY: TM

CHECKED BY: PF
SHEET SIZE: ARCH D 24" X 36"

EX3.01





PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

495 Hope Street STE 5
Bristol, RI
401.203.3191
info@pacific-visions.com
Pacific-Visions.com

Pacific-Vietnam.com

PROJECT NUMBER: 260228

5 BARBARA DRIVE

BRISTOL RHODE ISLAND 02909

SCHEMATIC DESIGN
ISSUED FOR : CLIENT REVIEW
NOT FOR CONSTRUCTION
18 MAY 2015

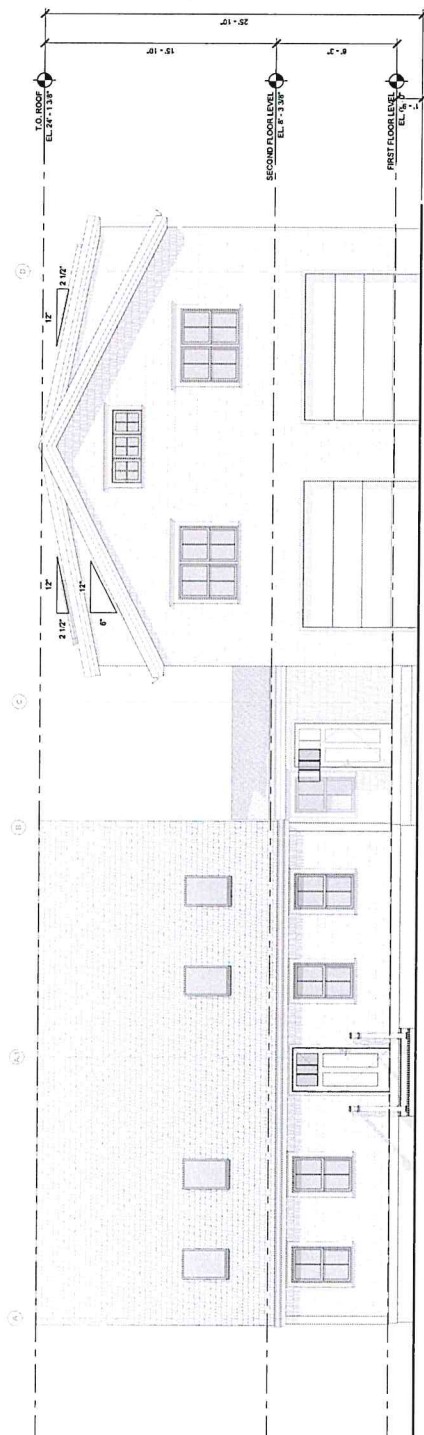
**SCHEMATIC
DESIGN SET**

[illegible]

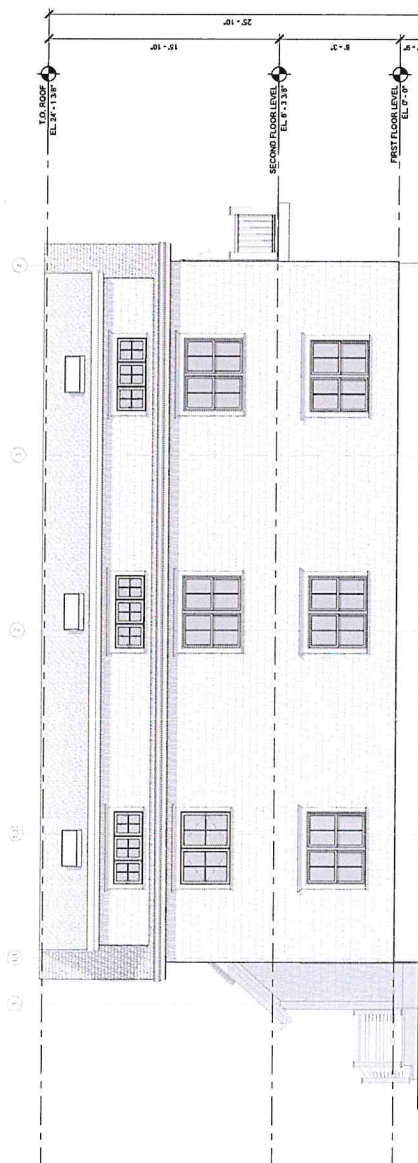
EXTERIOR ELEVATIONS

DRAWN BY: TM
CHECKED BY: PF
SHEET SIZE: ARCH D 24" X 36"

A3.01



1 PROPOSED WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
495 Hope Street STE 5
Bridget, RI
01720-3191
info@pacific-visions.com
Pacific-Vision.com
©2025 Pacific-Vision Studio LLC

PROJECT NUMBER: 250221

5 BARBARA DRIVE

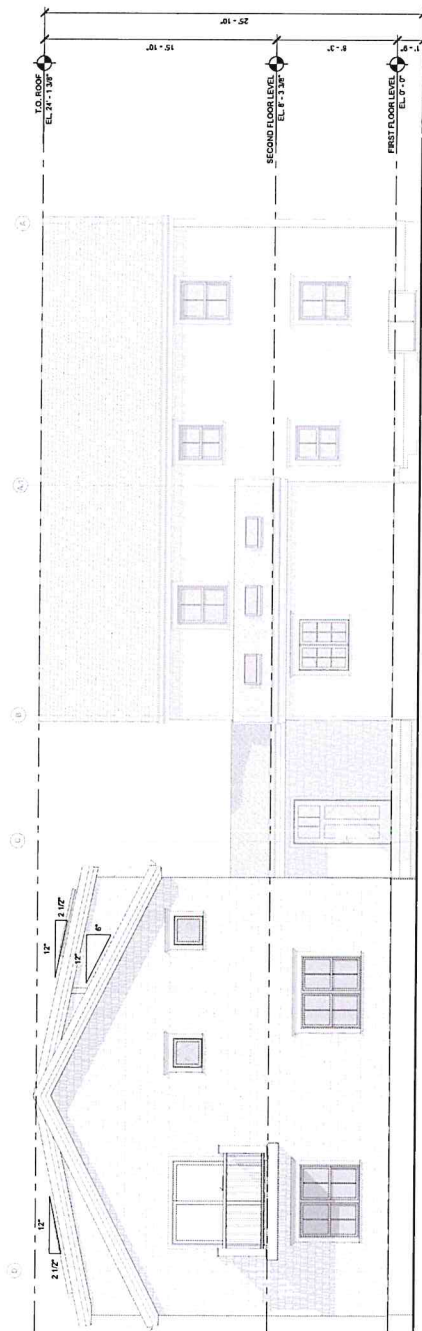
SCHEMATIC DESIGN
ISSUED FOR : CLIENT REVIEW
NOT FOR CONSTRUCTION
8 MAY 2025

**SCHEMATIC
DESIGN SET**

[illegible]

DRAWN BY: TM
 CHECKED BY: PF
 SHEET SIZE: ARCH D 34"

A3.02



1 PROPOSED EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

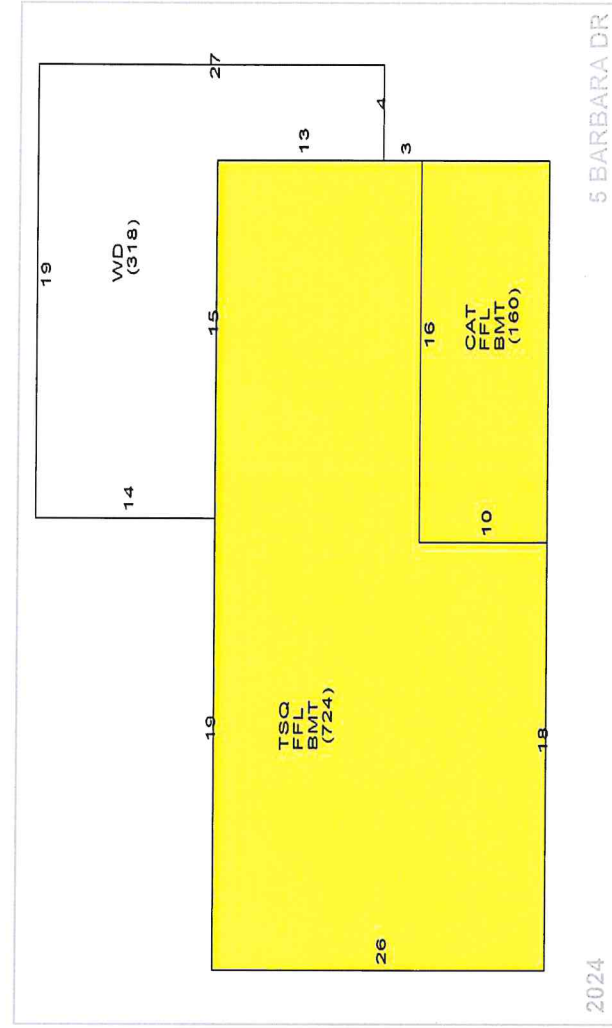


2 PROPOSED NORTH EXTERIOR ELEVATION
A3.52 Scale: 1/4" = 1'-0"

Price	Leg Ref
5,000	2007-227
0	1405-231

Land Size	Land	AGR Credit	Appraised Value	Assessed Value
0	162,900	0	341,300	341,300
0	162,900	0	341,300	341,300
0	162,900	0	341,300	341,300
0	150,000	0	281,800	281,800
0	150,000	0	281,800	281,800
0	150,000	0	281,800	281,800

2020	01	131,800	0
2019	01	131,800	0



Land Information				Unit Price	Adjusted	Neigh	
	Use	Description	Units	Unit Type	Land Type	LT Fact	
1	01	Single Fam	0.34435	AC	P	1.00	473,065
2							N
3							
4							

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.

▶ Building Information

Description	BLDG Type	Cape	Story Height	1 3/4 Story	Finish
RES Units	1	COM Units	0		
Foundation	Concrete	BMT Floor	Concrete		
Frame 1	Wood	Frame 2	%		
EXT Wall 1	Wood Shngl	EXT Wall 2	Clapboard	%	25
Roof Type 1	Gable	Roof Type 2	%		
Roof Cover 1	Asphalt Shir	Roof Cover 2	%		
INT Wall 1	Drywall	INT Wall 2	%		
Floors 1	Hardwood	Floors 2	%		
BMT Garages		Color	BEIGE		
Plumbing		Electrical			
Insulation		INT vs EXT			
Heat Fuel	Gas	Heat Type	BB Hot Water		
# Heat Sys		% Heated	100		
% Solar HW		% A/C			
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

Quantity	Quality
2	Typical
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	1
Ext Kitchens	
Fireplaces	
W.S. Flues	

▶ Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2			U
3			
4			
Totals	1	6	3



5 Barbara Drive - 300' Radius

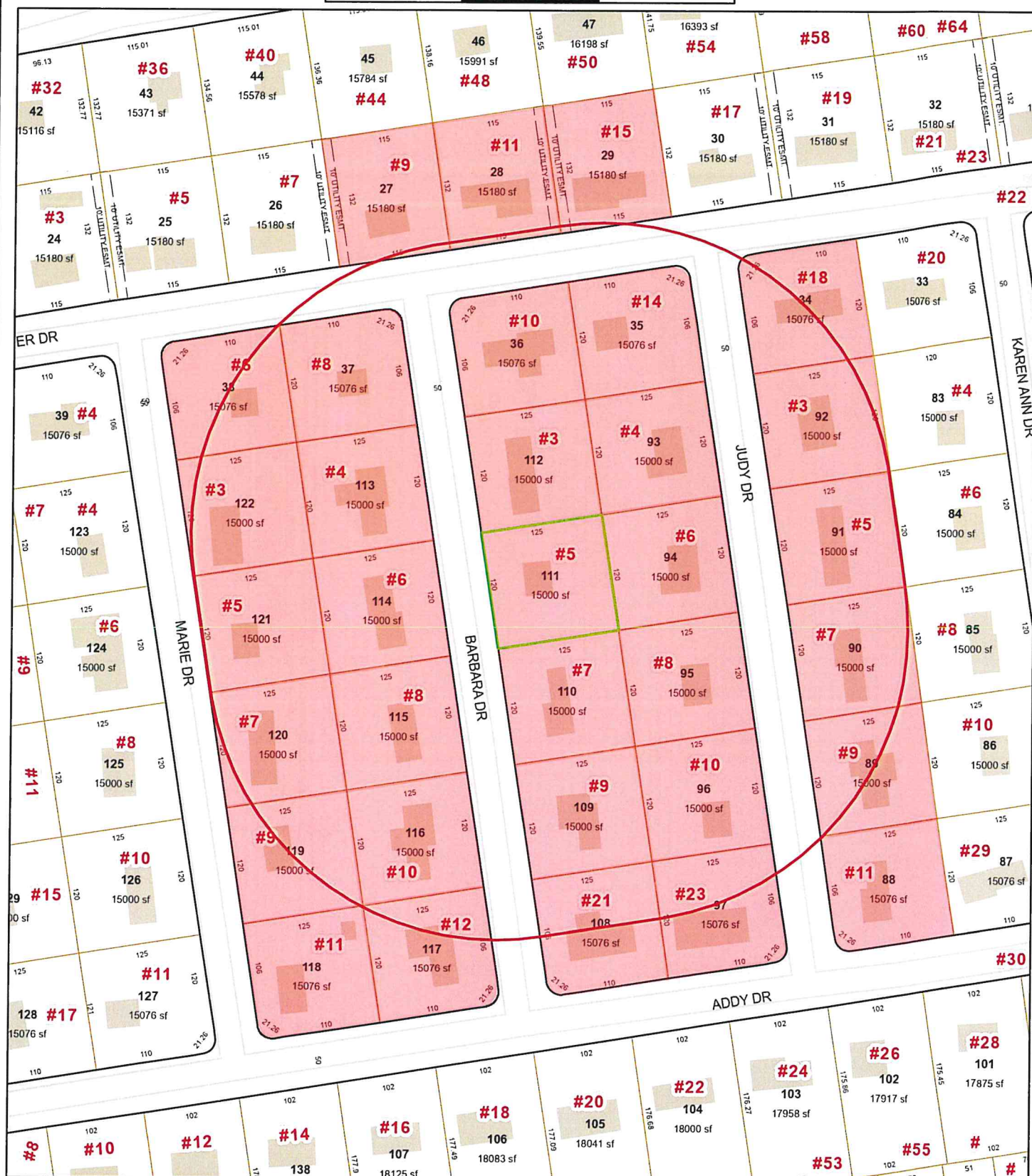
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 12, 2025



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.



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Subject Property:

Parcel Number: 150-111
CAMA Number: 150-111
Property Address: 5 BARBARA DR

Mailing Address: DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

Abutters:

Parcel Number: 150-108
CAMA Number: 150-108
Property Address: 21 ADDY DR

Mailing Address: BARKER, WILLIAM P. & BARKER, LISA A.
CURRAN (50%) TRUSTEES
21 ADDY DR
BRISTOL, RI 02809

Parcel Number: 150-109
CAMA Number: 150-109
Property Address: 9 BARBARA DR

Mailing Address: ILG, MARY E. TRUSTEE MARY E. ILG
TRUST
9 BARBARA DR.
BRISTOL, RI 02809

Parcel Number: 150-110
CAMA Number: 150-110
Property Address: 7 BARBARA DR

Mailing Address: MERRIAM, RICHARD J. BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-111
CAMA Number: 150-111
Property Address: 5 BARBARA DR

Mailing Address: DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

Parcel Number: 150-112
CAMA Number: 150-112
Property Address: 3 BARBARA DR

Mailing Address: DANIELS, MARK S ET UX SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-113
CAMA Number: 150-113
Property Address: 4 BARBARA DR

Mailing Address: BLACK, JOHN J. & BLACK, SUSAN L.
CO- TRUSTEES
4 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-114
CAMA Number: 150-114
Property Address: 6 BARBARA DR

Mailing Address: MCGOVERN, ADAM C & NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-115
CAMA Number: 150-115
Property Address: 8 BARBARA DR

Mailing Address: TRINDADE, MICHAEL A. DEBORAH L.
TE
8 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-116
CAMA Number: 150-116
Property Address: 10 BARBARA DR

Mailing Address: MCCARTHY, JOSEPH M
10 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-117
CAMA Number: 150-117
Property Address: 12 BARBARA DR

Mailing Address: IACONO, DAVID E. NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 150-118 CAMA Number: 150-118 Property Address: 11 MARIE DR	Mailing Address: CORREIRA, FREDERICK M 11 MARIE DR BRISTOL, RI 02809
Parcel Number: 150-119 CAMA Number: 150-119 Property Address: 9 MARIE DR	Mailing Address: DASILVA, JOHN ET UX MICHELLE ANN WAY TE 9 MARIE DR BRISTOL, RI 02809
Parcel Number: 150-120 CAMA Number: 150-120 Property Address: 7 MARIE DR	Mailing Address: CALISTO, JOSE L & LUCIA TRUSTEES 7 MARIE DR BRISTOL, RI 02809
Parcel Number: 150-121 CAMA Number: 150-121 Property Address: 5 MARIE DR	Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR JT TRUSTEE 5 MARIE DR BRISTOL, RI 02809
Parcel Number: 150-122 CAMA Number: 150-122 Property Address: 3 MARIE DR	Mailing Address: CAMPBELL, DAVID & KATHRYN TE 3 MARIE DR BRISTOL, RI 02809
Parcel Number: 150-27 CAMA Number: 150-27 Property Address: 9 JENNIFER DR	Mailing Address: ST GEORGE, THOMAS A ANA I. 9 JENNIFER DR BRISTOL, RI 02809
Parcel Number: 150-28 CAMA Number: 150-28 Property Address: 11 JENNIFER DR	Mailing Address: FISHER, ROBERT E. KAREN J. ETUX TE 11 JENNIFER DR BRISTOL, RI 02809
Parcel Number: 150-29 CAMA Number: 150-29 Property Address: 15 JENNIFER DR	Mailing Address: SIMBRO, THOMAS ELIZABETH A. ETUX 15 JENNIFER DR BRISTOL, RI 02809
Parcel Number: 150-34 CAMA Number: 150-34 Property Address: 18 JENNIFER DR	Mailing Address: PERRY, MARYANNE D. 18 JENNIFER DRIVE BRISTOL, RI 02809
Parcel Number: 150-35 CAMA Number: 150-35 Property Address: 14 JENNIFER DR	Mailing Address: FORSBERG, THOMAS E ET UX JANE G. FORSBERG TE 14 JENNIFER DRIVE BRISTOL, RI 02809
Parcel Number: 150-36 CAMA Number: 150-36 Property Address: 10 JENNIFER DR	Mailing Address: MICALLET, STEVEN A KIMBERLY A 10 JENNIFER DR BRISTOL, RI 02809
Parcel Number: 150-37 CAMA Number: 150-37 Property Address: 8 JENNIFER DR	Mailing Address: MEDEIROS, RONALD ET UX DEBRA A. TE 8 JENNIFER DRIVE BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 150-38 CAMA Number: 150-38 Property Address: 6 JENNIFER DR	Mailing Address: CASTIGLIEGO, MATTEO 6 JENNIFER DR BRISTOL, RI 02809
Parcel Number: 150-88 CAMA Number: 150-88 Property Address: 11 JUDY DR	Mailing Address: TOMS, DAVID E. ANETTE M. ETUX WC 11 JUDY DRIVE BRISTOL, RI 02809
Parcel Number: 150-89 CAMA Number: 150-89 Property Address: 9 JUDY DR	Mailing Address: JENNINGS, ELIZABETH 9 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-90 CAMA Number: 150-90 Property Address: 7 JUDY DR	Mailing Address: BENEVIDES, ALIPIO JR & BENEVIDES, BARBARA A. TRUST 7 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-91 CAMA Number: 150-91 Property Address: 5 JUDY DR	Mailing Address: WILSON, PAUL G MAUREEN 5 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-92 CAMA Number: 150-92 Property Address: 3 JUDY DR	Mailing Address: POWERS, WAYNE R MARIE S. TRUSTEES 3 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-93 CAMA Number: 150-93 Property Address: 4 JUDY DR	Mailing Address: MEDEIROS, JORGE M. MARIA F. LIFE ESTATE & BRITO, 4 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-94 CAMA Number: 150-94 Property Address: 6 JUDY DR	Mailing Address: PACHECO, LOUIS M & ERICA L TE 6 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-95 CAMA Number: 150-95 Property Address: 8 JUDY DR	Mailing Address: MORENCY, ELIZABETH M. CHAD TE 8 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-96 CAMA Number: 150-96 Property Address: 10 JUDY DR	Mailing Address: DUPONT, CYNTHIA A. 10 JUDY DR BRISTOL, RI 02809
Parcel Number: 150-97 CAMA Number: 150-97 Property Address: 23 ADDY DR	Mailing Address: SANTOS, ELVIRA TRUSTEE ELVIRA SANTOS LIVING TRUST 23 ADDY DRIVE BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 3 of 3

BARKER, WILLIAM P. &
BARKER, LISA A. CURRAN (5
21 ADDY DR
BRISTOL, RI 02809

DUPONT, CYNTHIA A.
10 JUDY DR
BRISTOL, RI 02809

MEDEIROS, RONALD ET UX
DEBRA A. TE
8 JENNIFER DRIVE
BRISTOL, RI 02809

BENEVIDES, ALIPIO JR & BE
7 JUDY DR
BRISTOL, RI 02809

FISHER, ROBERT E.
KAREN J. ETUX TE
11 JENNIFER DR
BRISTOL, RI 02809

MERRIAM, RICHARD J.
BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

BLACK, JOHN J. &
BLACK, SUSAN L. CO- TRUST
4 BARBARA DR
BRISTOL, RI 02809

FORSBERG, THOMAS E ET UX
JANE G. FORSBERG TE
14 JENNIFER DRIVE
BRISTOL, RI 02809

MICALLET, STEVEN A
KIMBERLY A
10 JENNIFER DR
BRISTOL, RI 02809

CALISTO, JOSE L &
LUCIA TRUSTEES
7 MARIE DR
BRISTOL, RI 02809

GRIFFIN, MARY E &
CABRAL, HENRY JR JT TRUST
5 MARIE DR
BRISTOL, RI 02809

MORENCY, ELIZABETH M.
CHAD TE
8 JUDY DR
BRISTOL, RI 02809

CAMPBELL, DAVID & KATHRYN
3 MARIE DR
BRISTOL, RI 02809

IACONO, DAVID E.
NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809

PACHECO, LOUIS M &
ERICA L TE
6 JUDY DR
BRISTOL, RI 02809

CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

ILG, MARY E. TRUSTEE
MARY E. ILG TRUST
9 BARBARA DR.
BRISTOL, RI 02809

PERRY, MARYANNE D.
18 JENNIFER DRIVE
BRISTOL, RI 02809

CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

JENNINGS, ELIZABETH
9 JUDY DR
BRISTOL, RI 02809

POWERS, WAYNE R
MARIE S. TRUSTEES
3 JUDY DR
BRISTOL, RI 02809

DANIELS, MARK S ET UX
SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

MCCARTHY, JOSEPH M
10 BARBARA DRIVE
BRISTOL, RI 02809

SANTOS, ELVIRA TRUSTEE
ELVIRA SANTOS LIVING TRUS
23 ADDY DRIVE
BRISTOL, RI 02809

DASILVA, JOHN ET UX
MICHELLE ANN WAY TE
9 MARIE DR
BRISTOL, RI 02809

MCGOVERN, ADAM C &
NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

SIMBRO, THOMAS
ELIZABETH A. ETUX
15 JENNIFER DR
BRISTOL, RI 02809

DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

MEDEIROS, JORGE M.
MARIA F. LIFE ESTATE & BR
4 JUDY DR
BRISTOL, RI 02809

ST GEORGE, THOMAS A
ANA I.
9 JENNIFER DR
BRISTOL, RI 02809

TOMS,DAVID E.
ANETTE M. ETUX WC
11 JUDY DRIVE
BRISTOL, RI 02809

TRINDADE, MICHAEL A.
DEBORAH L. TE
8 BARBARA DRIVE
BRISTOL, RI 02809

WILSON, PAUL G
MAUREEN
5 JUDY 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

May 15, 2025
File #: ZBR-25-18

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
June 2, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Justin Ferreira / Ferreira Electric, Inc.

Owner of Record: Nappi Brothers, Inc.

Location: 14 RESERVOIR AVE , BRISTOL, RI, 02809

Plat: 033 Lot: 158-159

Zoning District: R-6

Applicant is requesting a **Use Variance** and a **Dimensional Variance** under the Zoning Ordinance as follows:

to expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard.

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-25-18

14 reservoir ave 033 158-159

May 9, 2025

Applicant	
Name of Applicant	Justin Ferreira
Who is Submitting this Application	Other
	If other, Describe: future owner
Owner's Name (If Different than Applicant)	nappi brothers inc

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	14 reservoir ave	033	158-159

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)	
28-218(5)(6)	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
expanding non-conforming use	

Existing Lot Specifications	
Current Use of Premises	Commercial

	If other, explain:
Number of Units	
Lot Area	6,400
Lot Frontage	80
Lot Depth	80

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 2,094	Building/Structure Detail if Other: concrete block
Structure: Accessory	Square Footage: 400	Building/Structure Detail if Other: 2 car detached garage

I, NICHOLAS NAPPI, PRESIDENT OF NAPPI BROTHERS PLUMBING, GIVE JUSTIN FERREIRA, PRESIDENT OF FERREIRA ELECTRIC INC. PERMISSION TO GO BEFORE THE ZONING BOARD IN THE TOWN OF BRISTOL IN REFERENCE TO MY PROPERTY AT 14 RESERVOIR AVE. HE IS A PROSPECTIVE BUYER OF MY PROPERTY AND WE ARE CURRENTLY UNDER CONTRACT FOR THE SALE.

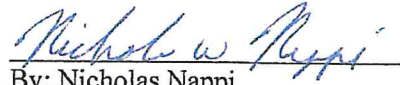
NICHOLAS NAPPI

5-8-25

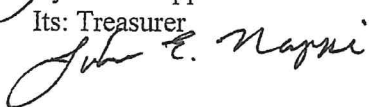
x Nicholas Nappi

Executed as a sealed instrument this 28 day of April, 2025.

SELLER:
Nappi Bros. Inc.


By: Nicholas Nappi
Its: President

SELLER:
Nappi Bros. Inc.


By: Jack Nappi
Its: Treasurer

BUYER:


Justin Ferreira 4/28/2025

TELEPHONE (401)253-0347

E-MAIL: ferreiraelectric@yahoo.com

FERREIRA ELECTRIC INC.

1236 HOPE STREET · BRISTOL, RI · 02809

ELECTRICAL CONTRACTING

RESIDENTIAL · COMMERCIAL · INDUSTRIAL

RI LICENSE #A2055 & MASS. LICENSE #10530-A

MAY 5TH. 2025

TOWN OF BRISTOL ZONING BOARD OF REVIEW,

MY NAME IS JUSTIN FERREIRA, OWNER OF FERREIRA ELECTRIC INC. BASED HERE IN BRISTOL. FERREIRA ELECTRIC IS A SMALL, FAMILY OWNED AND OPERATED BUSINESS STARTED BY MY FATHER MICHAEL, THAT HAS BEEN SERVING BRISTOL AND SURROUNDING AREAS SINCE 1986. OUR HOURS OF OPERATION ARE 8AM TO 430 PM. WE ARE A TEAM OF FOUR IN THE FIELD AND TWO IN THE OFFICE. THERE IS NO AFTER HOURS WORK AND OTHER THEN OFFICE STAFF THERE IS USUALLY NO ONE THERE EXCEPT FOR BEGINNING AND END OF THE WORKDAY.

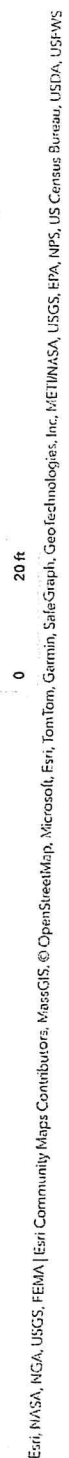
I AM UNDER CONTRACT TO PURCHASE THE PROPERTY AT 14 RESERVOIR AVE. WHICH IS CURRENTLY THE SHOP FOR NAPPI BROTHERS PLUMBING. THIS BUILDING HAS BEEN USED AS A CONTRACTOR'S WORKSHOP FOR 70+ YEARS AND WOULD BE A PERFECT PLACE TO CONTINUE TO RUN MY SMALL ELECTRICAL CONTRACTING COMPANY OUT OF AND CONTINUE TO OPERATE BASED HERE IN BRISTOL. SOME MODIFICATIONS WOULD BE NEEDED TO PROPERLY AND SUCCESSFULLY CONTINUE TO OPERATE OUT OF THIS SPACE. KEEPING WORK VANS INSIDE AT NIGHT IS VERY IMPORTANT TO THE OPERATION OF MY BUSINESS AND EMPLOYEE RETENTION. AS ONE COULD IMAGINE THE LOADING AND UNLOADING OF DAILY TOOLS AND MATERIALS OUTSIDE IN THE RAIN OR FREEZING COLD COULD WEAR DOWN EVEN THE BEST AND LOYAL OF WORKMEN. ALSO KEEPING THE PROPERTY TIDY AND MAINTAINING CURB APPEAL SETS AN IDEAL FOR POTENTIAL FUTURE CUSTOMERS. I BELIEVE THIS COULD BE ATTAINED BY KEEPING WORK VEHICLES AND EQUIPMENT INSIDE WHEN NOT IN USE AND KEEPING UP WITH LANDSCAPE MAINTENCE.

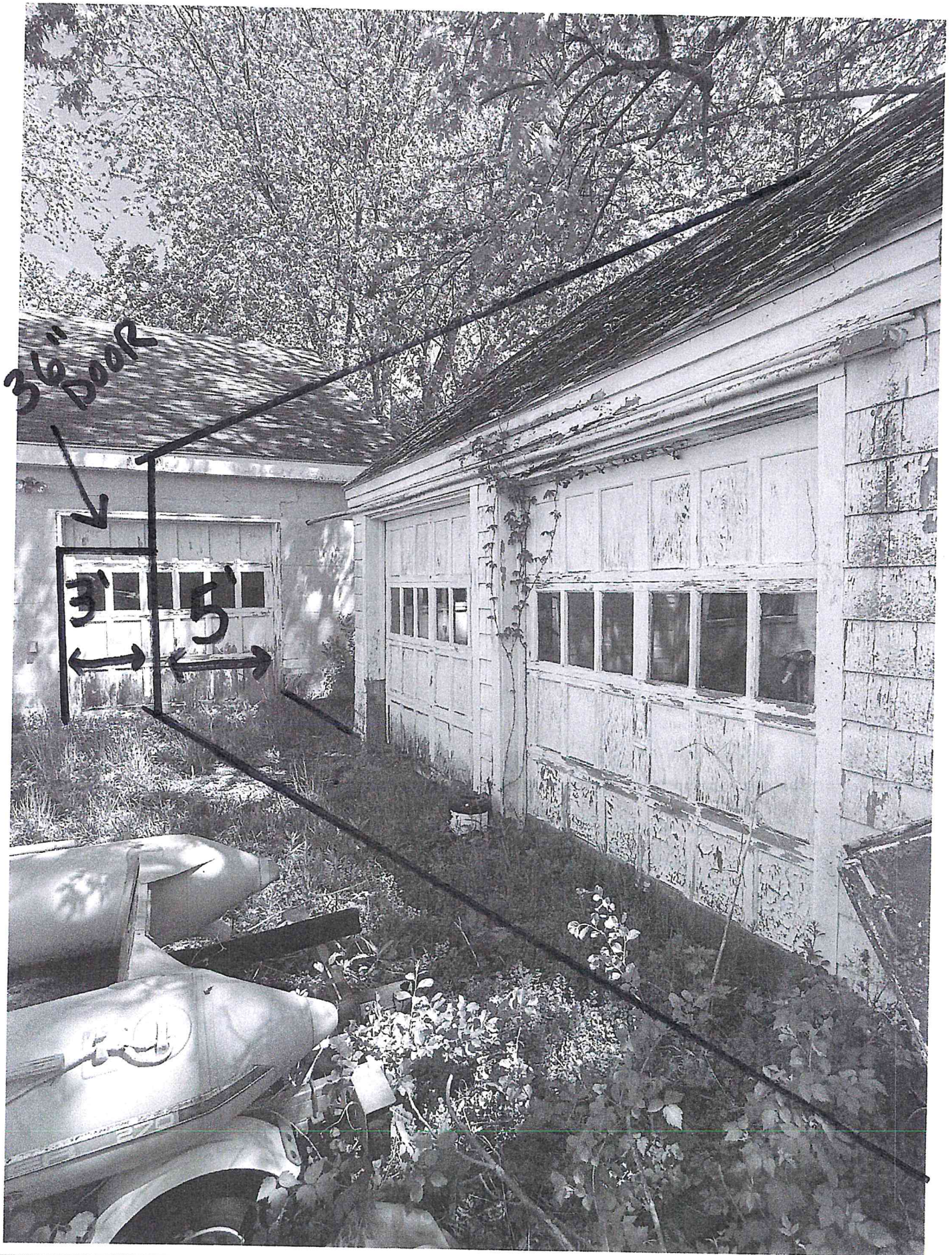
I AM LOOKING FOR APPROVAL FROM THE BOARD TO MAKE SOME MINOR CHANGES TO THE PROPERTY TO BETTER SUIT OUR BUSINESSES NEEDS. I WOULD ASK THE BOARDS PERMISSION TO EXTEND THE FRONT OF THE SMALL GARAGE ON PARCEL 159 APPROXIMATLY 5-6 FEET TO INTERSECT WITH THE EXISTING BLOCK BUILDING ON PARCEL 158 AND TIE THE TWO STRUCTURES TOGETHER AT THE RIGHT GARAGE DOOR OF THE BLOCK BUILDING ON PARCEL 158. AT THE SAME TIME THE NEW FRONT OF THE SMALL GARAGE WOULD BE DORMERED TO ALLOW FOR LARGER OVERHEAD GARAGE DOORS TO ALLOW US TO KEEP OUR VEHICLES INSIDE, OUT OF THE WEATHER AND OUT OF SIGHT.

I DO NOT BELIEVE THESE CHANGES WILL NEGATIVLY AFFECT THE RESIDENTS OF RESERVOIR AVE AS THE ADDITION TO THE BUILDING IS MINOR AND BELIEVE THE NEIGHBORS WILL APPRECIATE THE IMPROVMENTS AND UPDATES TO THIS PROPERTY AS IT HAS FALLEN INTO DISREPAIR. I AM LOOKING FORWARD TO GETTING TO KNOW MY NEW NEIGHBORS AND HAVING A FUCTIONING RELATIONSHIP BASED ON RESPECT.

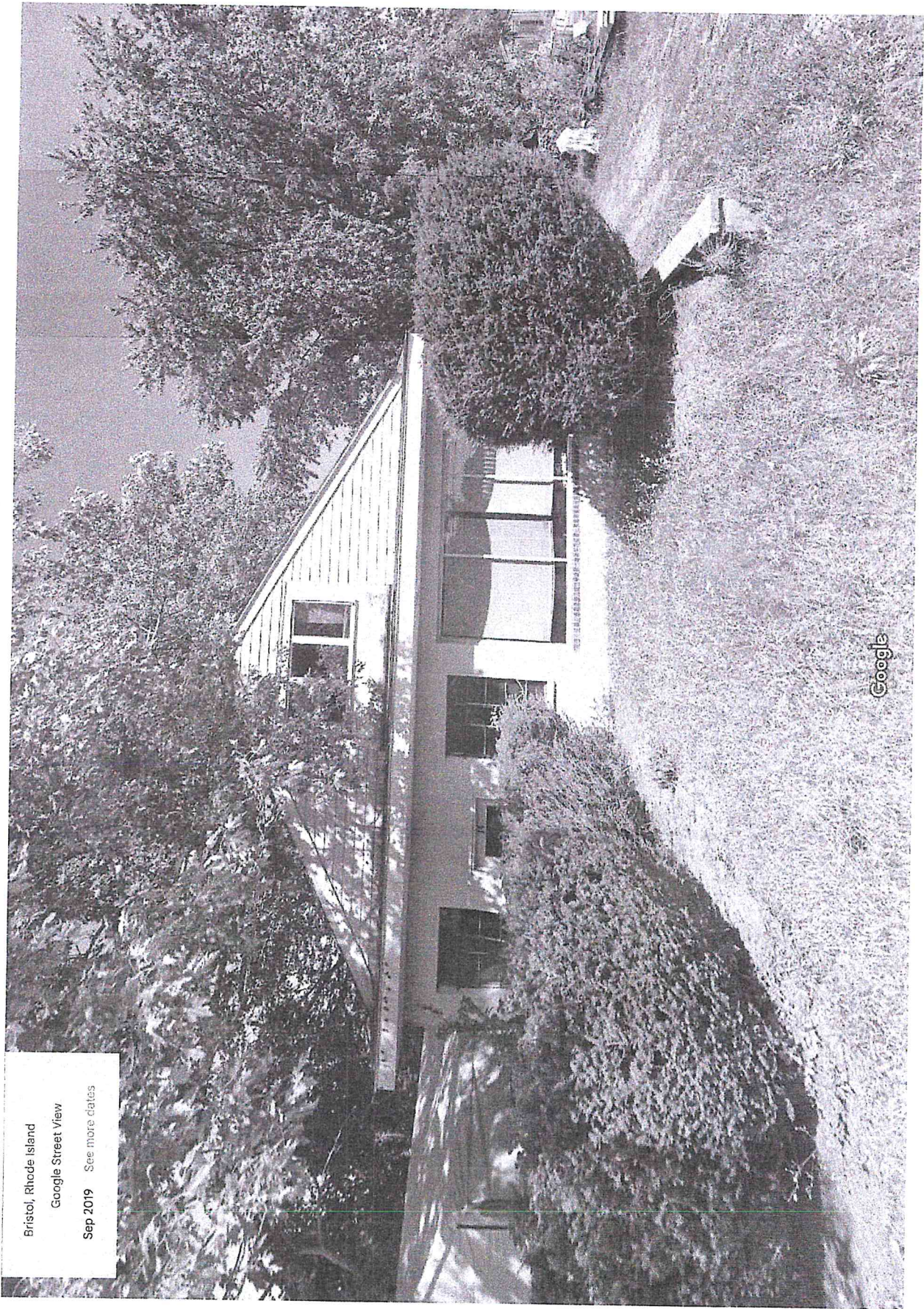
THANK YOU FOR YOUR CONSIDERATION, IT IS GREATLY APPRECIATED

JUSTIN FERREIRA
FERREIRA ELECTRIC INC





Google Maps
14 Reservoir Ave



Bristol, Rhode Island
Google Street View
Sep 2019 See more dates



Owner

Owner 1 NAPPI BROS INC

Owner 2

Owner 3

Address 14 RESERVOIR AVE, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

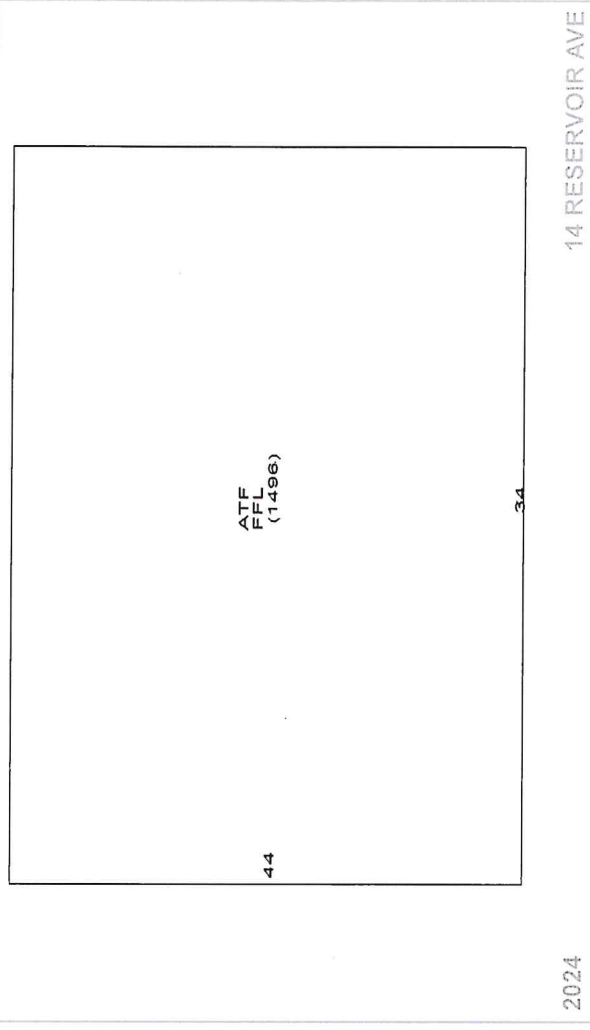
Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
NAPPI, NICHOLAS & MARY P.	01/01/1954	0	126-205		
FRATUS, ISAIAS	01/01/1947	0	115-252		
MELLO, MANUEL M.	01/01/1926	0	90-459		
TOSTE, JOSEPH B. & ROSE	01/01/1925	0	90-270		
HUGHES, WILLIAM H.	01/01/1919	0	80-2		

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
06	67,300	0	0.07	68,300	0	135,600	2024	06	67,300	0	0	68,300	0	135,600	135,600
TOTAL	67,300	0	0.07	68,300	0	135,600	2023	06	67,300	0	0	68,300	0	135,600	135,600
							2022	06	67,300	0	0	68,300	0	135,600	135,600
							2021	06	67,300	0	0	136,100	0	203,400	203,400
							2020	06	67,300	0	0	136,100	0	203,400	203,400
							2019	06	67,300	0	0	136,100	0	203,400	203,400

Source > Mkt Adj Cost VAL per SQ Unit/Card > 64.74 VAL per SQ Unit/Parcel > 64.74



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 06 Comm 2	0.07346	AC	P	1.00	615,950	929,758	C13							68,300			1.00	0
2																		
3																		
4																		

Plat/Lot 033-0158-000

Account: 2687

LUC 06

Zone R-6

Assessment

\$135,600

Building Information

Description	CommGrge	Story Height	Description
BLDG Type	0	COM Units	1 Story

RES Units	0	COM Units	1
-----------	---	-----------	---

Foundation	BMT Floor
------------	-----------

Frame 1	Masonry	Frame 2	%
---------	---------	---------	---

EXT Wall 1	Concrete Blk	EXT Wall 2	%
------------	--------------	------------	---

Roof Type 1	Gable	Roof Type 2	%
-------------	-------	-------------	---

Roof Cover 1	Asphalt Shir	Roof Cover 2	%
--------------	--------------	--------------	---

INT Wall 1	Plaster	INT Wall 2	%
------------	---------	------------	---

Floors 1	Floors 2	%
----------	----------	---

BMT Garages	Color
-------------	-------

Plumbing	Electrical
----------	------------

Insulation	INT vs EXT
------------	------------

Heat Fuel	Oil	Heat Type	BB Hot Water
-----------	-----	-----------	--------------

# Heat Sys	% Heated	100
------------	----------	-----

% Solar HW	% A/C
------------	-------

% COM Wall	% Vacuum
------------	----------

Ceill HGHT	10	Ceiling Type	Typical
------------	----	--------------	---------

Parking Type	% Sprinkled
--------------	-------------

EXT View	Quality
----------	---------

Full Bath	Quantity	Quality
-----------	----------	---------

Ext Full Bath		
---------------	--	--

Half Bath		
-----------	--	--

Ext Half Bath		
---------------	--	--

Ext Fixtures	4	Typical
--------------	---	---------

Kitchens		
----------	--	--

Ext Kitchens		
--------------	--	--

Fireplaces		
------------	--	--

W.S. Flues		
------------	--	--

Room Counts by Floor

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

Card of

CATALIS

ADVANCING GOVERNMENT. ENGAGING CITIZENS.

RESERVOIR AVE

Zone R-6

Assessment

Card of

CATALIS

ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Plat/Lot 033-0159-000

Account: 2688

LUC 15

Owner

Owner Account #: 14-0220-00

Owner 1

NAPPI BROS INC

Owner 2

Owner 3

Address

14 RESERVOIR AVE, BRISTOL, RI 02809-0000

Assessment

Previous Owners & Sales Information

Grantor

Date

Sale Price

Leg Ref

NAL

Dead Type

NAPPI, ANTONIO & BETTINA

01/01/1954

0

126-206

SPICUZZA, BARTOLO & ANGELINA

01/01/1944

0

105-530

MALAFRONTA, ROSI M.

01/01/1934

0

103-538

01/01/1922

0

84-154

Assessment

Previous Assessments

Use Code

Bldg Value

SF/YI Value

Land Size

Land Value

AG Credit

Assessed Value

Year

LUC

Building

SF/YI

Land Size

Land

AGR Credit

Appraised Value

Assessed Value

15

0

11,200

0.07

68,300

0

79,500

2024

15

0

11,200

0

68,300

0

79,500

79,500

TOTAL

0

11,200

0.07

68,300

0

79,500

2023

15

0

11,200

0

68,300

0

79,500

79,500

2022

15

0

11,200

0

68,300

0

79,500

79,500

2021

15

0

11,200

0

47,600

0

58,800

58,800

2020

15

0

11,200

0

47,600

0

58,800

58,800

2019

15

0

11,200

0

47,600

0

58,800

58,800

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

VAL per SQ Unit/Parcel >

Land Information

Reservoir Ave

Use Description

Units

Unit Type

Land Type

LT Fact

Unit Price

Adjusted

Neigh

Inf 1

Inf 1 %

Inf 2

Inf 2 %

Inf 3

Inf 3 %

Spec Land

Juris

Fact

Use Value

1

15 Vct Lnd Im

0.07346

AC

P

1.00

615,950

929,758

C13

Inf 1

Inf 1 %

Inf 2

Inf 2 %

Inf 3

Inf 3 %

1.00

0

2

3

4

Print Date = 5/9/2025

Printed By = Ed Tanner

Year ID: 2024

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.

Item 3E.

► Building Information

Description	Story Height	Description
BLDG Type	COM Units	
RES Units	BMT Floor	
Foundation	Frame 2	%
EXT Wall 1	EXT Wall 2	%
Roof Type 1	Roof Type 2	%
Roof Cover 1	Roof Cover 2	%
INT Wall 1	INT Wall 2	%
Floors 1	Floors 2	%
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Heat Type	
# Heat Sys	% Heated	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceil HGHT	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

Quantity

Quality

Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

► Room Counts by Floor

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

► Grade

Grade	EFF Year
Year Built	Alt %
Alt LUC	

► Depreciation

Code	Description	%
Condition	-	
Functional	-	
Economic	-	
Special	-	
OV	-	

Total Depreciation % >

► Remodeling History

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

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

► Building Permits

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

► Notes

W/158

► Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	

Bas \$/SQ

Size Adj

Constr Adj

Adj \$/SQ

Other Featrs

Grade Fac

Neigh Infl

Land Factor

Adj Total

Depreciation

Depr Total

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

► Visit History

Date Result By

10/20/2021 REVIEW

7/6/2018 REVIEW

7/2/2018 MEASURED

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			400	3	FR	0	11,200
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	
PortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



14 Reservoir Avenue - 200' Radius

Town of Bristol, RI

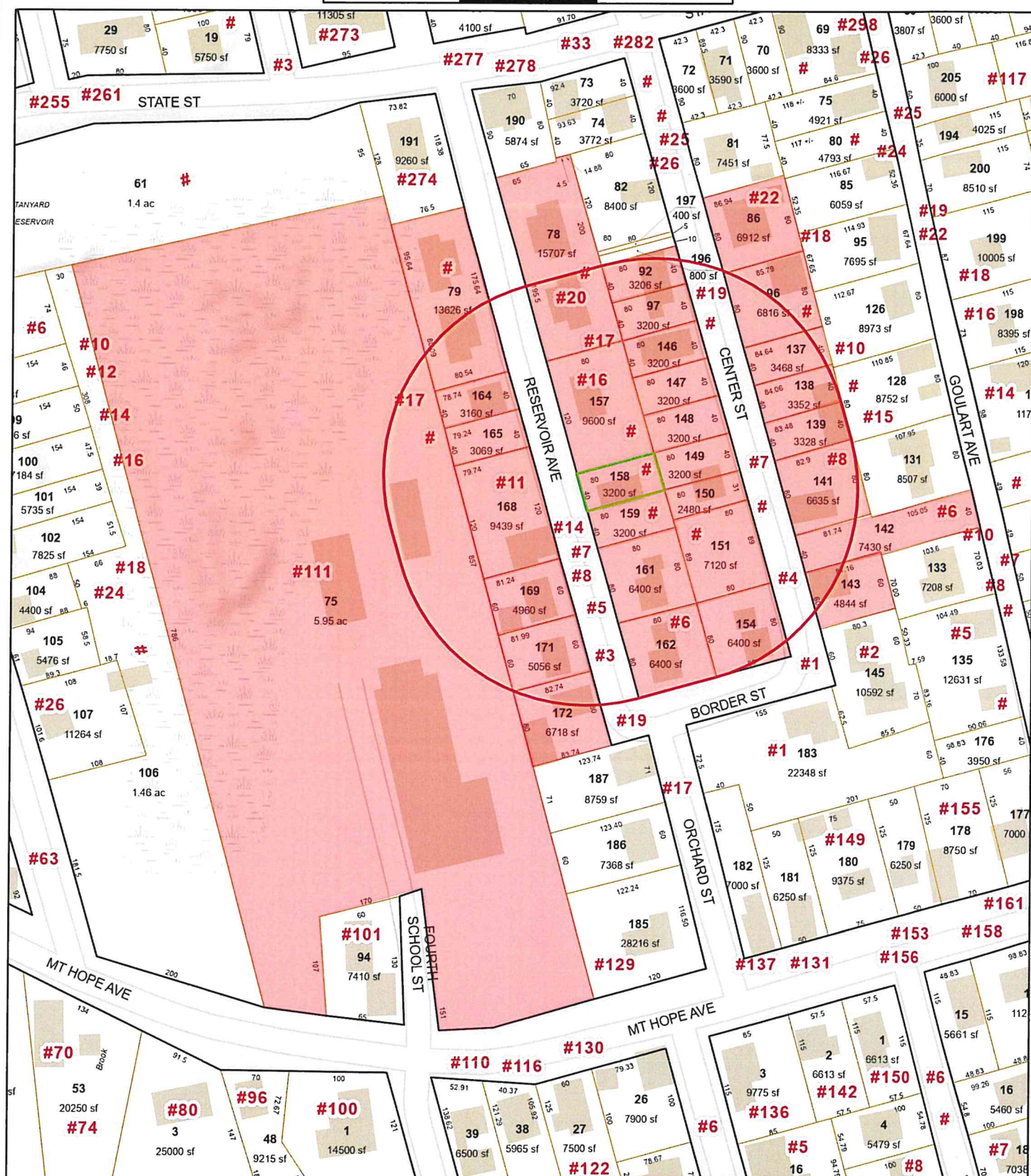
1 inch = 141 Feet



www.cai-tech.com

May 12, 2025

0 141 282 423





200 feet Abutters List Report

Bristol, RI
May 12, 2025

Subject Property:

Parcel Number: 33-158
CAMA Number: 33-158
Property Address: 14 RESERVOIR AVE

Mailing Address: NAPPI BROS INC
14 RESERVOIR AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 30-75
CAMA Number: 30-75
Property Address: 111 MT HOPE AVE

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

Parcel Number: 33-137
CAMA Number: 33-137
Property Address: CENTER ST

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

Parcel Number: 33-138
CAMA Number: 33-138
Property Address: 10 CENTER ST

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

Parcel Number: 33-139
CAMA Number: 33-139
Property Address: CENTER ST

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

Parcel Number: 33-141
CAMA Number: 33-141
Property Address: 8 CENTER ST

Mailing Address: GARCIA, GAIL A. ET AL MANUEL F.
GARCIA JR. TE
8 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-142
CAMA Number: 33-142
Property Address: 6 CENTER ST

Mailing Address: VIVEIROS, MICHAEL D. ET UX
KATHERINE L. VIVEIROS TE
6 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-143
CAMA Number: 33-143
Property Address: 4 CENTER ST

Mailing Address: PACIA, KYLE M & ENOS, KELLY M JT
4 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-146
CAMA Number: 33-146
Property Address: 17 CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAM,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

Parcel Number: 33-147
CAMA Number: 33-147
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III MCADAMS,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

Parcel Number: 33-148
CAMA Number: 33-148
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAMS,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/12/2025

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 33-149 CAMA Number: 33-149 Property Address: 7 CENTER ST	Mailing Address: NAPPI, JOHN E ET UX EVELYN 7 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-150 CAMA Number: 33-150 Property Address: CENTER ST	Mailing Address: NAPPI, JOHN E ET UX EVELYN 7 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-151 CAMA Number: 33-151 Property Address: CENTER ST	Mailing Address: SANCHAS, ROBERT 8 MATTHEW DR WARREN, RI 02885
Parcel Number: 33-154 CAMA Number: 33-154 Property Address: 1 CENTER ST	Mailing Address: VIEIRA, ANTHONY JR & JODY TE 1 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-157 CAMA Number: 33-157 Property Address: 16 RESERVOIR AVE	Mailing Address: GREEN, RAYMOND W. PATRICIA ETUX 9 3RD ST BRISTOL, RI 02809
Parcel Number: 33-158 CAMA Number: 33-158 Property Address: 14 RESERVOIR AVE	Mailing Address: NAPPI BROS INC 14 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-159 CAMA Number: 33-159 Property Address: RESERVOIR AVE	Mailing Address: NAPPI BROS INC 14 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-161 CAMA Number: 33-161 Property Address: 8 RESERVOIR AVE	Mailing Address: POISSANT, OLIVER ANTHONY ETAL TC 62 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 33-162 CAMA Number: 33-162 Property Address: 6 RESERVOIR AVE	Mailing Address: OLIVER, NANCY A & JAMES LE OLIVER, BRADLEY J 6 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-164 CAMA Number: 33-164 Property Address: 17 RESERVOIR AVE	Mailing Address: BROWN, VALERIE K 536 WEST BYWOOD DR DURHAM, NC 27712
Parcel Number: 33-165 CAMA Number: 33-165 Property Address: RESERVOIR AVE	Mailing Address: BROWN, VALERIE K 536 WEST BYWOOD DR DURHAM, NC 27712
Parcel Number: 33-168 CAMA Number: 33-168 Property Address: 11 RESERVOIR AVE	Mailing Address: GRUBER, PETER 11 RESERVOIR AVE BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 33-169 CAMA Number: 33-169 Property Address: 7 RESERVOIR AVE	Mailing Address: MOREY WILLIAM H. JR. MARIA V. 7 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-171 CAMA Number: 33-171 Property Address: 5 RESERVOIR AVE	Mailing Address: POISSANT, ROLAND VIRGINIA TE 5 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-172 CAMA Number: 33-172 Property Address: 3 RESERVOIR AVE	Mailing Address: CABRAL, FRANK & RAPOSO, AURA M JT 3 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-78 CAMA Number: 33-78 Property Address: 20 RESERVOIR AVE	Mailing Address: A & J REAL ESTATE RENTALS, LLC PO Box 596 BRISTOL, RI 02809
Parcel Number: 33-86 CAMA Number: 33-86 Property Address: 22 CENTER ST	Mailing Address: MACHADO, RAUL & SANDRA L LE REM- MACHADO, M & BOTELHO, K TC 22 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-92 CAMA Number: 33-92 Property Address: 19 CENTER ST	Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA, JOSEPH R & MATTHEW L TC 19 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-96 CAMA Number: 33-96 Property Address: 18 CENTER ST	Mailing Address: BRUM, FERNANDO EVARISTA LIFE EST 18 Center St BRISTOL, RI 02809
Parcel Number: 33-97 CAMA Number: 33-97 Property Address: CENTER ST	Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA, JOSEPH R & MATTHEW L TC 19 CENTER ST BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 3 of 3

A & J REAL ESTATE RENTALS
PO Box 596
BRISTOL, RI 02809

NAPPI, JOHN E
ET UX EVELYN
7 CENTER ST
BRISTOL, RI 02809

SILVA, JOSEPH F LIFE ESTA
SILVA, JOSEPH R & MATTHEW
19 CENTER ST
BRISTOL, RI 02809

BROWN, VALERIE K
536 WEST BYWOOD DR
DURHAM, NC 27712

NAPPI, NICHOLAS W III
MCADAMS, IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRUM, FERNANDO
EVARISTA LIFE EST
18 Center St
BRISTOL, RI 02809

NAPPI, NICHOLAS W III &
MCADAM, IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

VIEIRA, ANTHONY JR & JODY
1 CENTER ST
BRISTOL, RI 02809

CABRAL, FRANK &
RAPOSO, AURA M JT
3 RESERVOIR AVE
BRISTOL, RI 02809

NAPPI, NICHOLAS W III &
MCADAMS, IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

VIVEIROS, MICHAEL D. ET U
KATHERINE L. VIVEIROS TE
6 CENTER ST
BRISTOL, RI 02809

GARCIA, GAIL A. ET AL
MANUEL F. GARCIA JR. TE
8 CENTER ST
BRISTOL, RI 02809

OLIVER, NANCY A & JAMES L
OLIVER, BRADLEY J
6 RESERVOIR AVE
BRISTOL, RI 02809

GREEN, RAYMOND W.
PATRICIA ETUX
9 3RD ST
BRISTOL, RI 02809

PACIA, KYLE M & ENOS, KEL
4 CENTER ST
BRISTOL, RI 02809

GRUBER, PETER
11 RESERVOIR AVE
BRISTOL, RI 02809

POISSANT, OLIVER
ANTHONY ETAL TC
62 VARNUM AVE
BRISTOL, RI 02809

MACHADO, RAUL & SANDRA L
REM- MACHADO,M &BOTELHO,
22 CENTER ST
BRISTOL, RI 02809

POISSANT, ROLAND
VIRGINIA TE
5 RESERVOIR AVE
BRISTOL, RI 02809

MOREY WILLIAM H. JR.
MARIA V.
7 RESERVOIR AVE
BRISTOL, RI 02809

RELIABLE PEST CONTROL, IN
6 FRANCIS ST
BRISTOL, RI 02809

NAPPI BROS INC
14 RESERVOIR AVE
BRISTOL, RI 02809

SANCHAS, ROBERT
8 MATTHEW DR
WARREN, RI 02885



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

May 15, 2025
File #: ZBR-25-19

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
June 2, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Manuel Menezes

Owner of Record: Mark Estrella and Sarah Botelho, Christian and Alyssa Ferreira, and Manuel and Jennifer Menezes

Location: 17 ST THERESA AVE , BRISTOL, RI, 02809

Plat: 120 Lot: 65

Zoning District: R-8

Applicant is requesting **Dimensional Variances** under the Zoning Ordinance as follows:

to install approximately 210 feet of six foot high stockade fence along the westerly property line of three lots (11, 15 & 17 St. Theresa Avenue) at a height greater than permitted for a fence in the front yard from Metacom Avenue.

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

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-25-19

17 st Theresa ave 120 65

May 9, 2025

Applicant	
Name of Applicant	Manuel Menezes
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-8		
Address, Plat, Lot	Address	Plat	Lot
	17 st Theresa ave	120	65

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Add 6 foot fence
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	200 feet
Width in Feet	1 feet
Length in Feet	200 feet
Height Above Grade	6 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	22.5 feet
Rear Yard in Feet	47 feet
Left Side Yard in Feet	30 feet
Right Side Yard in Feet	11 feet
Height in Feet	6 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
200 feet ,6feet high per section 28-146	

Describe the extent of the proposed alterations and the reasons for the requesting relief
We include my neighbors at 11,15, and us at 17 st Theresa ave in Bristol would like to add a 6 foot vinyl fence that runs parallel to metacom along a old beat up wooden and wire fence to block debris and pollution from getting into an easement in the back most west side of the property. The easement is also a drainage easement that should be kept from debris. There is access to get into the easement from butterworth ave if need be . Thank you .

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	8,040
Lot Frontage	70
Lot Depth	114

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

Christian Ferreira

5-9-2025

15 St Theresa Ave

Bristol, RI 02809

(401) 862-9716

Ctf326@gmail.com

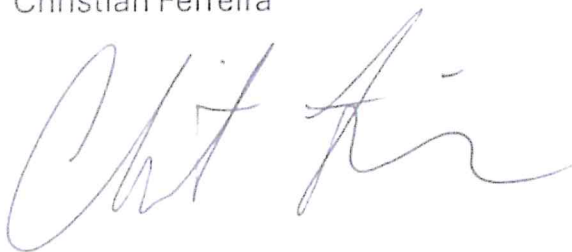
To Whom It May Concern,

I would like to formally express my interest in having my property, located at 15 St Theresa Ave in Bristol, RI included in the proposed three-property fencing project. I would like my property to be added to the permit as well as the project with the other two properties, 11 & 17 St Theresa. This project aims to keep foreign debris from entering the drainage easement behind the three properties. Please feel free to contact me for any further information or documentation you may need to move forward.

Thank you for your time and consideration.

Sincerely,

Christian Ferreira

A handwritten signature in blue ink, appearing to read 'Ct Ferreira', written in a cursive style.



11 st Theresa

00206B48F96225050...

Mark Austin Estrella
11 Saint Theresa Ave.
Bristol, RI 02809
(401) 626-2590

I, Mark Austin Estrella, from 11 Saint Theresa Ave. would like to be included in the permit and project of putting in a 6 foot fence to keep trash and debris from entering both my property and the drainage easement via Metacom Ave.

Signature: 
Date: 05/09/2025





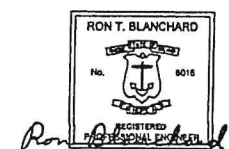


current 6 ft fence will stay

There's a current four foot fence that will stay, the 6 ft fence will go up against the 4 ft fence, they run parallel to Metacom Ave. The fences will go thru 11, 15, 17 St Theresa Ave. The fence will be solid vinyl with 80 lbs of cement at each post and will exceed 100 mph gust of wind

Daniel Williams Administrative Planning Board Official
April 14, 2016

LOT LINES ARE PER THE SURVEYOR'S PLAN. TOPOGRAPHY IS INTENDED TO MEET THE STANDARDS OF A CLASS B MEASUREMENT SPECIFICATION AS SET FORTH IN THE RULES OF LAND SURVEYING.



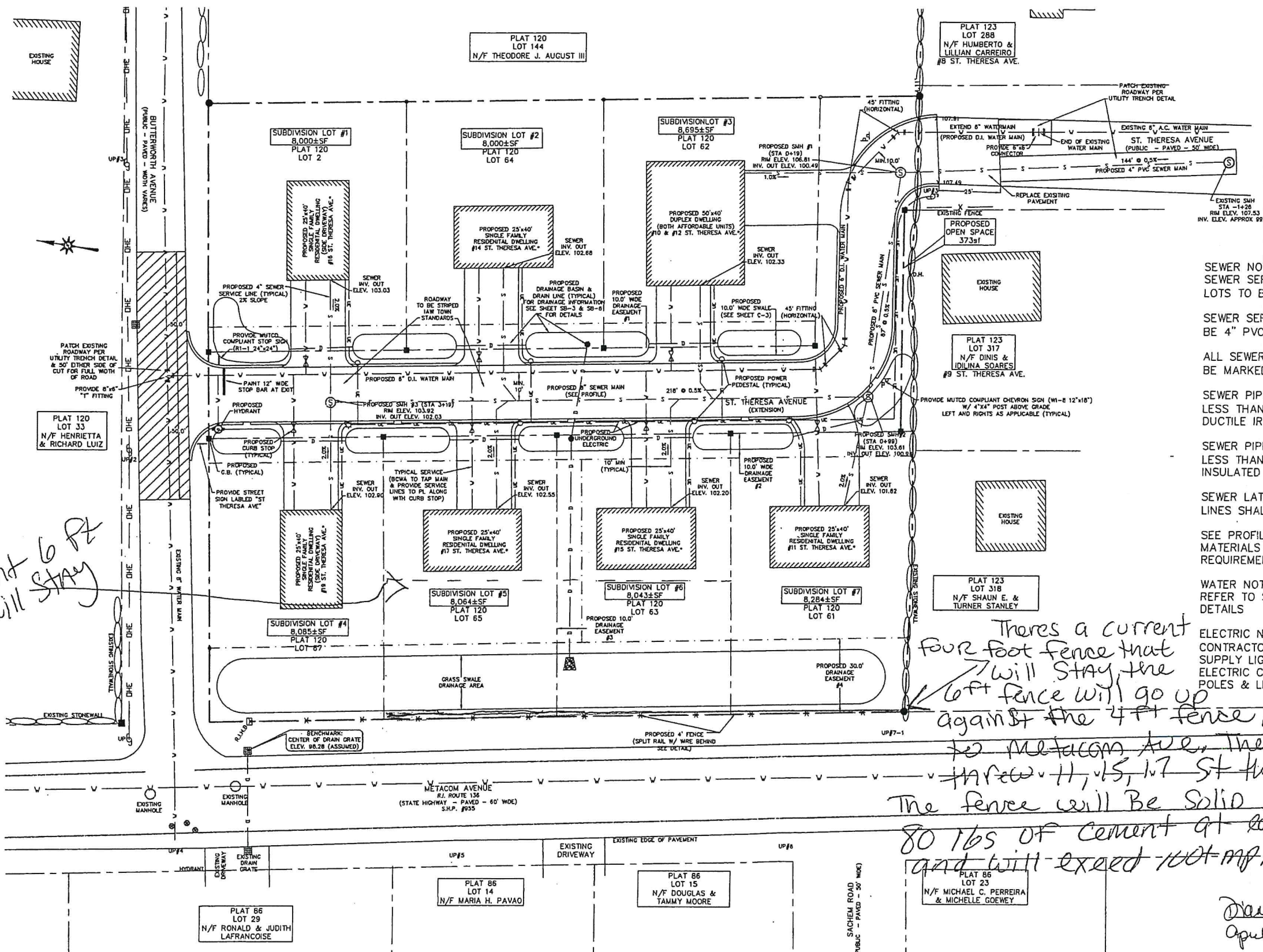
APPLICANT:
JOHN LANNAN
34 BROADCOMMON ROAD
BRISTOL, RI 02809

OWNER:
JOHN M. LANNAN
RONALD J. LOURO
PAUL CAROMILE JR.
BRUCE A. CAROMILE

SCALE: AS NOTED
SHEET: 5 OF 8

SB-4

env # 689



SEWER NOTE:
SEWER SERVICE LINES FOR WESTERN LOTS TO BE 4" DUCTILE IRON
SEWER SERVICE LINES EAST SIDE TO BE 4" PVC SDR 35
ALL SEWER MANHOLE COVERS SHALL BE MARKED "SEWER"
SEWER PIPING IN TOWN R.O.W. WITH LESS THAN 2' OF COVER SHALL BE DUCTILE IRON
SEWER PIPING IN TOWN R.O.W. WITH LESS THAN 4' OF COVER SHALL BE INSULATED
SEWER LATERALS TO PROPERTY LINES SHALL BE 6"
SEE PROFILE SHEET FOR SEWER MAIN MATERIALS AND INSULATION REQUIREMENTS
WATER NOTES:
REFER TO SHEET C-7 FOR BCWA DETAILS

ELECTRIC NOTES:
CONTRACTOR / DEVELOPER TO SUPPLY LIGHT BASES ONLY.
ELECTRIC COMPANY TO SUPPLY POLES & LIGHTS

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL
25 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-8231

UTILITIES PLAN
AUGUST FARM SUBDIVISION - RESIDENTIAL DEVELOPMENT
FINAL SUBMISSION
PLAT 120, LOT 2
BRISTOL, RHODE ISLAND

NO.	DATE	DESCRIPTION	BY	CHK.	DATE	APPROVED
001	03/17/15	PER TOWN COMMENTS / GENERAL REVISIONS	RB			
002	04/28/15	PER TOWN COMMENTS / GENERAL REVISIONS	RB			
003	05/13/15	MINOR REVISIONS	RB			
004	11/03/15	REVISED FOR FINAL SUBMISSION	RB			
005	03/25/16	FINAL SUBMISSION	RB			

BRISTOL, RHODE ISLAND

► **Owner** ► **Owner Account #:** 50-0043-21

Owner 1 ESTRELLA, MARK AUSTIN & BOTELHO, SARAH ANN

Owner 2

Owner 3

Address 11 ST THERESA AVE, BRISTOL, RI 02809

% Owned

Grantor

TAVARES, JENNIFER

CAROMILE CONSTRUCTION, INC.

AUGUST FARM DEVELOPERS, LLC

AUGUST. BRIAN

► Assessment

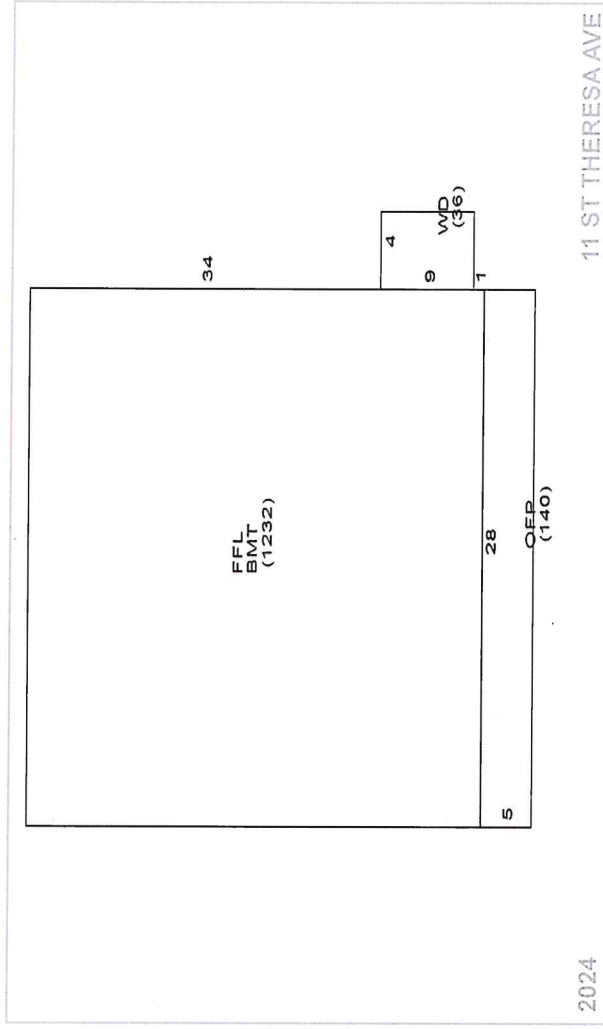
Use Code	Bldg Value	SF/M Value	Land Size	Land Value	AG Credit	Assessed Value
01	229,100	0	0.19	137,200	0	366,300
TOTAL	229,100	0	0.19	137,200	0	366,300

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	138.75	VAL per SQ Unit/Parcel >	138.75
----------	--------------	------------------------	--------	--------------------------	--------

► Previous Assessments

Year	LUC	Building	SFY
2024	01	229,100	0
2023	01	229,100	0
2022	01	229,100	0
2021	01	184,100	0
2020	01	184,100	0
2019	01	184,100	0

Land Size	Land	AGR Credit	Appraised Value	Assessed Value
0	137,200	0	366,300	366,300
0	137,200	0	366,300	366,300
0	137,200	0	366,300	366,300
0	122,300	0	306,400	306,400
0	122,300	0	306,400	306,400
0	122,300	0	306,400	306,400



► Land Information

[illegible]

Plat/Lot 120-0061-000

Plat/Lot 120-0061-000

► Building Information

Description		Description
BLDG Type	Ranch	Story Height
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
		Reinf Concrete
		0
		1 Story

Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%

BMT Garages	Color	GREEN
Plumbing	Electrical	200

Insulation	INT vs EXT
Heat Fuel	Oil Heat Type FWA w/AC

# Heat Sys	% Heated	100
% Solar HW	% A/C	100

% COM Wall	% Vacuum
Ceiling Type	Ceiling Type

Parking Type	% Sprinkled
EXT View	

Quantity	Quality
Full Bath	

	2	Average
Full Bath		
Ext Full Bath		

Half Bath	
Ext Half Bath	

Ext Fixtures	Kitchens	1	Average
--------------	----------	---	---------

Ext Kitchens	
Ext Kitchens	

Fireplaces	W.S. Flues
------------	------------

► Room Counts by Floor

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

Print Date = 5/12/2025 Printed By = Ed Tanner

Account: 9516

Account: 9516

► **Grade**

Grade	Q4	Q4
Year Built	2017	EFF Year
Alt LUC		Alt % 0.00

► Depreciation

Code	Description	
	AV	AV - Average
Condition		
Functional		-
Economic		-
Special		-
OV		-

Total Depreciation % >

► Remodeling History

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

► Building Permits

	Issue Date	Permit #
1	05/08/2018	F46145
2	07/24/2017	M15982
3	07/21/2017	170-17-M
4	07/13/2017	238-17-E
5	07/13/2017	E638
6	07/12/2017	73-17-P
7	07/12/2017	P18531
8	05/11/2017	263-17-B
9	05/10/2017	B24236

► Special Features & Yard Items

Use	Description	A
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Zone R-8

Zone R-8

► Other Factors

Flood Hazard Topography Street Traffic	LEVEL PAVED
Bas \$/SQ	121.00
%	1.19
4.0	1.01
Constr Adj	
Adj \$/SQ	145.38
0.0	29,812
Other Featrs	
Grade Fac	1.00
0.0	
Neigh Infl	1.00
0.0	
Land Factor	1.00

0.0

► Condo Data

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

Description/Directions	Estimate
I am going to install a 6ft	
INSTALL OIL FURNACE WITH	
INSTALL OIL FURNACE WITH	
WIRE NEW SFD RANCH HOME	
WIRE NEW SINGLE FAMIL	
PLUMBING NEW HOME 2	
INSTALL PLUMBING FOR	
CONSTRUCT SFD	
CONSTRUCT SINGLE FAMIL	

► **Other Info**

Condition	Year	Assessment
1. Poor	2010	100
2. Fair	2010	100
3. Good	2010	100
4. Excellent	2010	100
5. Very Good	2010	100
6. Excellent	2010	100
7. Very Good	2010	100
8. Excellent	2010	100
9. Very Good	2010	100
10. Excellent	2010	100
11. Very Good	2010	100
12. Excellent	2010	100
13. Very Good	2010	100
14. Excellent	2010	100
15. Very Good	2010	100
16. Excellent	2010	100
17. Very Good	2010	100
18. Excellent	2010	100
19. Very Good	2010	100
20. Excellent	2010	100
21. Very Good	2010	100
22. Excellent	2010	100
23. Very Good	2010	100
24. Excellent	2010	100
25. Very Good	2010	100
26. Excellent	2010	100
27. Very Good	2010	100
28. Excellent	2010	100
29. Very Good	2010	100
30. Excellent	2010	100
31. Very Good	2010	100
32. Excellent	2010	100
33. Very Good	2010	100
34. Excellent	2010	100
35. Very Good	2010	100
36. Excellent	2010	100
37. Very Good	2010	100
38. Excellent	2010	100
39. Very Good	2010	100
40. Excellent	2010	100
41. Very Good	2010	100
42. Excellent	2010	100
43. Very Good	2010	100
44. Excellent	2010	100
45. Very Good	2010	100
46. Excellent	2010	100
47. Very Good	2010	100
48. Excellent	2010	100
49. Very Good	2010	100
50. Excellent	2010	100
51. Very Good	2010	100
52. Excellent	2010	100
53. Very Good	2010	100
54. Excellent	2010	100
55. Very Good	2010	100
56. Excellent	2010	100
57. Very Good	2010	100
58. Excellent	2010	100
59. Very Good	2010	100
60. Excellent	2010	100
61. Very Good	2010	100
62. Excellent	2010	100
63. Very Good	2010	100
64. Excellent	2010	100
65. Very Good	2010	100
66. Excellent	2010	100
67. Very Good	2010	100
68. Excellent	2010	100
69. Very Good	2010	100
70. Excellent	2010	100
71. Very Good	2010	100
72. Excellent	2010	100
73. Very Good	2010	100
74. Excellent	2010	100
75. Very Good	2010	100
76. Excellent	2010	100
77. Very Good	2010	100
78. Excellent	2010	100
79. Very Good	2010	100
80. Excellent	2010	100
81. Very Good	2010	100
82. Excellent	2010	100
83. Very Good	2010	100
84. Excellent	2010	100
85. Very Good	2010	100
86. Excellent	2010	100
87. Very Good	2010	100
88. Excellent	2010	100
89. Very Good	2010	100
90. Excellent	2010	100
91. Very Good	2010	100
92. Excellent	2010	100
93. Very Good	2010	100
94. Excellent	2010	100
95. Very Good	2010	100
96. Excellent	2010	100
97. Very Good	2010	100
98. Excellent	2010	100
99. Very Good	2010	100
100. Excellent	2010	100

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.

15 ST THERESA AVE

Card 1 of 1

CATALIS

ADVANCING GOVERNMENT. EMPOWERING CITIZENS.

15 ST THERESA AVE

Account: 9518

LUC 01

Zone R-8

Assessment

\$367,500

Owner

Owner 1 FERREIRA, CHRISTIAN & ALYSSA TE

Owner 2

Owner 3

Address 15 ST. THERESA AVE, BRISTOL, RI 02809

Owner Account #: 50-0101-68

% Owned

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
LEIBOWITZ, ZACHARY A	12/02/2022	514,000	2196-232	W
CAROMILE CONSTRUCTION, INC.	05/06/2019	311,000	1980-243	W
AUGUST FARM DEVELOPERS, LLC	04/25/2018	120,000	1936-329	D
AUGUST, BRIAN	12/08/2014	200,000	1781-311	W

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	231,200	0	0.18	136,300	0	367,500
TOTAL	231,200	0	0.18	136,300	0	367,500

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

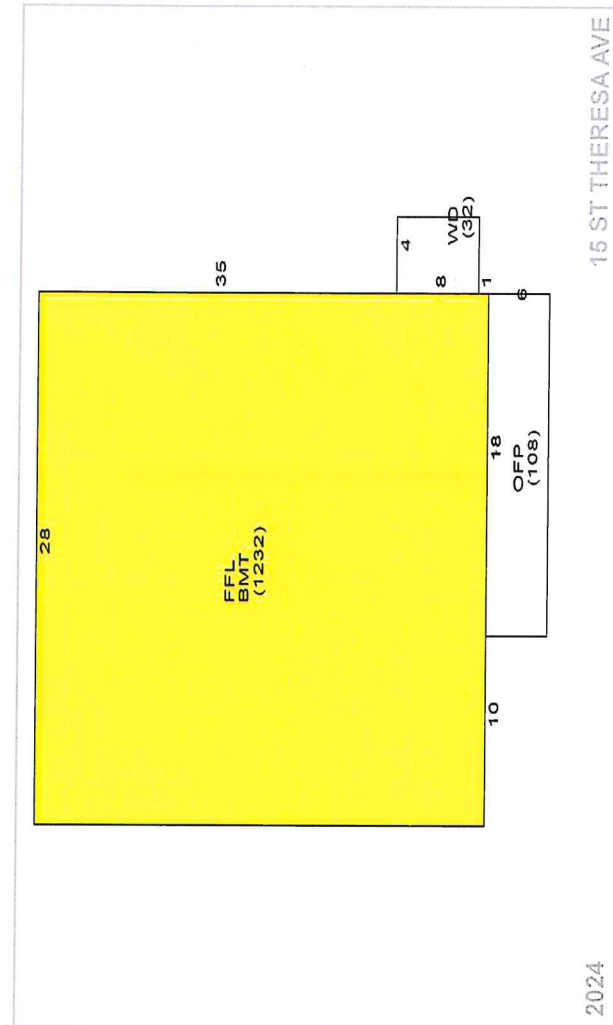
141.13

VAL per SQ Unit/Parcel >

141.13

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	231,200	0	0	136,300	0	367,500	367,500
2023	01	231,200	0	0	136,300	0	367,500	367,500
2022	01	231,200	0	0	136,300	0	367,500	367,500
2021	01	183,100	0	0	121,500	0	304,600	304,600
2020	01	183,100	0	0	121,500	0	304,600	304,600
2019	01	182,700	0	0	121,500	0	304,200	304,200



Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B
2	01 Single Fam	0.00099	AC	EX	0.20	645,000	101,010	B
3								
4								

Land Information

Use

Plat/Lot 120-0063-000

Account: 9518

LUC 01

Zone R-8

Assessment

\$367 500

► Building Information

Description			Description
BLDG Type	Ranch	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	GRAY
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Propane	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

► Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	2018	EFF Year	Topography
Alt LUC	Alt %	0.00	Street PAVED
► Depreciation			
Condition	AV	AV - Average	%
Functional		-	Size Adj
Economic		-	Constr Adj
Special		-	Adj \$/SQ
OV		-	Adj Featrs
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Bas \$/SQ
			121.00
			1.19
			1.01
			145.38
			29,812
			1.00
			1.00
			1.00
			238,334

► Depreciation

	Code	Description	%	Size Adj	1.19
Condition	AV	AV - Average	3.0	Constr Adj	1.01
Functional		-	0.0	Adj \$/SQ	145.38
Economic		-	0.0	Othr Featrs	29,812
Special		-	0.0	Grade Fac	1.00
OV		-	0.0	Neigh Infl	1.00
				Land Factor	1.00
				Adj Total	238,334

► Notes

FFOS-3.88 AC NURSERY-FFOS BEGAN 11-3-1982-REMOVED FROM FFOS A 4' STRIP OF THIS LOT WAS DEEDED TO THE TOWN OF BRISTOL SEE BK 1377 PG332.

► Remodeling History

Complex	Location	2022	Plumbing	Electric	Heating	General	# Floors	Bldg Seq
0								
1								

► Building Permits

Quantity	Quality	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
2	Typical	1	M53434	01/19/2022	MECH	2,000
		2	B53086	11/02/2021	BLDG	3,000
		3	M46906	07/19/2018	MECH	500
1	Typical	4	M46840	07/13/2018	MECH	7,800
		5	E46362	05/26/2018	ELEC	12,000
		6	P46253	05/17/2018	PLMB	8,500
1	Typical	7	B45654	03/30/2018	BLDG	110,000
1	Typical	8				
1	Typical	9				

► Special Features & Yard Items

W.S. Flues	Room Counts by Floor				Use	Description	A	Y/S	Qty	Length	Width
	Units	# Rooms	# Bedrooms	Floor Level							
1	1	5	3								
2											
3											
4											
5											
6											
7											
8											
9											
10											
Totals	1	5	3								

► Other Info

AFDU	Port	Term	Rental
PriorID1c			
PriorID2a			
PriorID2bb			
PriorID2cc			
PriorID3a			
PriorID3b			
PriorID3c			

► Owner

► Owner Account #: 50-0068-88

Owner 1 MENEZES, MANUEL J &

Owner 2 JENNIFER A TE

Owner 3

Address 17 ST THERESA AVE, BRISTOL, RI 02809

% Owned

► Previous Owners & Sales Information

Grantor

CAROMILE CONSTRUCTION INC.

AUGUST FARM DEVELOPERS, LLC

AUGUST, BRIAN

Date

11/27/2019

06/05/2019

12/08/2014

Sale Price

315,000

120,000

200,000

Leg Ref

2009-235

1984-152

1781-311

Deed Type

NAL

L

W

W

W

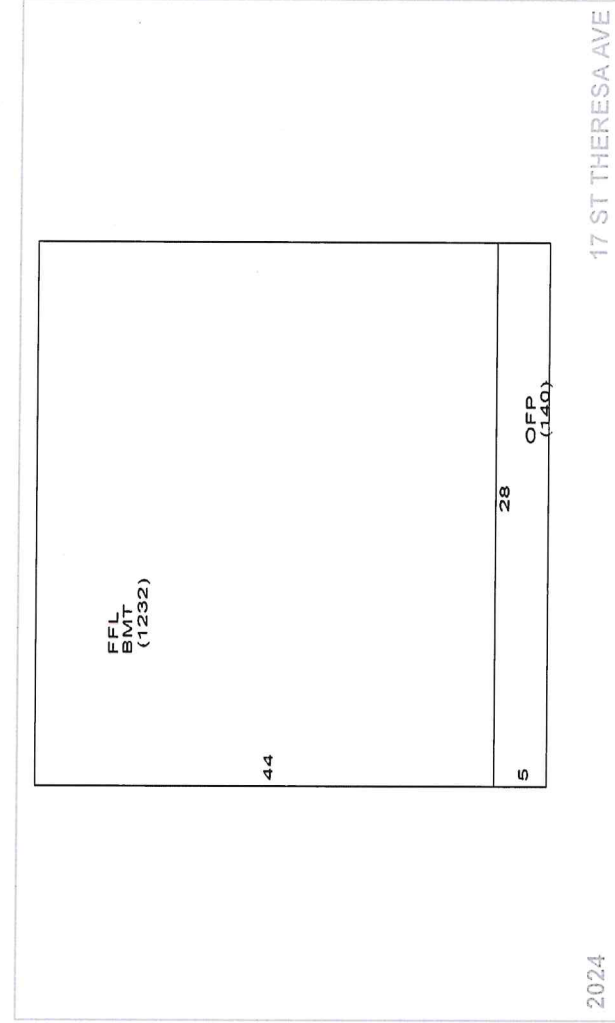
► Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	231,900	0	0.19	136,400	0	368,300
TOTAL	231,900	0	0.19	136,400	0	368,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 89.06 VAL per SQ Unit/Parcel > 141.44

► Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	231,900	0	0	136,400	0	368,300	368,300
2023	01	231,900	0	0	136,400	0	368,300	368,300
2022	01	231,900	0	0	136,400	0	368,300	368,300
2021	01	181,500	0	0	121,600	0	303,100	303,100
2020	01	181,500	0	0	121,600	0	303,100	303,100
2019	13	0	0	0	121,600	0	121,600	121,600



► Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01 Single Fam	0.18365	AC	P	1.00	645,000	741,628	B							136,200			1.00	0
2	01 Single Fam	0.00137	AC	EX	0.20	645,000	145,985	B							200			1.00	0
3																			
4																			

Bristol

17 ST THERESA AVE

Card 1 of 1

Plat/Lot 120-0065-000

Account: 9520

LUC 01

Zone R-8

Assessment

\$368,300



Building Information

Description		Description
BLDG Type	Ranch	Story Height
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Vinyl Siding	EXT Wall 2
Roof Type 1		Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
		Carpet
		%
		50

BMT Garages		Color	BEIGE
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Propane	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceiling Hght		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 06/13/2023	S56652		SLR	25,000	0	Closed	One or Two Family Dwelling
2 10/17/2019	M49501		MECH	500		Closed	INSTALL PROPANE PIPING TO FURNACE
3 08/19/2019	M49174		MECH	8,000		Closed	SUPPLY AND INSTALL 1 ZONE WARM AIR HEATING AND AC SYSTEM
4 07/29/2019	E49082		ELEC	14,000		Closed	Wire new single family home with Underground service
5 07/15/2019	P49012		PLMB	8,000		Closed	Install plumbing for new home
6 04/08/2019	B48481		BLDG	100,000		Closed	CONSTRUCT NEW SINGLE FAMILY RESIDENCE
7							
8							
9							

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 06/13/2023	S56652		SLR	25,000	0	Closed	One or Two Family Dwelling
2 10/17/2019	M49501		MECH	500		Closed	INSTALL PROPANE PIPING TO FURNACE
3 08/19/2019	M49174		MECH	8,000		Closed	SUPPLY AND INSTALL 1 ZONE WARM AIR HEATING AND AC SYSTEM
4 07/29/2019	E49082		ELEC	14,000		Closed	Wire new single family home with Underground service
5 07/15/2019	P49012		PLMB	8,000		Closed	Install plumbing for new home
6 04/08/2019	B48481		BLDG	100,000		Closed	CONSTRUCT NEW SINGLE FAMILY RESIDENCE
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1 150	Solar P	1	Y					0			0
2											
3											
4											
5											
6											
7											
8											
9											
10											

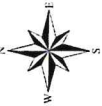
Room Counts by Floor

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

Print Date = 5/12/2025 Printed By = Ed Tanner

Year ID: 2024

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.



11, 15 & 17 St. Theresa Ave - 300' Radius

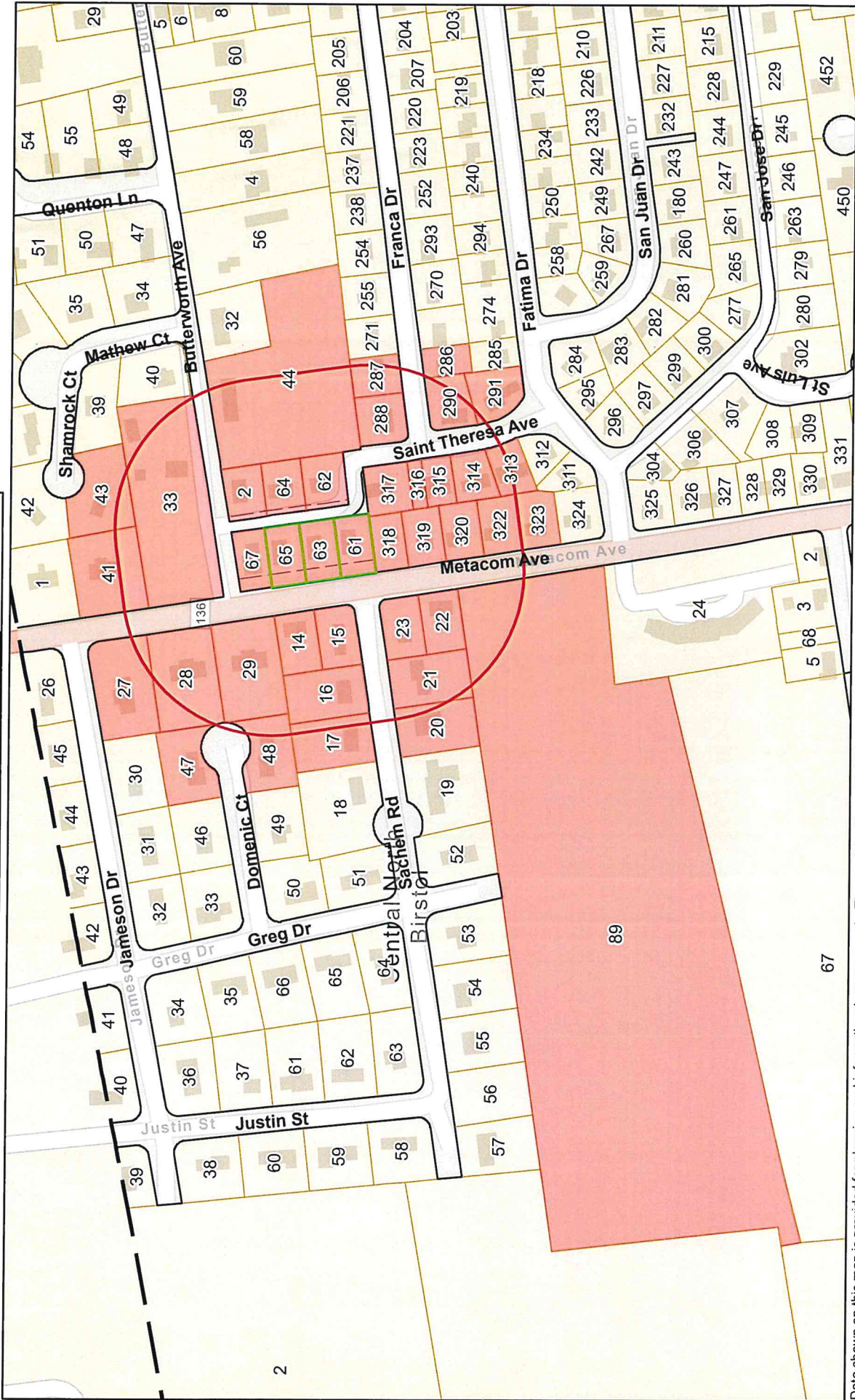
Town of Bristol, RI

May 12, 2025

1 inch = 282 Feet



www.cai-tech.com



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



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Subject Property:

Parcel Number: 120-61
CAMA Number: 120-61
Property Address: 11 ST THERESA AVE

Mailing Address: ESTRELLA, MARK AUSTIN & BOTELHO,
SARAH ANN JT
11 ST THERESA AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 120-2
CAMA Number: 120-2
Property Address: 16 ST THERESA AVE

Mailing Address: GOODMAN, RUSSELL A
16 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 120-33
CAMA Number: 120-33
Property Address: 5 BUTTERWORTH AVE

Mailing Address: BUTTERWORTH REALTY, LLC (25%)
LOPORCHIO, DEAN F. TRUSTEE (75%)
35 SOCKANOSSET CROSS RD
CRANSTON, RI 02920-5535

Parcel Number: 120-41
CAMA Number: 120-41
Property Address: 810 METACOM AVE

Mailing Address: BAAKLINI, MICHAEL Y
810-812 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 120-43
CAMA Number: 120-43
Property Address: 2 SHAMROCK CT

Mailing Address: BORGUETA, JEFFREY F & HEWSON,
CANDACE TE
2 SHAMROCK CT
BRISTOL, RI 02809

Parcel Number: 120-44
CAMA Number: 120-44
Property Address: 6 BUTTERWORTH AVE

Mailing Address: AUGUST, THEODORE J. III & DONNA M.
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

Parcel Number: 120-61
CAMA Number: 120-61
Property Address: 11 ST THERESA AVE

Mailing Address: ESTRELLA, MARK AUSTIN & BOTELHO,
SARAH ANN JT
11 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-286
CAMA Number: 123-286
Property Address: 2 FRANCA DR

Mailing Address: TAVARES, MARY ROSE TRUSTEE
2 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-287
CAMA Number: 123-287
Property Address: 3 FRANCA DR

Mailing Address: MEDINA, JOHN F. RUTH ANN LIFE
ESTATE & MEEHA
3 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-288
CAMA Number: 123-288
Property Address: 8 ST THERESA AVE

Mailing Address: CARREIRO, HUMBERTO D ET
CARREIRO, LILLIAN JT
8 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-290
CAMA Number: 123-290
Property Address: 4 ST THERESA AVE

Mailing Address: AUTHELET, MINDY L
4 SAINT THERESA AVE
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

5/12/2025

Page 1 of 4



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 123-291
CAMA Number: 123-291
Property Address: 13 FATIMA DR

Mailing Address: KARNES, JAMES E
13 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-313
CAMA Number: 123-313
Property Address: 3 ST THERESA AVE

Mailing Address: ACCRINO, STEPHEN P.
3 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-314
CAMA Number: 123-314
Property Address: 5 ST THERESA AVE

Mailing Address: CHURCH, KIMBERLY ANN
5 ST. THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-315
CAMA Number: 123-315
Property Address: 7 ST THERESA AVE

Mailing Address: MELLO, TIMOTHY A
7 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-316
CAMA Number: 123-316
Property Address: ST THERESA AVE

Mailing Address: MELLO, TIMOTHY A
7 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-317
CAMA Number: 123-317
Property Address: 9 ST THERESA AVE

Mailing Address: SOARES, DINIS P IDALINA
9 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-318
CAMA Number: 123-318
Property Address: 776 METACOM AVE

Mailing Address: LOPEZ, LYNETTE
776 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 123-319
CAMA Number: 123-319
Property Address: 774 METACOM AVE

Mailing Address: OLIVEIRA, MICHAEL LE MICHAEL
OLIVEIRA TRUST
774 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 123-320
CAMA Number: 123-320
Property Address: 772 METACOM AVE

Mailing Address: ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 123-322
CAMA Number: 123-322
Property Address: 770 METACOM AVE

Mailing Address: HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 123-323
CAMA Number: 123-323
Property Address: 766 METACOM AVE

Mailing Address: WARREN CONGREGATION OF
JEHOVAHS WITNESS, INCORPORA
9 WILBUR AVE
WARREN, RI 02885

Parcel Number: 86-14
CAMA Number: 86-14
Property Address: 789 METACOM AVE

Mailing Address: FONTENAULT, NICOLE A
36 BASSWOOD DR
BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 86-15 CAMA Number: 86-15 Property Address: 2 SACHEM RD	Mailing Address: MOORE, DOUGLAS L. TAMMY M. ETUX TE 2 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-16 CAMA Number: 86-16 Property Address: 4 SACHEM RD	Mailing Address: DEVIVEIROS, DENNIS DIANE 4 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-17 CAMA Number: 86-17 Property Address: 6 SACHEM RD	Mailing Address: BENEVIDES, DAVID S. LYNN ETUX TE 6 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-20 CAMA Number: 86-20 Property Address: 5 SACHEM RD	Mailing Address: CATALANO-HEALEY, VICTORIA A. TRUSTEE 5 SACHEN RD BRISTOL, RI 02809
Parcel Number: 86-21 CAMA Number: 86-21 Property Address: 3 SACHEM RD	Mailing Address: JENNINGS, STEVEN H & JOY M TE 3 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-22 CAMA Number: 86-22 Property Address: 783 METACOM AVE	Mailing Address: MURPHY, MICHELLE A & SEAN P TE 783 METACOM AVE BRISTOL, RI 02809
Parcel Number: 86-23 CAMA Number: 86-23 Property Address: 1 SACHEM RD	Mailing Address: PEREIRA, MICHAEL C. 1 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-27 CAMA Number: 86-27 Property Address: 1 3 JAMESON DR	Mailing Address: A1A JAMESON PROPERTIES LLC 1 JAMESON DR BRISTOL, RI 02809
Parcel Number: 86-28 CAMA Number: 86-28 Property Address: 807 METACOM AVE	Mailing Address: DANIELS, RITA A. 807 METACOM AVE BRISTOL, RI 02809
Parcel Number: 86-29 CAMA Number: 86-29 Property Address: 801 METACOM AVE	Mailing Address: REID, PETER & BARBARA & SAMPSON, COSTANTINA JT 9 EVEREADY AVE BRISTOL, RI 02809
Parcel Number: 86-47 CAMA Number: 86-47 Property Address: 6 DOMENIC CT	Mailing Address: LAROCHE, ANN MARIE 6 DOMENIC COURT BRISTOL, RI 02809
Parcel Number: 86-48 CAMA Number: 86-48 Property Address: 5 DOMENIC CT	Mailing Address: PACHECO, CARLOS A & LAUDALINA TRUSTEES 5 DOMENIC CT BRISTOL, RI 02809-4917



www.cai-tech.com

Data shown on this report 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 report.

5/12/2025

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 92-89
CAMA Number: 92-89
Property Address: METACOM AVE

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



www.cai-tech.com

5/12/2025

Data shown on this report 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 report.

Page 4 of 4

A1A JAMESON PROPERTIES LL
1 JAMESON DR
BRISTOL, RI 02809

CHURCH, KIMBERLY ANN
5 ST. THERESA AVE
BRISTOL, RI 02809

LAROCHE, ANN MARIE
6 DOMENIC COURT
BRISTOL, RI 02809

ACCRINO, STEPHEN P.
3 ST THERESA AVE
BRISTOL, RI 02809

DANIELS, RITA A.
807 METACOM AVE
BRISTOL, RI 02809

LOPEZ, LYNETTE
776 METACOM AVE
BRISTOL, RI 02809

AUGUST, THEODORE J. III &
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

DEVIVEIROS, DENNIS
DIANE
4 SACHEM RD
BRISTOL, RI 02809

MEDINA, JOHN F.
RUTH ANN LIFE ESTATE & M
3 FRANCA DR
BRISTOL, RI 02809

AUTHELET, MINDY L
4 SAINT THERESA AVE
BRISTOL, RI 02809

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

MELLO, TIMOTHY A
7 ST THERESA AVE
BRISTOL, RI 02809

BAAKLINI, MICHAEL Y
810-812 METACOM AVE
BRISTOL, RI 02809

ESTRELLA, MARK AUSTIN & B
11 ST THERESA AVE
BRISTOL, RI 02809

MOORE, DOUGLAS L.
TAMMY M. ETUX TE
2 SACHEM RD
BRISTOL, RI 02809

BENEVIDES, DAVID S.
LYNN ETUX TE
6 SACHEM RD
BRISTOL, RI 02809

FONTENAULT, NICOLE A
36 BASSWOOD DR
BRISTOL, RI 02809

MURPHY, MICHELLE A & SEAN
783 METACOM AVE
BRISTOL, RI 02809

BORGUETA, JEFFREY F &
HEWSON, CANDACE TE
2 SHAMROCK CT
BRISTOL, RI 02809

GOODMAN, RUSSELL A
16 ST THERESA AVE
BRISTOL, RI 02809

OLIVEIRA, MICHAEL LE
MICHAEL OLIVEIRA TRUST
774 METACOM AVE
BRISTOL, RI 02809

BUTTERWORTH REALTY, LLC (
LOPORCHIO, DEAN F. TRUSTE
35 SOCKANOSSET CROSS RD
CRANSTON, RI 02920-5535

HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

PACHECO, CARLOS A &
LAUDALINA TRUSTEES
5 DOMENIC CT
BRISTOL, RI 02809-4917

CARREIRO, HUMBERTO D ET
CARREIRO, LILLIAN JT
8 ST THERESA AVE
BRISTOL, RI 02809

JENNINGS, STEVEN H & JOY
3 SACHEM RD
BRISTOL, RI 02809

PEREIRA, MICHAEL C.
1 SACHEM RD
BRISTOL, RI 02809

CATALANO-HEALEY, VICTORIA
5 SACHEN RD
BRISTOL, RI 02809

KARNES, JAMES E
13 FATIMA DRIVE
BRISTOL, RI 02809

REID, PETER & BARBARA &
SAMPSON, COSTANTINA JT
9 EVEREADY AVE
BRISTOL, RI 02809

SOARES, DINIS P
IDALINA
9 ST THERESA AVE
BRISTOL, RI 02809

TAVARES, MARY ROSE TRUSTE
2 FRANCA DRIVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

WARREN CONGREGATION OF JE
9 WILBUR AVE
WARREN, RI 02885