



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, July 13, 2026 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, July 9th, 2026**.

1. Pledge of Allegiance

2. Approval of Minutes - June 1, 2026

3. Sitting as the Board of Review - Continued Petitions

3A. ZBR-26-21 Thomas A. Dawson - Dimensional

Variances: to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6 (*continued to September 14, 2026*)

3B. ZBR-26-24 Joseph M. Brito, Jr. - Dimensional

Variances: to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a **Special Use Permit:** to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40

4. Sitting as the Board of Review - New Petitions

4A. ZBR-26-25 Danial Ferreira / FWP High Street, LLC - Dimensional Variances:

to construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district. Located at **145 High Street**; Assessor's Plat 15, Lot 21; Zone: R-6

4B. ZBR-26-26 Cruz Goler / Prudence Restaurant - Dimensional Variance:

to install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront zoning district. Located at **1 State Street**; Assessor's Plat 9, Lot 65; Zone: W

- 4C. ZBR-26-27 Kelly Halligan - Dimensional Variance:** to install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot. Located at **11 Academy Avenue;** Assessor's Plat 155, Lot 23; Zone: R-10
- 4D. ZBR-26-28 Andrew Mulvey - Dimensional Variance:** to construct an 8ft. x 11ft. 8in. rear mudroom addition to an existing single-family dwelling with less than the required rear yard. Located at **6 Ansonia Avenue;** Assessor's Plat 44, Lot 85; Zone: R-10
- 4E. ZBR-26-29 Jill Ripa - Dimensional Variances:** to construct an approximate 8ft. x 12ft. addition to the second story of an existing single-family dwelling with less than the required rear yard; and to construct a 20ft. x 20ft. two-story addition connecting the existing dwelling and an existing detached accessory garage structure with less than the required right side yard. Located at **29 Forest Road W;** Assessor's Plat 68, Lot 19; Zone: R-20
- 4F. ZBR-26-30 Sarah Miller - Dimensional Variances:** to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Located at **169 Fatima Drive;** Assessor's Plat 123, Lot 33; Zone: R-10
- 4G. ZBR-26-31 Alfred P. Holtz - Dimensional Variances:** to construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district. Located at **43 Oliver Street;** Assessor's Plat 12, Lot 41; Zone: R-6
- 4H. ZBR-26-32 Douglas M. and Susan E. Dahl - Special Use Permit and Dimensional Variances:** to construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck. Located at **61 Smith Street;** Assessor's Plat 133, Lot 128; Zone: R-15

5. Sitting as the Board of Appeal - Continued Appeals

- 5A. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC - Appeal (continued):** of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue;** Assessor's Plat 128, Lots 15 & 16; Zone: GB *(continued to September 14, 2026)*

5B. ZAPL-26-5 John J. Marshall - Appeal (continued): of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6
(continued to September 14, 2026)

6. Sitting as the Board of Appeal - New Appeal

6A. ZAPL-26-6 Carole Anne Benn - Appeal: of a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade. Located at **29 Harrison Street**; Assessor's Plat 146, Lot 21; Zone: R-15

7. Adjournment

Date Posted: June 29, 2026

Posted By: emt



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-21

15 Burton Street 15 79

April 14, 2026

Applicant	
Name of Applicant	Thomas Albert Dawson
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-6		
Address, Plat, Lot	Address	Plat	Lot
	15 Burton Street	15	79

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: New storage shed to replace old storage shed

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	192 feet
Width in Feet	12 feet
Length in Feet	16 feet
Height Above Grade	10 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	4 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	2 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Zone R-6, Rear setback requirement of 20' (6' for accessory structures, like sheds)	

Describe the extent of the proposed alterations and the reasons for the requesting relief
I would like to replace my existing 8' x 10' shed with a new larger one, to be 12' x 16'. I would like to place the new shed about 2' from the existing rear fenceline (my property line), so I am asking for dimensional relief of 4' at the rear setback. As for the side property line, I would like to place the new shed 4' from my side fenceline (property line), so I am asking for dimensional relief of 2' at the side setback.

Placing this new shed further into my yard in either direction will take away from lawn space, as this area is currently only about 10' x 30'. Also, tucking the new shed basically in the corner (with 4' beside it for lawn waste cans and exterior storage), will put it close to existing smaller trees, which will screen the shed's view from my neighbors. I feel this is a better outcome for my neighbors; and this is probably what I would prefer, vs. having to look at my shed.

Thanks, Tom D.

(please see drawing/diagram I have attached here).

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,000
Lot Frontage	60
Lot Depth	148.21

Existing Buildings & Structures

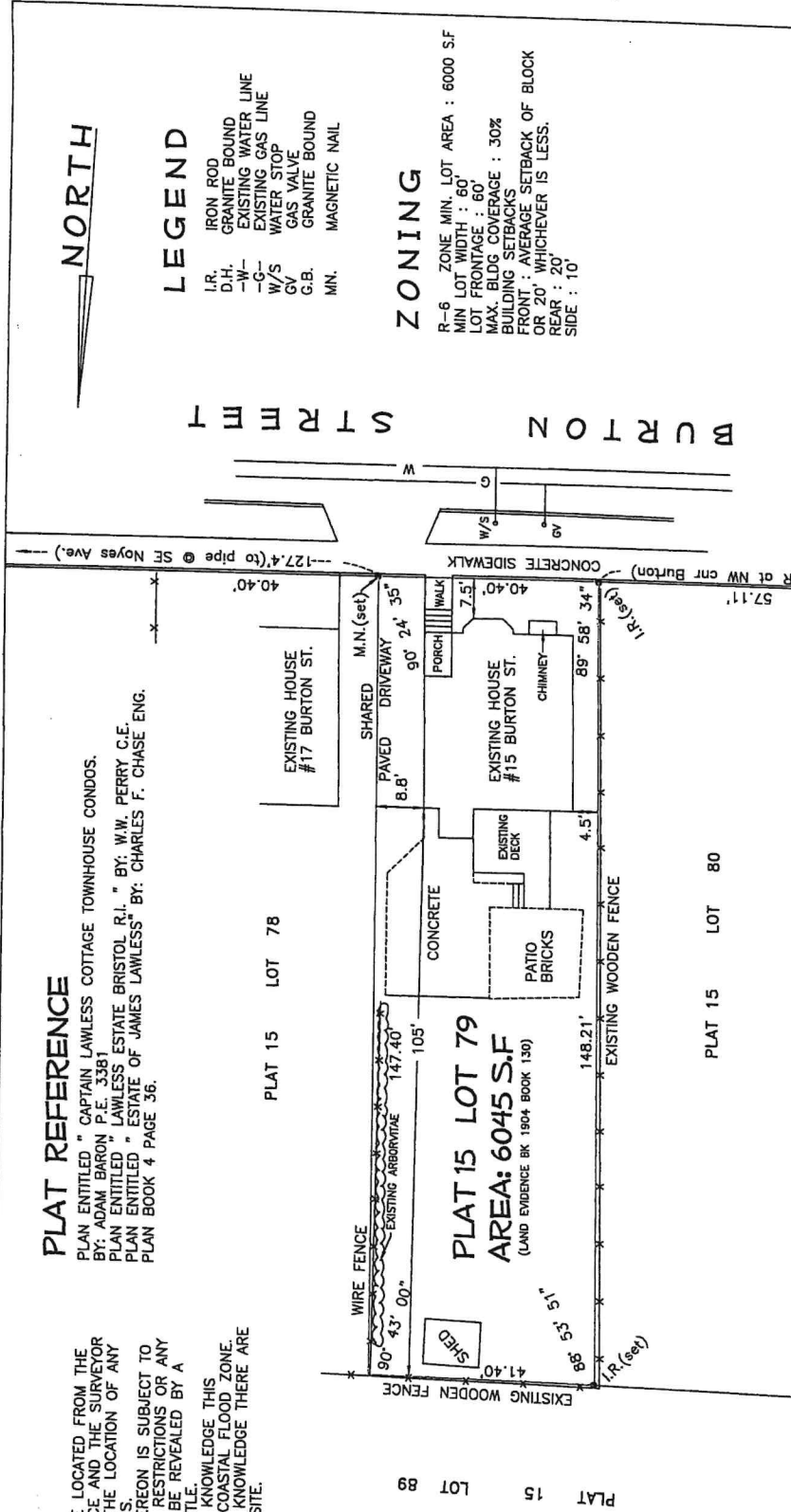
Structure: Primary Residence	Square Footage: 2,300	Building/Structure Detail if Other:
Structure: Other	Square Footage: 80	Building/Structure Detail if Other: shed

NOTES

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

PLAT REFERENCE

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



NORTH

LEGEND

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

ZONING

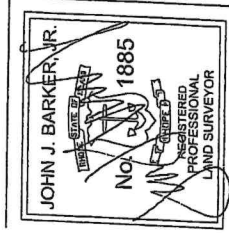
R-6 ZONE MIN. LOT AREA : 6000 S.F.
MIN LOT WIDTH : 60'
LOT FRONTAGE : 60'
MAX. BLDG COVERAGE : 30%
BUILDING SETBACKS
FRONT : AVERAGE SETBACK OF BLOCK OR 20' WHICHEVER IS LESS.
REAR : 20'
SIDE : 10'

SITE PLAN FOR

THOMAS A. & LEE H. DAWSON

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

CERTIFICATION



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

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

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

Submit Historic District Comm...

Bristol - Yahoo Search Results

Historic District | Bristol, RI

...&sbp=false&q=false&category_id=BYH7ZCK4ZSR7LRCQ8ZIV2G

CAPE COD WITH DORMER, 12X16

\$11,811.00 / SHED

Description

SKU: 010-1-26

Shed Colors: Clay Siding, Sandstone trim, Weatherwood shingle.

Siding Type: Wood- Duratemp

Additional Features Included: New England Trim Package, Country Transom Windows, Loft, Shelf, Diamond Plate Threshold, 24x36 Windows.

Shipping & Returns





15 Burton St, Bristol, RI

Map/Lot: 15-79

1 inch = 25 Feet



www.cai-tech.com

May 11, 2026



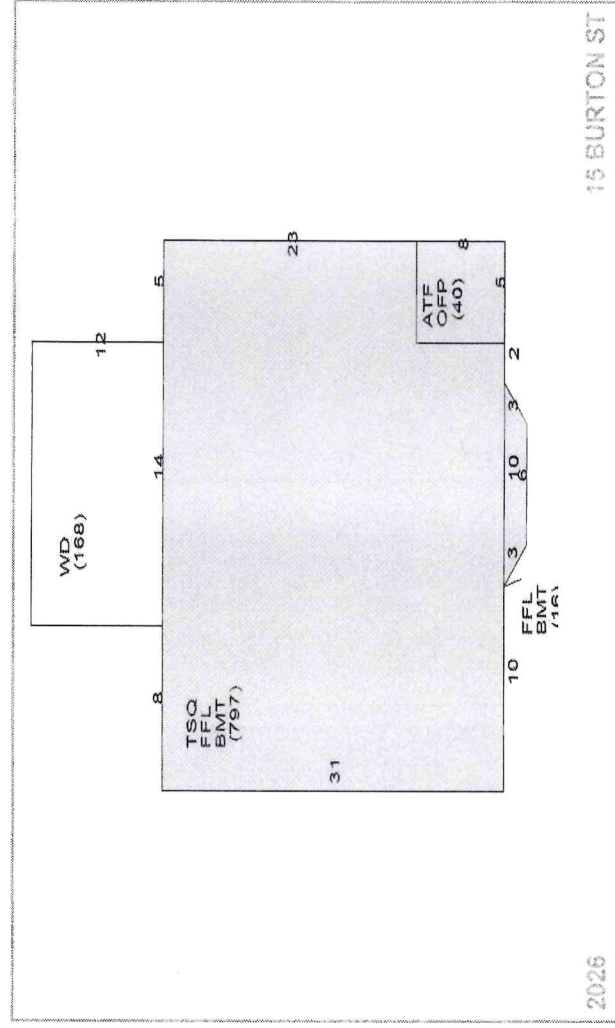
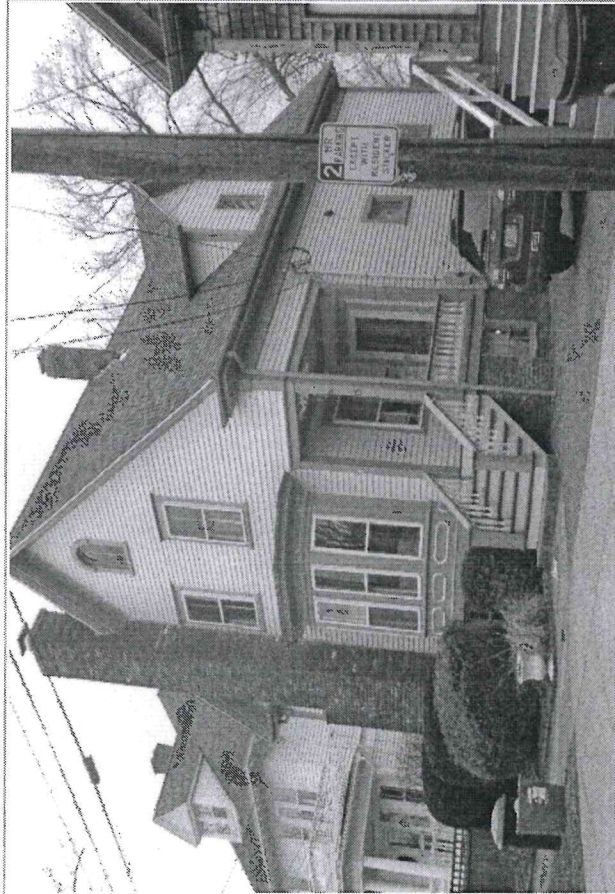
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

► Owner		► Owner Account #: 50-0030-89		% Owned
Owner 1	DAWSON, THOMAS A &			
Owner 2	LEE H TE			0.00
Owner 3				0.00
Address		15 BURTON ST, BRISTOL, RI 02809-0000		

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

► Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
27	396,700	700	0.14	323,300	0
TOTAL	396,700	700	0.14	323,300	0
Source > Mkt Adj Cost					VAL per SQ Unit/Card > 294.43
					VAL per SQ Unit/Parcel > 294.43

► Previous Assessments					
Year	LUC	Building	SF/YI	Land Size	Land
2025	01	396,700	700	0	323,300
2024	01	227,300	700	0	269,300
2023	01	227,300	700	0	269,300
2022	01	227,300	700	0	269,300
2021	01	172,600	800	0	258,800
2020	01	172,600	800	0	258,800
					AGR Credit
					0
					Appraised Value
					720,700
					Assessed Value
					720,700
					497,300
					497,300
					497,300
					432,200
					432,200



► Land Information									
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Partial View
1	27 R Single F	0.13774	AC	P	1.00	1,842,000	2,331,204	I	25
2	27 R Single F	0.00292	AC	EX	0.20	1,842,000	753,425	I	
3									
4									

Inf 1 %	Inf 1	Inf 2 %	Inf 2	Inf 3 %	Inf 3	Appr Value	Spec Land	Juris	Fact	Use Value
						321,100			1.00	0
						2,200			1.00	0

Building Information

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

Grade

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	813	813	322.52	262,216
TSQ	3/4 STORY	598	598	322.53	192,792
ATF	FIN ATTIC	16	16	322.50	5,160
OFP	OPEN PORCH	40	0	24.00	960
WD	WOOD DECK	168	0	16.71	2,807
BMT	BASEMENT	813	0	48.38	39,333
Total		2,448	1,427		503,268

Visit History

Date	Result	By
1/14/2025	BP	MP
1/10/2025	REVIEW	MP
8/16/2021	REVIEW	
10/5/2018	REVIEW	
10/1/2018	MEASURED	
4/2/2008	LISTED	
4/2/2008	CALL BACK	
3/27/2008	CALL BACK	
1/2/2008	MEASURE	

Notes

PARTIAL VIEW

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/26/2024	M59590		MECH	25,000	100	Closed	Install 2 AC systems one in attic and one in basement with all ductwork
08/08/2024	E59481		ELEC	18,000	100	Closed	Supply and install wiring for two story addition to include family room, bathro
07/19/2024	M59356		MECH	12,000	100	Closed	Install baseboard heating as needed for renovation/addition
07/19/2024	P59355		PLMB	10,000	100	Closed	Install plumbing for renovation/addition.
02/01/2024	B58243		BLDG	75,000	100	Closed	Remove wall between existing kitchen and dining rooms. Install a new kitch
10/05/2017	0656-17-B	01/23/2018	BLDG	5,200	100	Closed	RESHINGLE ROOF
10/05/2017	B29728		BLDG	0	100	Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Room Counts by Floor

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



15 Burton St. - 200' Radius

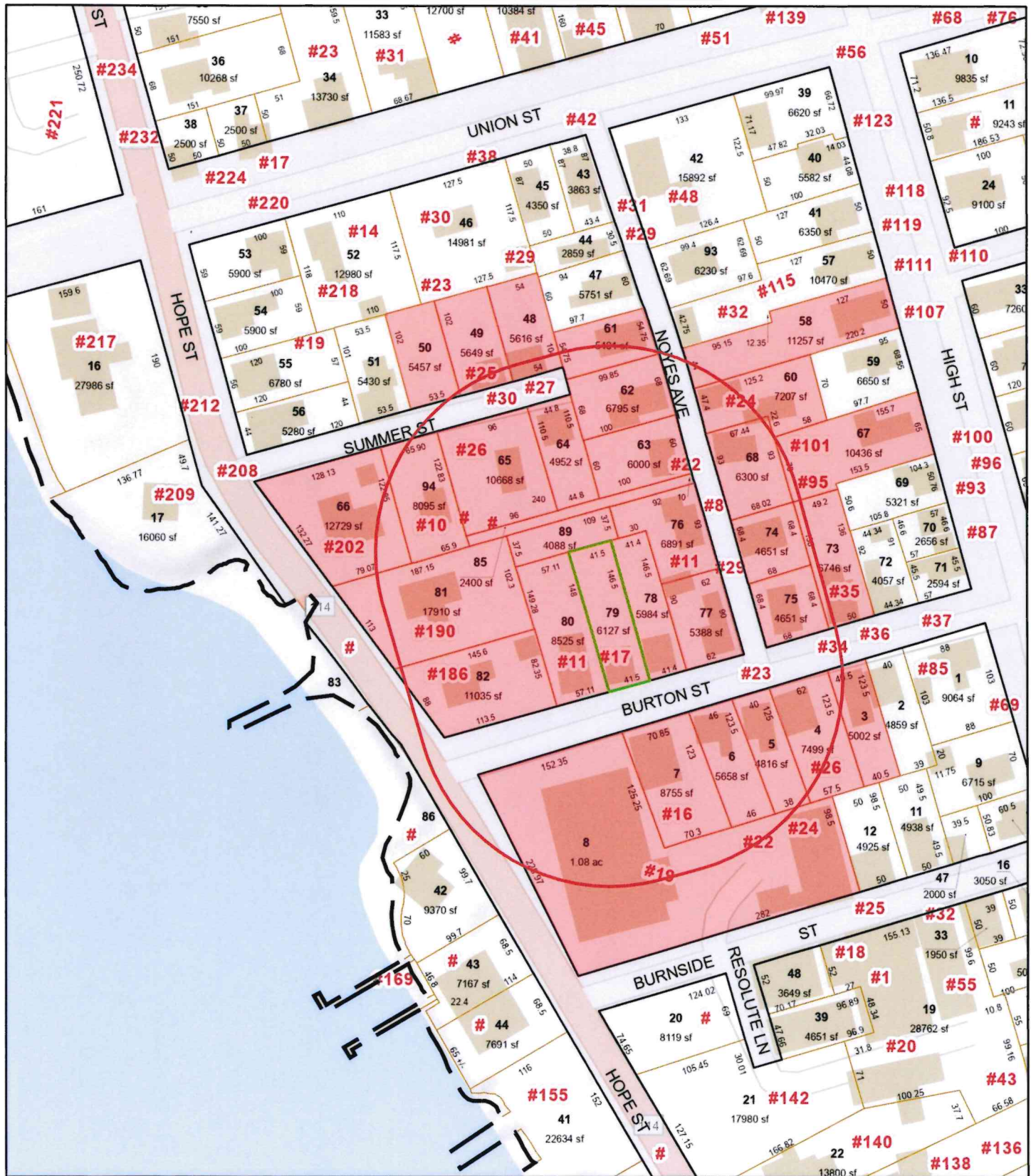
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 8, 2026



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 08, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

Mailing Address: ESSELEN IV GUSTAVUS J TRUSTEE
ESSELEN CATHERINE M TRUSTEE
23 SUMMER ST
Bristol, RI 02809

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

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

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

Mailing Address: LAVOIE, ROXANNE L. LE GIUSTI,
GENNA L. & FORLEO, LYNETTE L. JT
24 NOYES AVE
BRISTOL, RI 02809

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

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

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

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

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

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

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

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
30 SUMMER ST
BRISTOL, RI 02809

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

Mailing Address: BURKE, CHARLES A. & MAURER, MARI-
LYNN CO-TRUSTEES
26 SUMMER ST
BRISTOL, RI 02809



www.cai-tech.com

5/8/2026

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



200 feet Abutters List Report

Bristol, RI
May 08, 2026

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



www.cai-tech.com

5/8/2026

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 08, 2026

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



www.cai-tech.com

5/8/2026

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

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

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

LEVY, MARK L & KEATING, C
30 SUMMER ST
BRISTOL, RI 02809

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

GUCK, LARS & VICTORIA TE
34 BURTON ST
BRISTOL, RI 02809

OLIVER, JOHN S.
KEATING, KATHLEEN A. TE
35 BURTON ST
BRISTOL, RI 02809

BAKER, JOHN & LINDA TE
25 SUMMER ST
BRISTOL, RI 02809

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

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

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

HANNEY MICHAEL J. & PEGGY
22 NOYES AVE
BRISTOL, RI 02809

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

BURKE, CHARLES A. & MAURE
26 SUMMER ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

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

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

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

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

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

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

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

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

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

STERLING, CAROL A.
190 HOPE ST
BRISTOL, RI 02809

ESSELEN IV GUSTAVUS J TRU
ESSELEN CATHERINE M TRUST
23 SUMMER ST
Bristol, RI 02809

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

STERLING, CAROL A. TRUSTE
190 HOPE ST
BRISTOL, RI 02809

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

LAVOIE, ROXANNE L. LE
GIUSTI, GENNA L. & FORLEO
24 NOYES AVE
BRISTOL, RI 02809

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

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

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

Ed Tanner

From: Thomas Dawson [REDACTED]
Sent: Wednesday, June 10, 2026 3:06 PM
To: Ed Tanner
Subject: Continuance of my Zoning Board Review

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

Hello Ed,

Due to a scheduling conflict coming this July 13, 2026, could you please reschedule me to the September 14, 2026 ZBA meeting. I understand there is no August meeting.

Thank you,

Tom D.

Thomas A. Dawson, RA, LEED AP, NCARB

In business adapting & incorporating Green Design Principles & strategies since 2004; a Registered Architect in Massachusetts & Rhode Island; Certified Green Architect/Designer since 2003, LEED Program (USGBC), Green Thesis Project (Commend Award), c.1992-93, The BAC - Boston Architectural College, Boston, MA.

**Tom Dawson Architecture
Architectural & Sustainable Design**

15 Burton Street
Bristol, RI 02809
[REDACTED]



Please consider humanity and the environment before printing this email.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-24

161 Poppasquash Road Plat 182 Lot
7

May 7, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	161 Poppasquash Road	Plat 182	Lot 7

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Accessory Structure
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,380 feet
Width in Feet	41.1 feet
Length in Feet	44.3 feet
Height Above Grade	31 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	11 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Maximum size & height of accessory structure (Article IV Sec. 28-111) and Special Use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade (Article V Sec. 28-150 eee)

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

Demolish existing structure (Existing overall building extents: 40'-4" x 43'-3 1/2"; Area: 1,283 Gross SF; Height: 12 feet +/-) & rebuild to match original footprint with an added second story (Proposed overall building extents: 41'-2" x 44'-4"; Building footprint: 1,370 SF; Total Building Area: 2,380 Gross SF; Building height: 31 feet +/-). Proposed structure will be elevated to be located out of the flood zone & moved slightly west to minimize impact on CRMC 50-Ft coastal feature setback.

Relief is requested from **Article V Sec. 28-150 eee 4a**. The second floor area is greater than two-thirds of the first floor area. The second floor area is 74% of the first floor area. Although, the overall building design meets the intent of the provision.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6.4
Lot Frontage	464
Lot Depth	712

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 5,157	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 1,283	Building/Structure Detail if Other:



TRANSMITTAL

TITLE **Dimensional Variance Application for Accessory Structure and Special Use Permit**
PROJECT **PBH | Poppasquash Boathouse**
DATE 05/08/2026
TO Edward Tanner & Bristol Zoning Board of Review
 235 High Street
 1st floor
 Bristol, RI 02809

VIA:	☐ Mail	☐ Courier	☐ Overnight
	☒ E-mail	☐ By Hand	☐ Fax ☐ Other

CONTENTS

EXHIBIT	IDENTIFICATION	DESCRIPTION
A	Decision for Variance	July 2021 Variance decision
B	Pages from Zoning Board Minutes	Minutes from July 2021 Variance decision
C	Authorization of Agent	Affidavit form
D	Zoning Board Presentation	Site plans, Floor plans, Pictures, and 3d renderings

REMARKS

Exhibits A and B are included for reference as this is a resubmittal of a previously approved Zoning Application

ISSUED BY

Elliott Richmond

Associate

Union Studio Architecture & Community Design

5/8/2026

DATE

cc: file

EXHIBIT A



Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE**FILE # 2021-32****RE: Application of: Joseph M. Brito, Jr.**

For property located at **161 Poppasquash Road**, in Bristol, Rhode Island (Tax Assessor's Plat 182, Lot 7) in the following zoning district: **Residential R-40**.

This matter was heard before the Board at a public hearing on **July 12, 2021** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing residential guesthouse structure and construct a 41ft. 2in. x 44ft. 4in. x 31ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. The property is currently nonconforming by use as it contains a second residential dwelling unit within the existing guesthouse structure. The applicant proposes to demolish this structure and to replace it with an accessory "bunkhouse" structure that will not contain a complete dwelling unit. Thus, the nonconforming use will be eliminated. The existing building, reportedly constructed in the 1950's, is in need of repair and is located within the coastal flood zone. The new structure will be moved further from the shoreline and elevated for flood zone purposes. The proposed structure will occupy a similar footprint as the existing, but will accommodate the applicant's needs for additional space for his growing family to use during visits.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicant did not construct the existing guesthouse structure as it existed when he purchased the property; and he now proposes to remove that nonconforming use and construct a new structure to accommodate his growing extended family.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property contains 6.4 acres of land area within a residential neighborhood with many large parcels. The guesthouse building already exists, and the proposed structure would have a similar footprint and location as the existing structure. The design of the proposed accessory structure will actually enhance the surrounding area.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. From an architectural standpoint, the design has addressed a number of issues, including coastal and flood zone locations, and will still provide the utilization that the applicant requires while occupying a similar footprint and location to the existing structure.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure does not contain sufficient room for his growing family, and renovation of this structure would not address flood zone issues.

Therefore the Board voted **5 to 0** to **approve** the application as presented permitting the construction of a construct a 41' 2" wide x 44' 4" long x 30' high accessory bunkhouse / boathouse structure.

Voting to **Approve**: Asciola; Burke; Simoes; Brum; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This _____ day of _____, 2021.

Diane M. Williamson, Director of Community Development

EXHIBIT B

12 JULY 2021

4. 2021-32

JOSEPH M. BRITO, JR.

**161 Poppasquash Rd.: R-40
Pl. 182, Lot 7**

Dimensional Variances to demolish an existing residential guesthouse structure and construct a 41' 2" x 44' 4" x 31' high accessory bunkhouse/boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

Mr. Douglas Kallfelz, Architect and Mr. Joseph Brito presented the Petition to the Board. Mr. Kallfelz explained that on Mr. Brito's property has the main house and the property they would like to renovate is the existing small building down close to the water. The existing condition is a separate stand-alone residence with a kitchen, bathroom and two bedrooms. That building is largely used as a guest bunkhouse for his family and guest, which was existing when he purchased the property years ago. The existing building is in need of repair and more importantly was set below the existing flood zone and is now in harms way; so, they are looking to make it more feasible for use as a guest/bunkhouse and also protect it from the coastal environment. The Brito family has grown, and the two existing bedrooms are not really sufficient for their needs. The goal is to lift the structure out of the flood zone and expand the use to accommodate their needs. They would like to keep the footprint largely as it is, not to expand the footprint of the building in a sensitive coastal environment. Bring the building up and out of the flood zone and move it back a bit off the CRMC coastal feature and see if they can improve the location on the site, while providing the amenity that they are looking for. It is obviously an accessory structure, and the existing footprint is now larger than what the zoning allows for and they are asking for dimensional relief for the modified footprint of the building. They have spoken with CRMC and while it is a grandfathered condition and could be left where it is, they did encourage them to slide it back, which they did with trying to respect the existing

12 JULY 2021

conditions on the property. He noted that the height and positioning of the proposed building will have a de minimis impact on the surrounding neighbors.

Mr. Kallfelz reviewed the site plans in detail with the Board.

Mr. Asciola stated that from the plans it seems that Mr. Brito wants to make this less non-conforming, which the Board is always looking for and is a plus. This is a small very modest, 87 square feet from the original house.

Mr. Burke stated that the total property seems to be 6.2 acres and then two other addresses that abut the property. Mr. Kallfelz stated that he believes that is the case and how it is listed on the tax card. Mr. Burke stated that it is a substantial property and for him, he agrees that the application has plenty of information in it and has no further questions.

Mr. Kern asked if the proposed positioning of the house would bring it out of the flood zone. Mr. Kallfelz explained that they have elevated the bunkhouse above the flood zone and again reviewed the site plan showing the proposed location.

In response to questioning by Mr. Simoes on the height, Mr. Kallfelz explained that it will not be within the height limit for an accessory structure, which is 20'; and this is a two-story structure and will be taller than but will bring it out of the flood zone at 31'.

Mr. Greg Snider, Architect stated that he thinks the proposed structure is beautiful and thinks it will enhance the regional vernacular of Poppasquash Road and is in favor.

Mr. Burke stated that there was a similar application similar to this an oversized accessory structure and they weren't receptive. However, that was new construction. This is a legal non-conforming use and as pointed out it is asking for renovation. The applicant does need more space and its actually reducing the non-conformity and its addressing both the flood zone and the CRMC issues.

12 JULY 2021

Mr. Brum stated that to confirm that the property is proposed to be strictly domicile with no kitchen, its just bathrooms and bedrooms and living space. And it is replacing an existing structure and is only 87 square feet larger than the existing structure. The change in elevation would strictly be by gradient higher up in the lot. The first floor itself wouldn't be raised up any higher, there wouldn't be any change in grade or anything to that effect. Mr. Kallfelz stated that the first floor of the structure will be raised from existing, because the first floor of the structure is currently below the flood elevation, and they are trying to mitigate that by lifting it out. Mr. Brum stated that what he meant was that by moving it forward, away from the water, it is elevating the house without changing the grade of the property. Mr. Kallfelz stated he was correct.

Mr. Burke mentioned that there will be no kitchen facility and that's another reason he would support it.

Mr. Tanner noted to clarify when talking about building height. It was mentioned that the maximum height for an accessory structure is 20', which is correct in most of Bristol. However, State Law changed a year or so ago and the Town has now incorporated it into the new Zoning Ordinance Amendment that was adopted by the Council in January. When you have a structure in the flood zone, by Law, building height is measured at the base flood elevation with up to five feet of free board. By his calculations, he believes that their maximum height without any variance will be 26' because of the flood zone elevation. He believes this would only require five feet of relief.

X X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion to approve application 2021-32, Joseph M. Brito, Jr. at 161 Poppasquash Road to demolish an existing residential

12 JULY 2021

guest house and construct a 41' 2" x 44' 4" x 30' high accessory bunkhouse and boathouse structure, at a size greater than permitted for accessory structures in a residential zoning district. In this zone, the actual accessory structure dimensions are 26' x 28'; therefore, in two dimensions it would be a 15' and a 16' variance required. And the height, given the new flood zone regulations, it requires a 5-foot height variance. 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, or to an economic disability of the applicant. What the applicant is doing as he renovates this building that was built according to the testimony, built in the 1950's, he's also addressing flood zone issues. The hardship is not the result of the prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. We heard testimony that it's to accommodate his growing extended family. That the granting of the requested dimensional variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town Bristol. This is a 6.4-acre parcel, the building already exists, and as was pointed out by some of the comments, it will actually enhance the surrounding area. That the relief requested to be granted is the least relief necessary. From an architectural standpoint, they have addressed a number of issues and will still provide the utilization that the applicant requires. The hardship that

12 JULY 2021

will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience, because the flood zone issues will not be addressed. As a condition, per the application, there will be no kitchen facility in the newly constructed residence. I so move.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor? (Roll Call)

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

EXHIBIT C

**AFFIDAVIT OF AUTHORIZATION OF AGENT
FOR VARIANCE APPLICATION**

State of Rhode Island

County of Bristol

I, Joseph Brito ("Owner"), the legal owner of the property located at 161 Poppasquash Road, Bristol Rhode Island (Assessors Plat/Lot: 182-7) "The Property" hereby authorize Union Studio Architecture and Community design (the "Agent"), an architecture firm with a principal place of business at: 160 Mathewson Street, Suite 201, Providence, RI 02903, to act as my authorized agent relating to the preparation & submission of an application for a **dimensional variance** before the **Town of Bristol Zoning Board of Review**.

1. Scope of Authority

This authorization includes, but is not limited to, the authority to:

- Prepare and submit all required applications, plans, and supporting documents;
- Communicate with municipal staff, boards, and officials;
- Attend hearings and meetings on my behalf;

2. Term of Authorization

This authorization shall remain in effect until the conclusion of the zoning application process, unless earlier revoked by me in writing.



5-7-2026

Owner Signature

Date:

JOSEPH M. BRITO, JR.

Printed Name

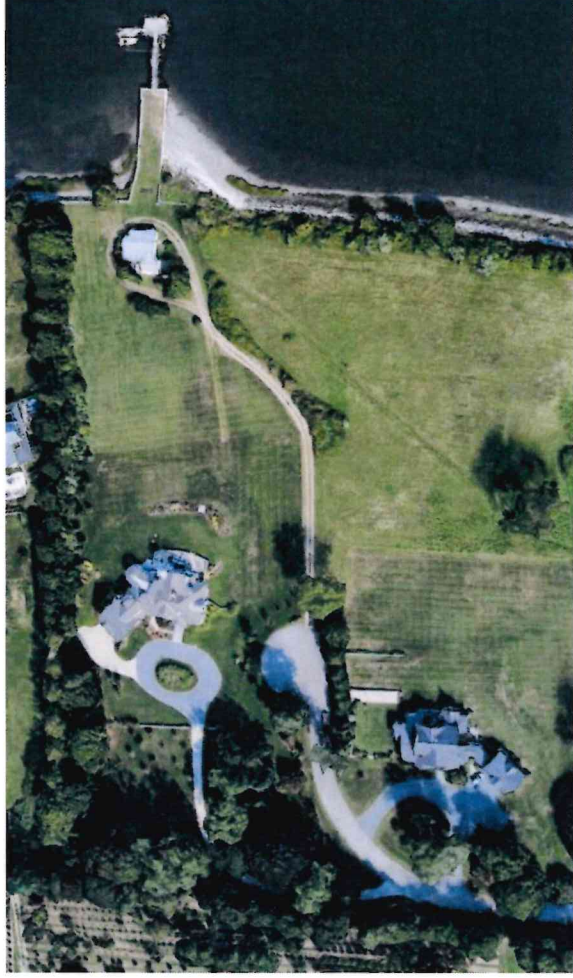
EXHIBIT D

POPPASQUASH BOAT HOUSE

ZONING BOARD PRESENTATION

161 POPPASQUASH ROAD
BRISTOL, RI

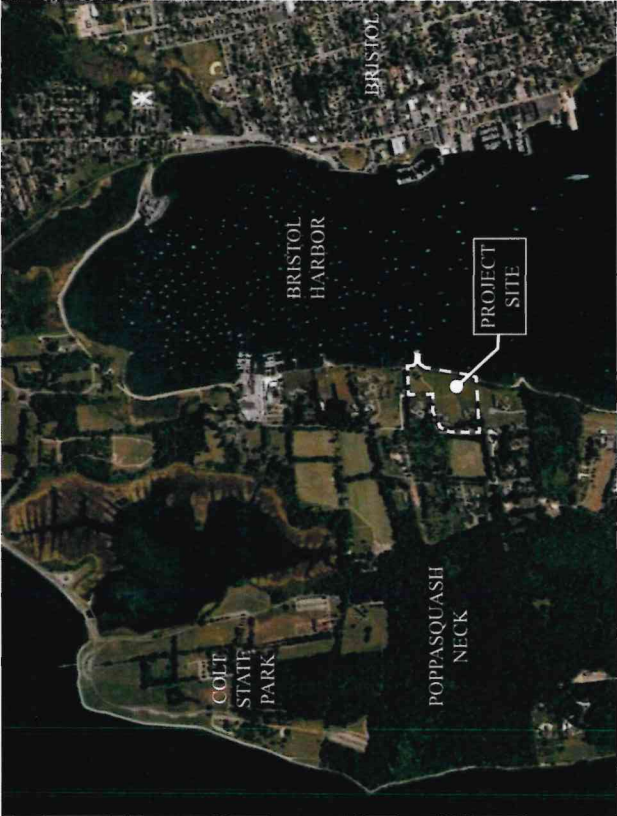
MAY 08, 2026



UNION

Places of Value. Value of Place.

(401) 272-4724 | unionstudioarch.com



VICINITY MAP



SATELLITE VIEW OF PROPERTY



EXISTING BUILDING (VIEW FROM NE)



EXISTING BUILDING (VIEW FROM SW)

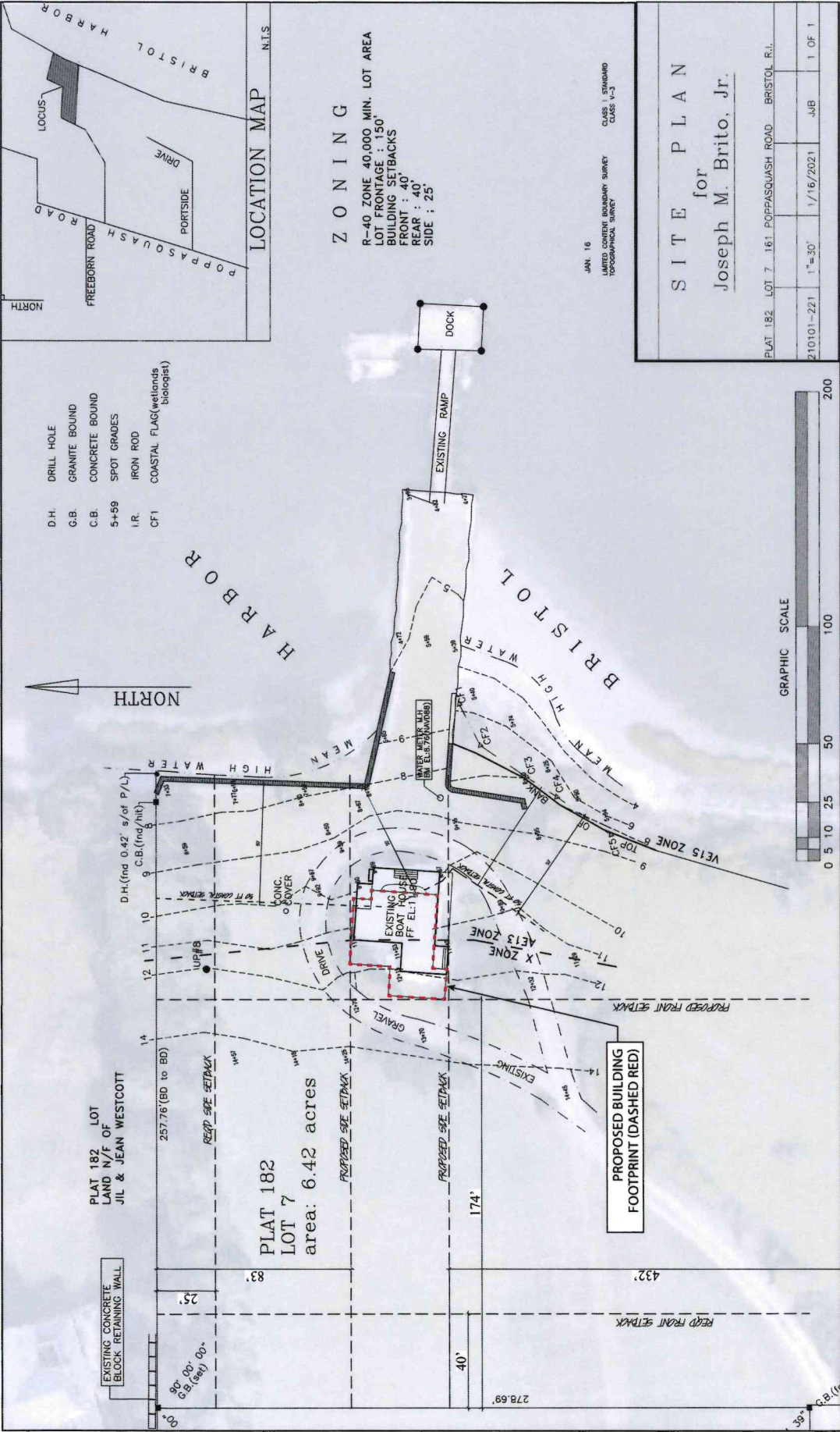


EXISTING BUILDING (VIEW FROM W)

POPPASQUASH BOAT HOUSE

EXISTING CONDITIONS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

EXISTING SITE SURVEY WITH PROPOSED BUILDING FOOTPRINT OVERLAY

MAY 08, 2026

SCALE: 1"=10'-0"

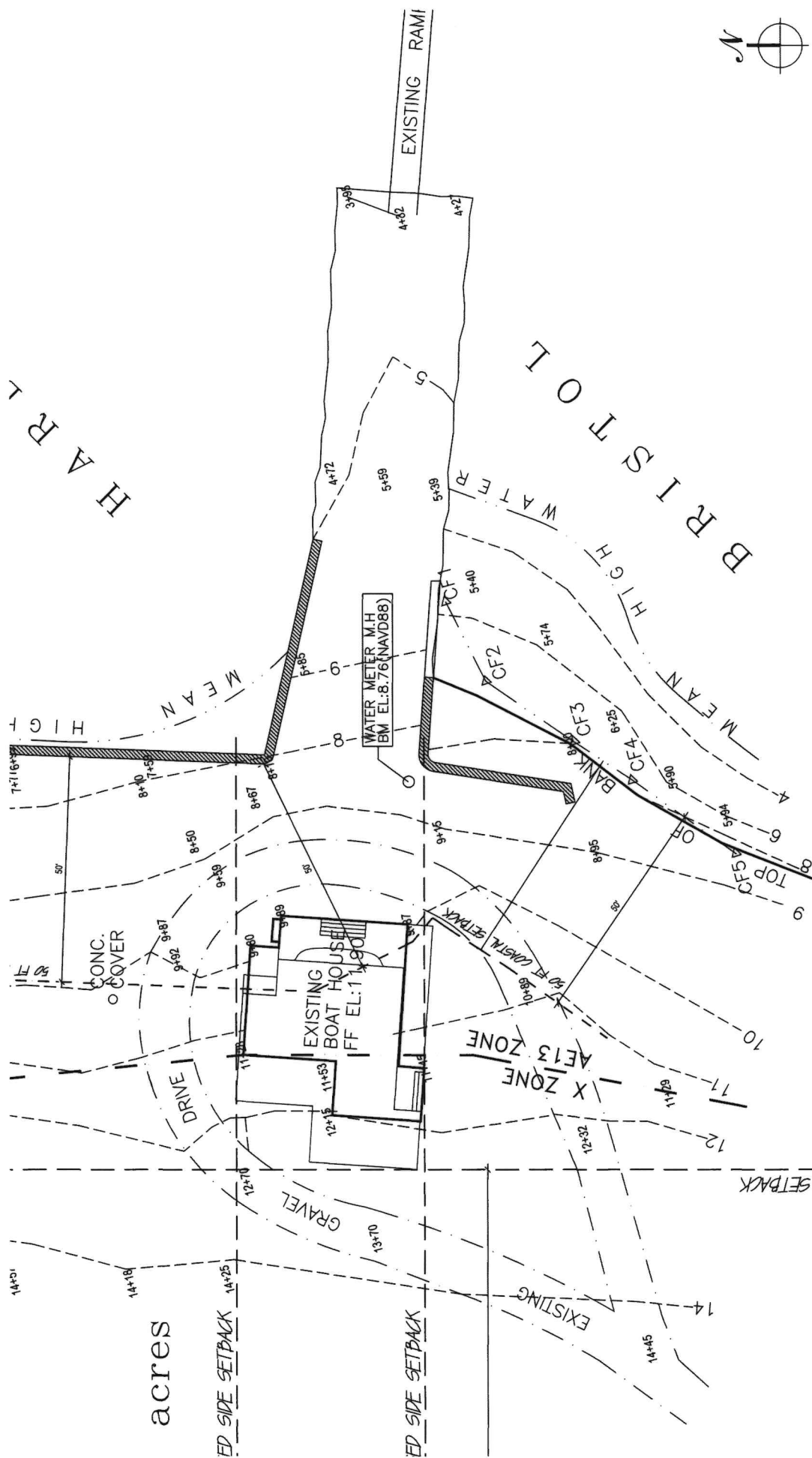


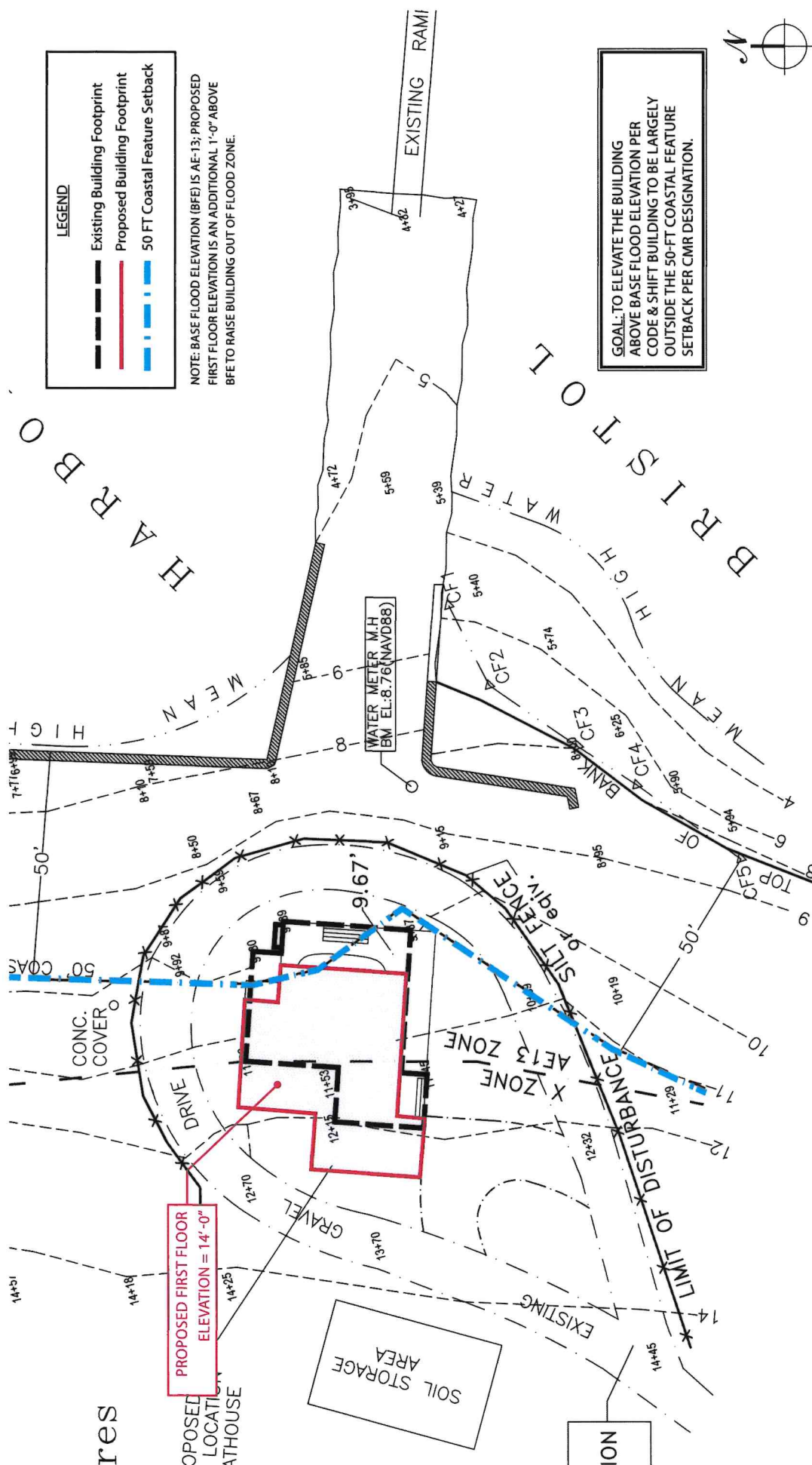
POPPASQUASH BOAT HOUSE

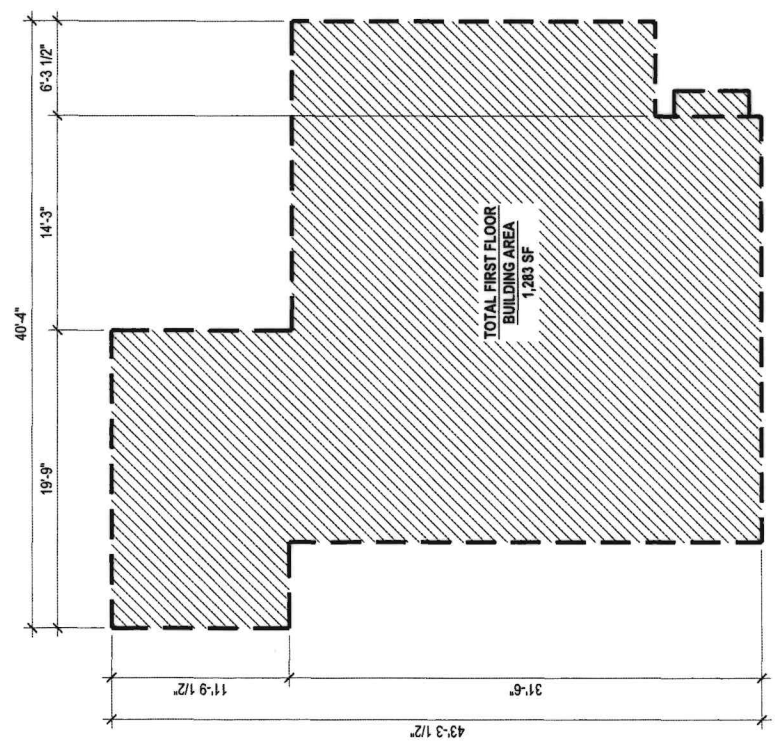
EXISTING SITE PLAN

MAY 08, 2026

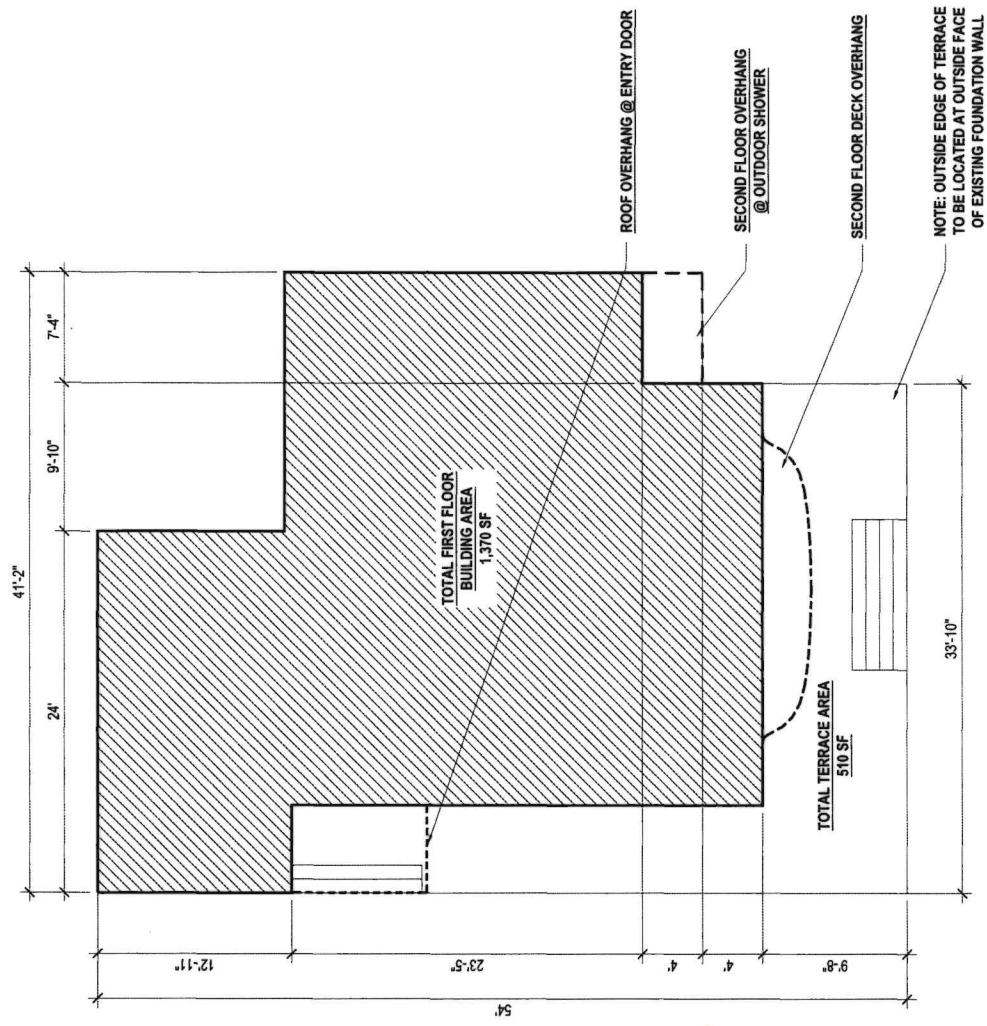
SCALE: 1" = 20'-0"







EXISTING BUILDING FOOTPRINT



PROPOSED BUILDING FOOTPRINT



POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

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

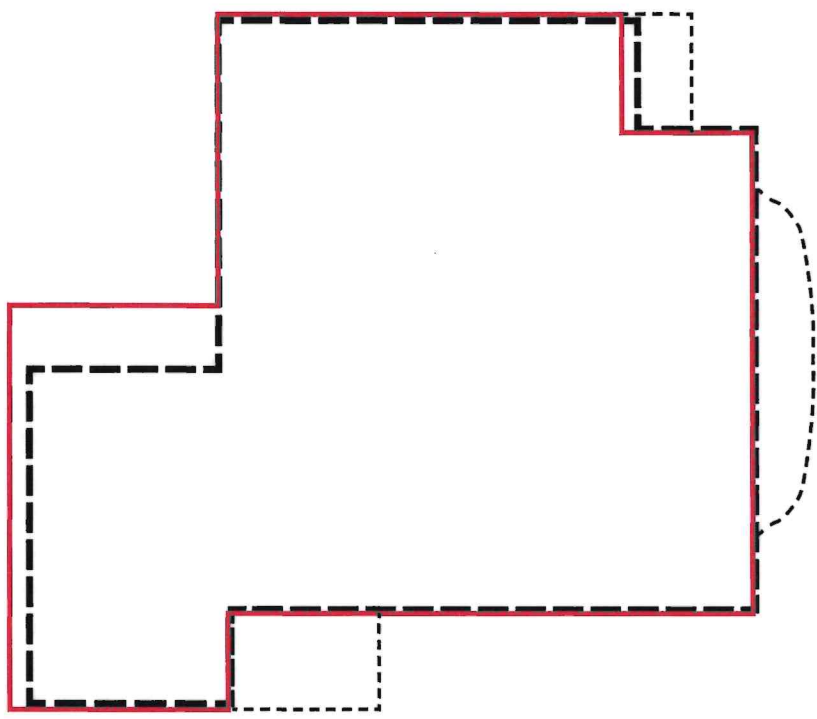


UNION

SQUARE FOOTAGE TOTALS	
Existing Building Footprint:	1,283 SF
Allowable Increase:	642 SF
Proposed Building Footprint:	1,370 SF
TOTAL:	1,506 SF

*Allowable increase cannot exceed 50% of total existing lot coverage per CRMC regulations.

LEGEND	
	Existing Building Footprint
	Proposed Building Footprint
	Roof / Overhang Above



EXISTING & PROPOSED BUILDING FOOTPRINT OVERLAY



POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

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





PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



POPPASQUASH BOAT HOUSE

PROPOSED FLOOR PLANS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

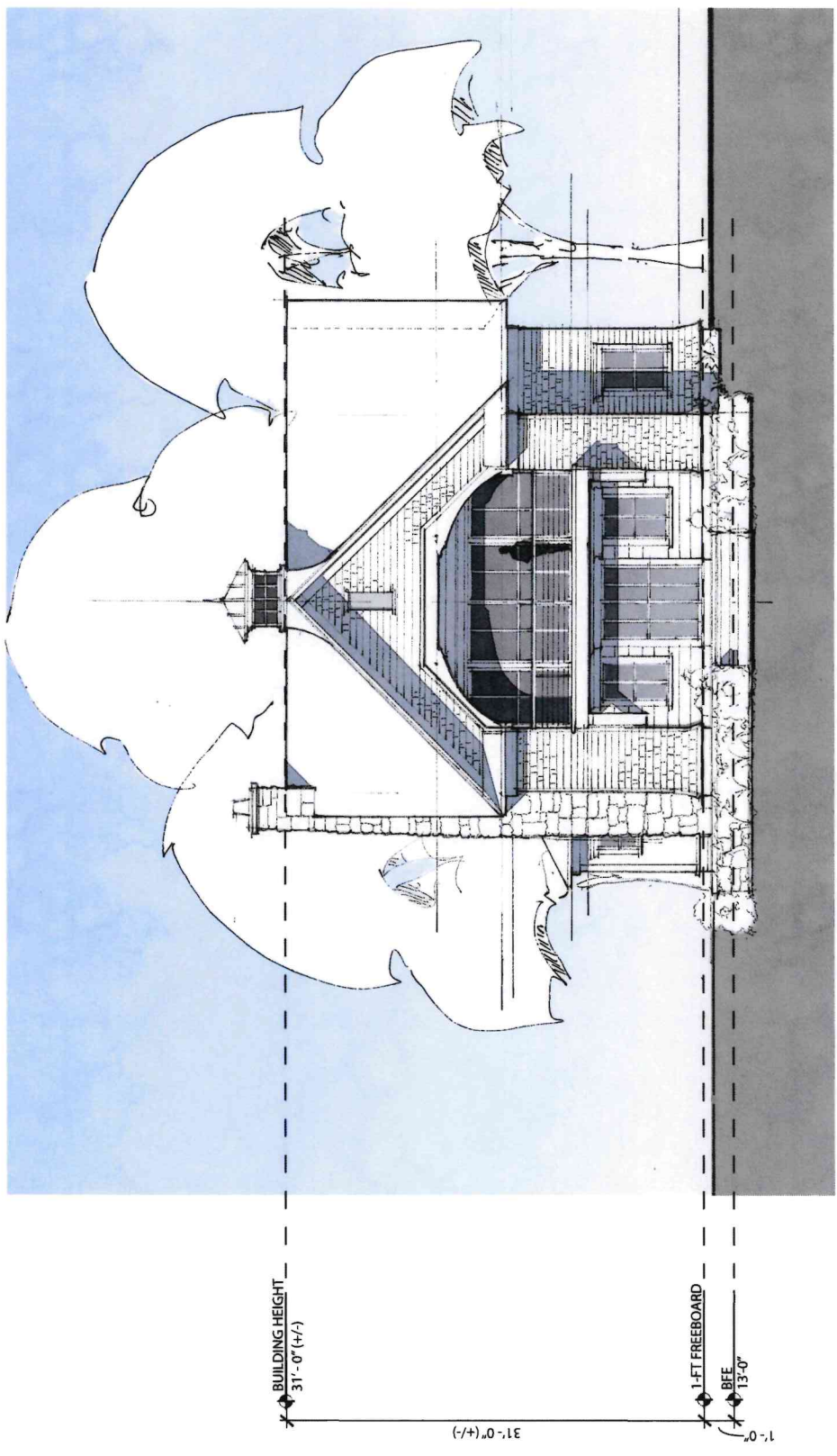
PROPOSED WATERFRONT ELEVATION

MAY 08, 2026

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



PAGE 9





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHWEST
MAY 08, 2026



POPPASQUASH BOAT HOUSE

VIEW FROM SOUTH
MAY 08, 2026





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHEAST
MAY 08, 2026

PAGE 12





POPPASQUASH BOAT HOUSE

VIEW FROM EAST (WATERSIDE)
MAY 08, 2026

PAGE 13



POPPASQUASH BOAT HOUSE

VIEW FROM NORTHEAST
MAY 08, 2026

PAGE 14





161 Poppasquash Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



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.

Bristol

161 POPPASQUASH RD

Zone R40

Assessment

Card 1 of 2 CATALIS

Plat/Lot 182-0007-000

Account: 9447

LUC 27

\$4,876,700

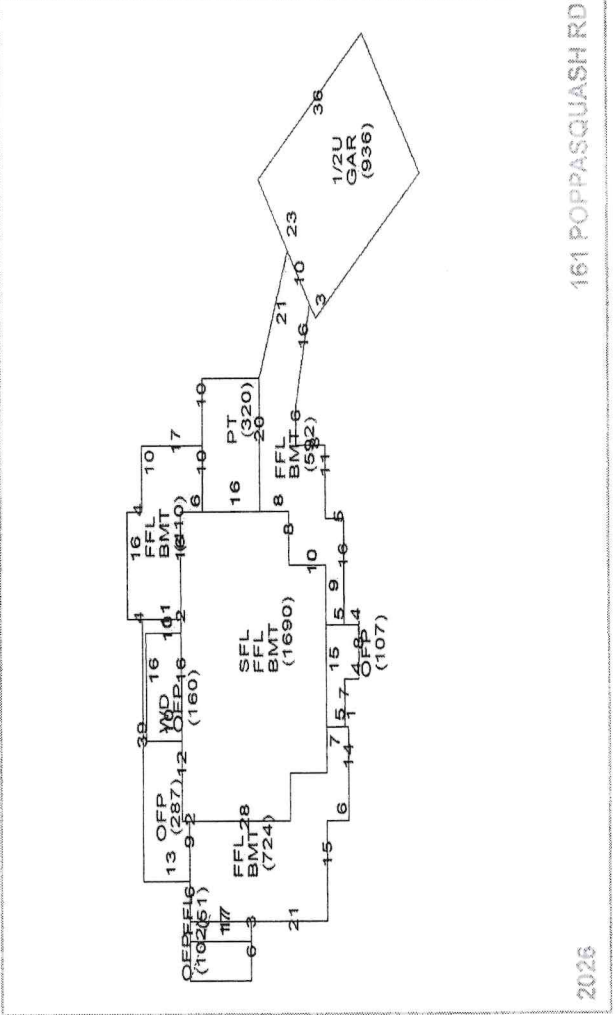
Owner	Owner Account #: 02-3081-51	% Owned
Owner 1 BRITO, JOSEPH M JR - TRUSTEE		
Owner 2 JOSEPH M BRITO JR FAMILY TRUST		
Owner 3		
Address 161 POPPASQUASH RD, BRISTOL, RI 02809		

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BRITO, JOSEPH M. JR. JMB LLC	11/19/2021	0	2145-79	K	Q
BRITO, JOSEPH M. SR., BRITO, JOSEPH M. SR., BETTER WATER SYSTEMS INC	08/22/2000	0	750-286		
	09/12/1995	0	553-189		Q
	09/12/1995	0	553-186		Q
	09/30/1992	0	451-7		

► Assessment							
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value	
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		416.48		VAL per SQ Unit/Parcel > 393.70	

Previous Assessments									
Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2025	27	2,270,900	72,100	6	2,533,700	0	4,876,700	4,876,700	
2024	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200	
2023	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200	
2022	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200	
2021	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500	
2020	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500	



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27 R Single F&	0.91827	AC	P	1.00	453,628	1,725,745	P	Easement	-5	WF	300			1,584,700			1.00	0
2	27 R Single F&	5.50173	AC	EX	0.20	453,628	172,491	P	Easement	-5	WF	300			949,000			1.00	0
3																			
4																			

Building Information

Description		Description	
BLDG Type	Contempora	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	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	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q2	Q2	Flood Hazard
Year Built	2002	EFF Year	Topography
Alt LUC		Alt %	Street
		0.00	Traffic

Depreciation		Bas \$/SQ	Size Adj
Code	Description	%	Constr Adj
GD	GD - Good	16.9	Adj \$/SQ
Condition			Other Feats
Functional	-	0.0	Grade Fac
Economic	-	0.0	Neigh Infl
Special	-	0.0	Land Factor
OV	-		Adj Total
			Depreciation
			411,313
			Depr Total
			2,022,494
			Total Depreciation % > 16.9

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	3,467	3,467	196.72	682,028
SFL	2nd FLOOR	1,690	1,690	196.72	332,457
BMT	BASEMENT	3,416	0	29.51	100,806
GAR	GARAGE	936	0	34.27	32,077
OPF	OPEN PORCH	656	0	13.33	8,304
PT	PATIO	320	0	2.72	870
1/2U	UNF 1/2 STOR	468	0	19.67	9,206
WD	WOOD DECK	160	0	16.88	2,701
Total		11,113	5,157		1,168,449

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
7/27/2021	REVIEW	
5/9/2019	HEARING NC	
10/19/2018	REVIEW	
9/29/2018	MEASURED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/17/2024	B58613		BLDG	200,000	100	Closed	Remove existing red cedar siding shingles on house and garage. Install new T1
01/20/2021	M51621		MECH	57,500	100	Closed	Replacement includes: Manual J load calculation performed to ensure proper
04/25/2016	B40346		BLDG	0	100	Closed	INSTALL 40' X 100' TENT AND A 9' X 10' MARQUEE(COMMUNITY STRING PRO
04/25/2016	182-16-B	05/09/2016	BLDG	2,940	100	Closed	40 X 100 TENT 9 X 10 MARQUEE COMMUNITY STRING PROJECT
06/23/2014	E9119		ELEC	0	100	Closed	WIRING NEW GENERATOR
06/18/2014	M13920		MECH	0	100	Closed	SET 36 KW GENERATOR AND INSTALL GAS PIPING AND 500 GALLON PROP
04/17/2014	B39871		BLDG	0	100	Closed	INSTALL A 20' X 30' TENT WITH SIDEWALLS, LITE SIGN, FIRE EXIT AND TWO
08/28/2013	B39831		BLDG	0	100	Closed	SET UP ON 8-30-13 DOWN ON 9-02-13 INSTALL 20' X 30' TENT AND A 40' X 70'
11/12/2008	B23543		BLDG	0	100	Closed	RESHINGLE ROOF

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	15	Station Dk	1	Y	1		694	3	AV	2002	72,100
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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

► Bristol

► 161 POPPASQUASH RD

Card 2 of 2

CATALIS

► Plat/Lot 182-0007-000

► Account: 9447

Zone R-40

► Assessment

\$4,876,700

► Owner	► Owner Account #: 02-3081-51	% Owned
Owner 1	BRITO, JOSEPH M JR - TRUSTEE	
Owner 2	JOSEPH M BRITO JR FAMILY TRUST	
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

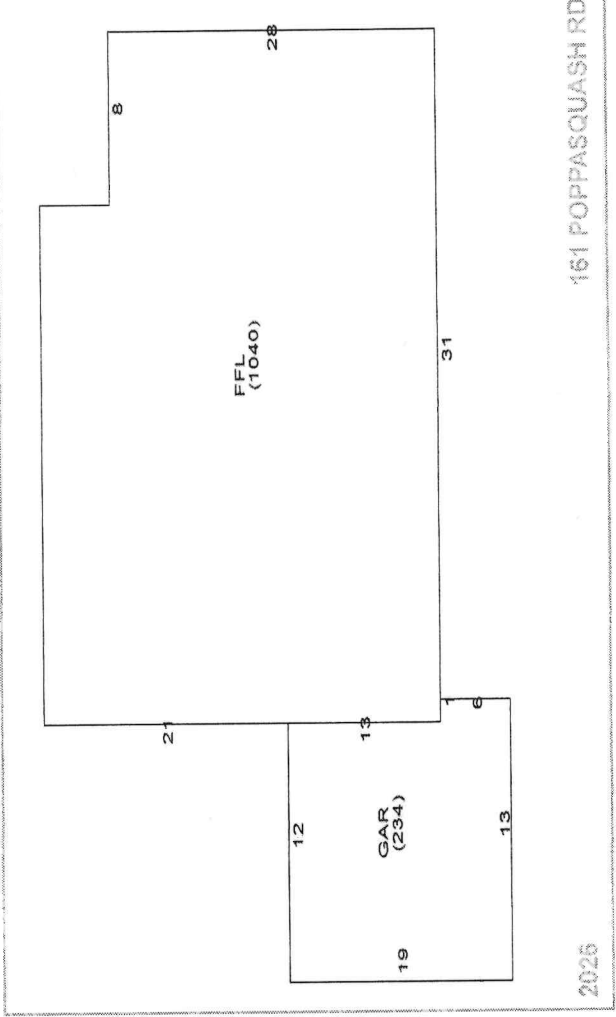
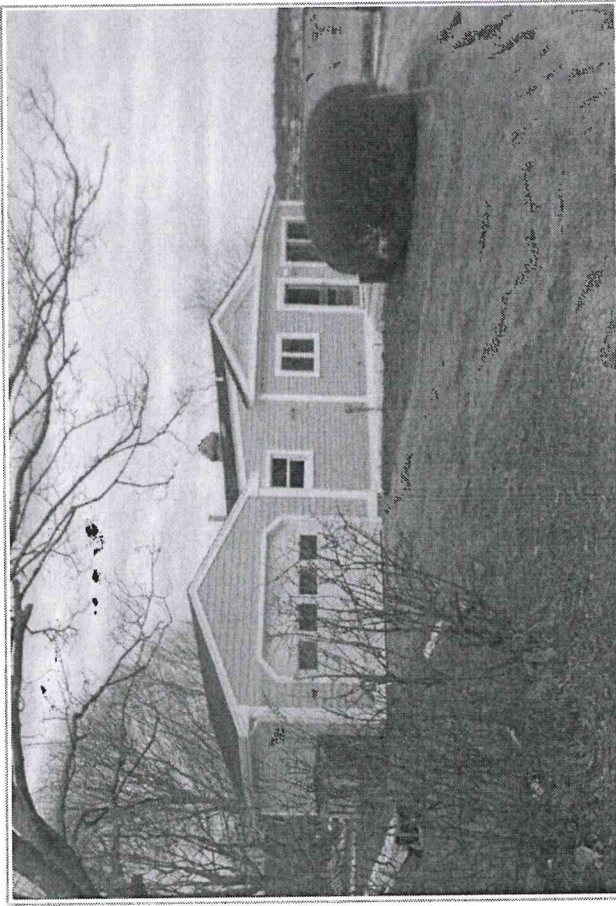
► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BRITO, JOSEPH M. JR.	11/19/2021	0	2145-79	K	Q
JMB LLC	08/22/2000	0	750-286		
BRITO, JOSEPH M. SR.,	09/12/1995	0	553-189		Q
BRITO, JOSEPH M. SR.,	09/12/1995	0	553-186		Q
BETTER WATER SYSTEMS INC	09/30/1992	0	451-7		

► Assessment							
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	194.98	VAL per SQ Unit/Parcel >	393.70		

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	2,270,900	72,100	6	2,533,700	0	4,876,700	4,876,700
2024	01	1,680,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2023	01	1,680,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2022	01	1,680,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2021	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500
2020	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500



► Land Information

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

Building Information

Description		Story Height		Description	
BLDG Type	Ranch	COM Units	1	1 Story	0
RES Units	1	BMT Floor	Concrete		
Foundation	Concrete	Frame 2	Wood		
EXT Wall 1	Clapboard	EXT Wall 2			
Roof Type 1	Gable	Roof Type 2			
Roof Cover 1	Asphalt Shn	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			
# Heat Sys		% Heated			
% Solar HW		% A/C			
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

Grade

Grade	Q4	Q4
Year Built	1950	EFF Year
Alt LUC		Alt %

Other Factors

Flood Hazard	Topography	Street	Traffic
Bas \$/SQ	209.00	Size Adj	1.26
Constr Adj	1.01	Adj \$/SQ	266.30
Other Featrs	94,140	Grade Fac	1.00
Neigh Infil	1.00	Land Factor	1.00
Adj Total	382,111	Depreciation	133,739
Depr Total	248,372	Total Depreciation %	> 35.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,040	1,040	266.30	276,952
GAR	GARAGE	234	0	47.09	11,019
Total		1,274	1,040		287,971

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
7/27/2021	REVIEW	
5/9/2019	HEARING NC	
10/19/2018	REVIEW	
9/29/2018	MEASURED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	0
# Floors	2
Bldg Seq	

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



161 Poppasquash Rd - 300' Radius

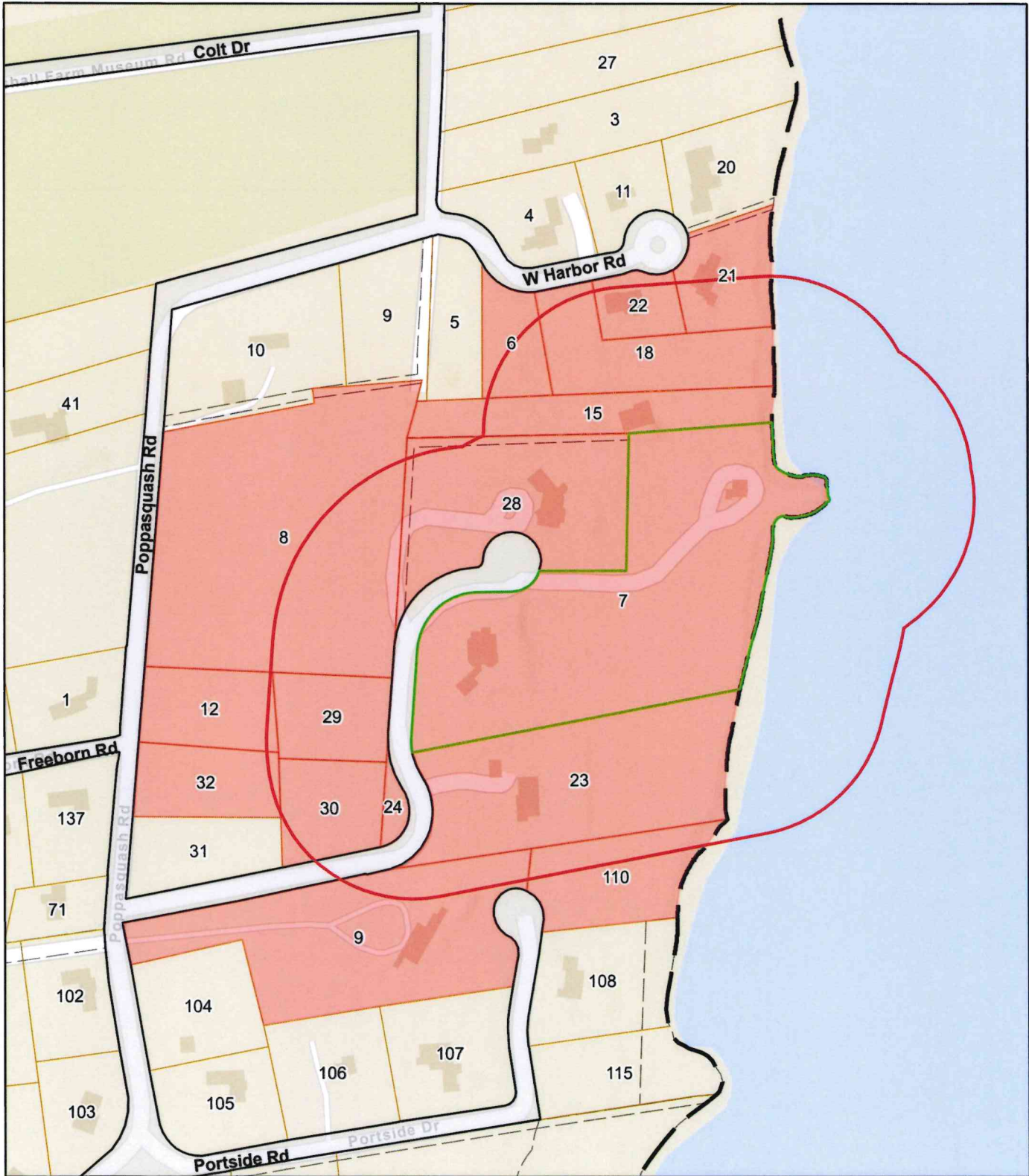
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

May 11, 2026



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 11, 2026

Subject Property:

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 178-110
CAMA Number: 178-110
Property Address: 12 PORTSIDE DR

Mailing Address: WHELAN, JOSEPH D & CATHLEEN A TE
12 PORTSIDE DR
BRISTOL, RI 02809

Parcel Number: 178-9
CAMA Number: 178-9
Property Address: 165 POPPASQUASH RD

Mailing Address: GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-12
CAMA Number: 182-12
Property Address: 171 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-15
CAMA Number: 182-15
Property Address: 153 POPPASQUASH RD

Mailing Address: WESTCOTT, JIL & BELL, JOHN G. TE
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

Parcel Number: 182-18
CAMA Number: 182-18
Property Address: 6 WEST HARBOR RD

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 182-21
CAMA Number: 182-21
Property Address: 12 WEST HARBOR RD

Mailing Address: MACDONALD, MARLIES H TRUSTEE &
MACDONALD, SUMNER B TRUSTEE
12 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-22
CAMA Number: 182-22
Property Address: 8 WEST HARBOR RD

Mailing Address: LEVICK, REBECCA A. TRUSTEE
REBECCA A. LEVICK REV TRUST -
8 W HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-23
CAMA Number: 182-23
Property Address: 163 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J. ETUX TE C/O
GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-24
CAMA Number: 182-24
Property Address: POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-28
CAMA Number: 182-28
Property Address: 159 POPPASQUASH RD

Mailing Address: THREEACRES LLC C/O MARK WILCOX
159 POPPASQUASH rd
BRISTOL, RI 02809



www.cai-tech.com

5/11/2026

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 2



300 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 182-6
CAMA Number: 182-6
Property Address: 4 WEST HARBOR RD

Mailing Address: WATT, DAVID B & DEBORAH TE
4 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-8
CAMA Number: 182-8
Property Address: POPPASQUASH RD

Mailing Address: KINDER, JANICE S - TRUSTEE JANICE S
KINDER LIVING TRUST
43 QUAIL ROAD
PORTSMOUTH, RI 02871



www.cai-tech.com

5/11/2026

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 2

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

WESTCOTT, JIL & BELL, JOH
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

BRITO, JOSEPH M JR - TRUS
JOSEPH M BRITO JR FAMILY
161 POPPASQUASH RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & CATHLE
12 PORTSIDE DR
BRISTOL, RI 02809

GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J. ETUX TE
C/O GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

KINDER, JANICE S - TRUSTE
JANICE S KINDER LIVING TR
43 QUAIL ROAD
PORTSMOUTH, RI 02871

LEVICK, REBECCA A. TRUSTE
REBECCA A. LEVICK REV TRU
8 W HARBOR RD
BRISTOL, RI 02809

MACDONALD, MARLIES H TRUS
MACDONALD, SUMNER B TRUST
12 WEST HARBOR RD
BRISTOL, RI 02809

THREEACRES LLC
C/O MARK WILCOX
159 POPPASQUASH rd
BRISTOL, RI 02809

WATT, DAVID B &
DEBORAH TE
4 WEST HARBOR RD
BRISTOL, RI 02809

From: Elliott Richmond

Sent: Wednesday, July 8, 2026 2:51 PM

Subject: Re: 161 Poppasquash Road - June ZBR continuance request

Hi Ed,

As a follow up to my call. Unfortunately, we need to push again. Summer scheduling conflicts have come up, and we will not be able to make 7/13 work. We aks for a continuance of our petition for 161 Poppasquash Road to the September 14th meeting.

Let me know if you need anything else from us.

Best,

Elliott

Elliott Richmond AIA, CPHC

Associate

UNION

O 401.272.4724 | D 401.433.7307



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-25

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
Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Daniel Ferreira
Owner of Record: FWP High Street, LLC
Location: 145 HIGH ST, BRISTOL, RI, 02809
Plat: 15 Lot: 21
Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district.

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.



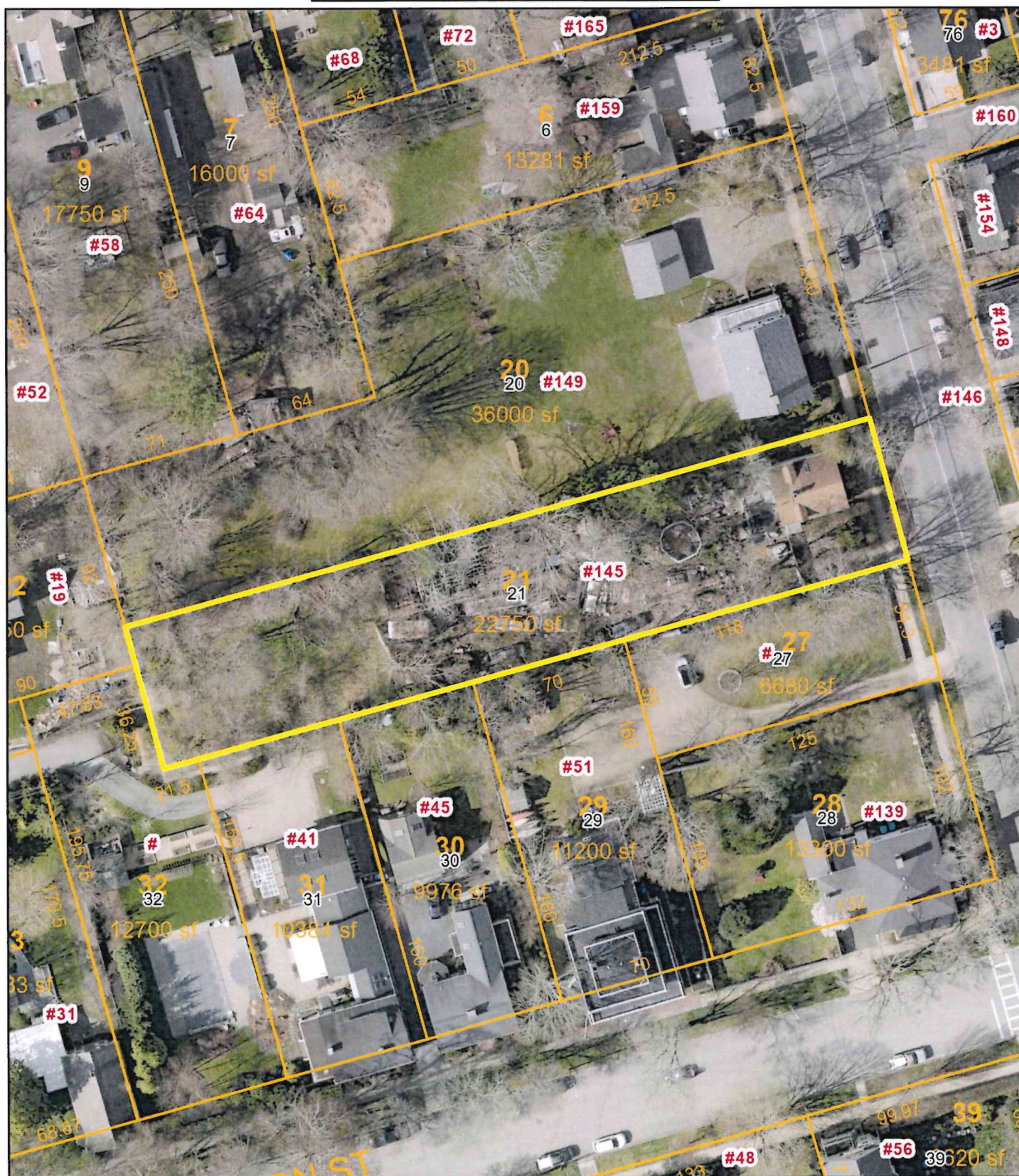
Map/Lot: 15-21

1 inch = 64 Feet



www.cai-tech.com

June 22, 2026



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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-25

145 HIGH STREET 15 21

May 8, 2026

Applicant	
Name of Applicant	DANNY FERREIRA
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Danny Ferreira / FWP High Street, LLC

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	145 HIGH STREET	15	21

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	5,484 feet
Width in Feet	54 feet
Length in Feet	101 feet
Height Above Grade	26 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	2.5 feet
Right Side Yard in Feet	3.54 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Sec. 28-111. - Residential zones – table B Dimensional Table

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

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	23,153
Lot Frontage	68.04
Lot Depth	340.17

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,921	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 2,003	Building/Structure Detail if Other: GARAGE

d a v i d s i s s o n a r c h i t e c t u r e p c

1 2 3 4 5 6 7 | | #

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 26022 145 High

Date: 06-15-2026

Attn.: Zoning Board of Appeals – Bristol, RI

Dear members of the Zoning Board of Appeals,

We are proposing redeveloping the site at 145 High Street. This is an existing historic single-family home, in very poor condition, with a very large (10 car) garage in the back yard, also in very poor condition.

We propose the following:

- Demolition of the existing 10 car garage (already collapsed)
- Demolition of the existing addition and deck towards the rear of the existing home (already collapsed)
- Renovation and remodel of the existing single family home
- Additions to the rear of the single family home to include a 2 car garage and guest unit above the garage (2 units proposed)

Our request is:

Sec. 28-111. - Residential zones – table B Dimensional Table

- Request for right side setback of 6'-5 ½" where 10' is required. Note that the existing right hand side setback is 2.8 feet.
 - We are requesting this relief to align the addition with the existing home
- Request for lot width. The lot is 68.04 feet wide, where 80 feet is required.
 - We are requesting this relief because this is an existing condition

If you have any questions or requests, please do not hesitate to call.

Sincerely,



David Sisson

d a v i d s i s s o n a r c h i t e c t u r e p c

1 2 3 4 5 6 7 #

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 26022 145 High

Date: 06-12-2026

Attn.: Historic District Commission – Bristol, RI

Dear members of the Historic District Commission,

We are proposing redeveloping the site at 145 High Street. This is an existing historic single-family home, in very poor condition, with a very large (10 car) garage in the back yard, also in very poor condition.

We propose the following:

- Demolition of the existing 10 car garage (already collapsed)
- Demolition of the existing addition and deck towards the rear of the existing home (already collapsed)
- Renovation and remodel of the existing single family home
- Additions to the rear of the single family home to include a 2 car garage and guest unit above the garage (2 units proposed)

Our goals are:

- To save the existing historic home
- We intend to keep the addition to the same height at the existing single-family home. This is quite a bit shorter than what is allowed in the zone (27' where 35' is allowed)
- The garage will be even shorter than the existing home.
- We intend to align the addition to the existing home, keeping its mass and bulk similar to the existing home
- We intend to provide the same roofline and shape at the addition and existing home. Note that we are including adding dormers to the existing home. These dormers will be the same size and configuration as the existing dormers. .
- We intend to provide similar trim, siding, and exterior detailing at the additions and the existing home, to create a cohesive design
- We have reduced the building footprint by 906 square feet and shortened the building line by 45 feet along the property line due to removing the existing garage. We have also moved the building back from the property line by over 3'-6" by removing the existing garage and addition to the rear of the home.

If you have any questions or requests, please do not hesitate to call.

Sincerely,



David Sisson

Danny Ferreira
204 Poppasquash Rd
Bristol, RI 02809

03-18-2026

Zoning Department – Bristol RI
235 High Street 1st Floor
Bristol, RI 02809

Subject: Authorization for Representation for 145 High Street hearing

Dear Sir or Madam,

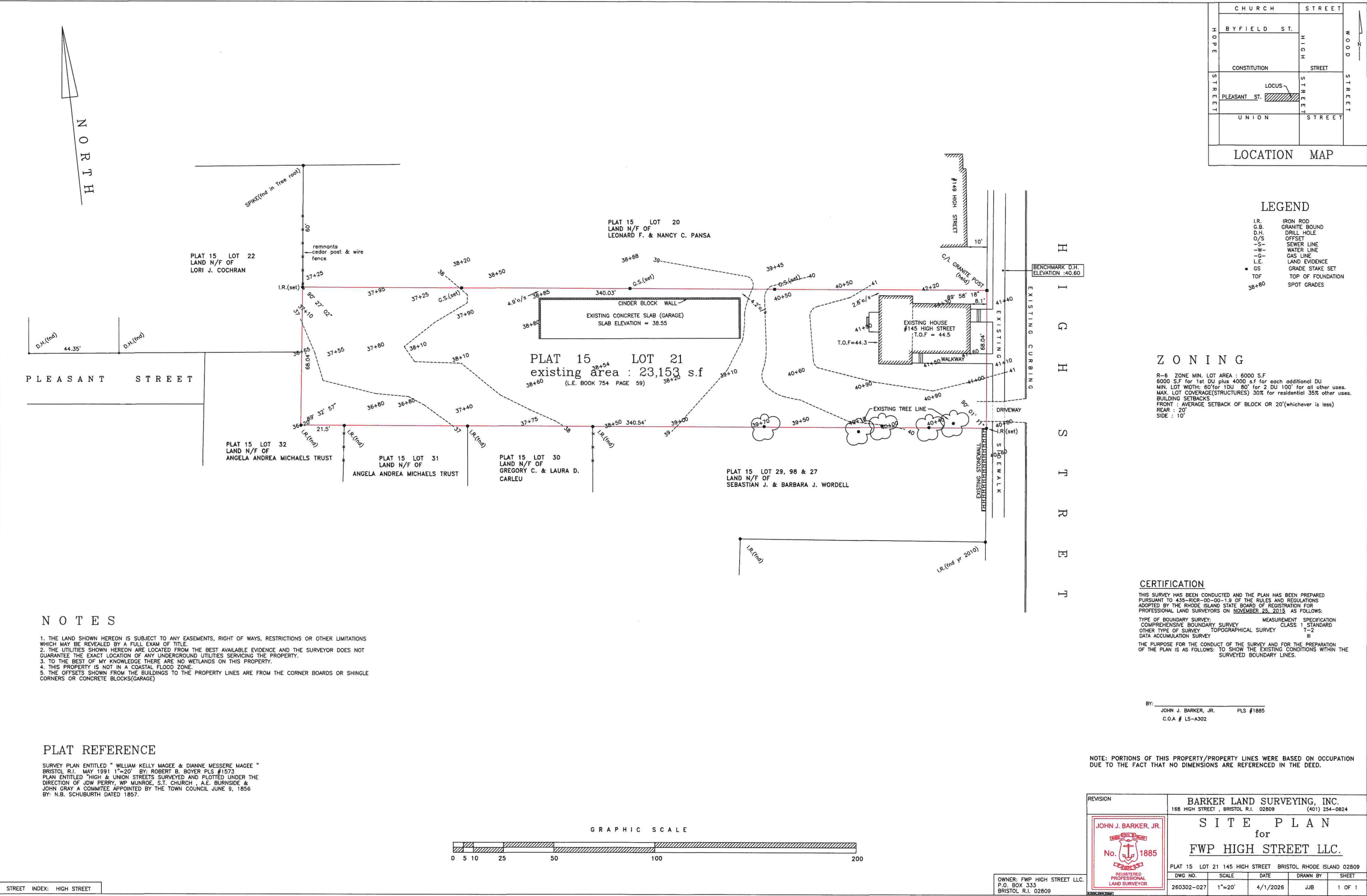
I am writing to inform you that I authorize my architect, Dave Sisson, to represent me at the hearing concerning zoning approval for the property at at 145 High Street. Please extend him all the courtesies and access necessary for this matter.

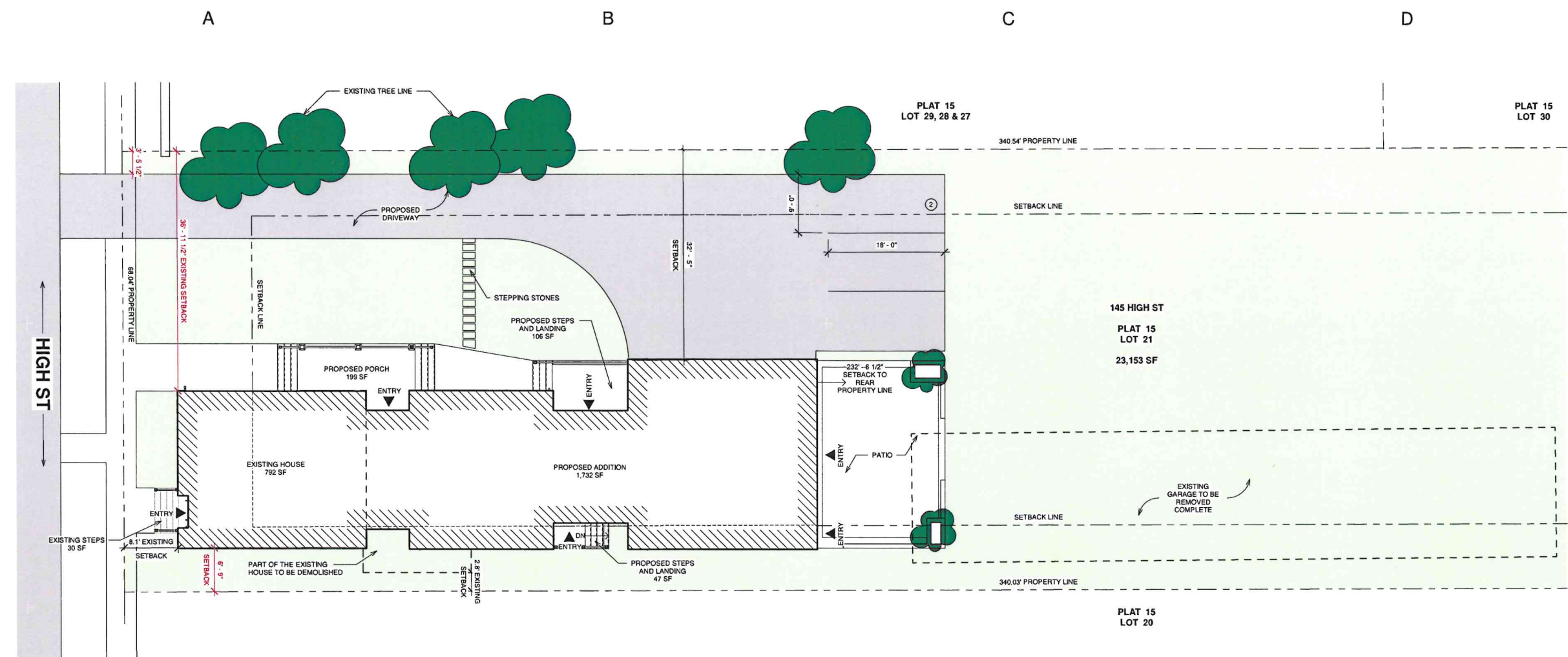
Thank you for your attention to this authorization. Should you require any further information, please feel free to contact me at the address listed above.

Sincerely,

Daniel Ferreira

Danny Ferreira





A3 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	23,153 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		MAX 5 UNITS (2 UNITS PROVIDED)	NO
LOT WIDTH	80'	68.04'	YES
FRONTAGE	60'	68.04'	NO
LOT COVERAGE	30% (6,945.9 SF)	16.5% (3,818 SF) EXISTING 12.0% (2,800 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	8.1' EXISTING	NO EXISTING NON-CONFORMING
SIDE SETBACK	10'	36' - 11 1/2" EXISTING 32' - 5" PROPOSED	NO
SIDE SETBACK	10'	2.8' EXISTING 6' - 5 1/2" PROPOSED	YES - ALIGN W/EXISTING HOME
REAR SETBACK	20'	230' - 4 1/2" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING 26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 4 REQUIRED, 4 PROVIDED
10' X 18' WITH 24' AISLE

LOT COVERAGE CALCULATIONS:

EXISTING:	
EXISTING HOUSE	1,280 SF
EXISTING PORCH	494 SF
EXISTING STEPS	30 SF
EXISTING STEPS	11 SF
EXISTING GARAGE	2,003 SF
TOTAL:	3,818 SF

PROPOSED:	
EXISTING HOUSE	792 SF
EXISTING STEPS	30 SF
PROPOSED ADDITION	1,738 SF
PROPOSED PORCH	199 SF
PROPOSED STEPS AND LANDING	47 SF
PROPOSED STEPS AND LANDING	106 SF

TOTAL: 2,912 SF



DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-592-7070

REV. #	DATE	ISSUED FOR:
1	2025-04-12	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

SITE PLAN



A0.1

A

B

C

D

1

2

3

4



david sisson architecture pc

REV. #	DATE:	ISSUED FOR:
	2026-06-12	ZONING REVIEW

145 High St
Bristol RI 02809

3D



(A10

D



david siison architecture pc

REV.#	DATE:	ISSUED FOR:
	2026-06-12	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D



A10.1

A

B

C

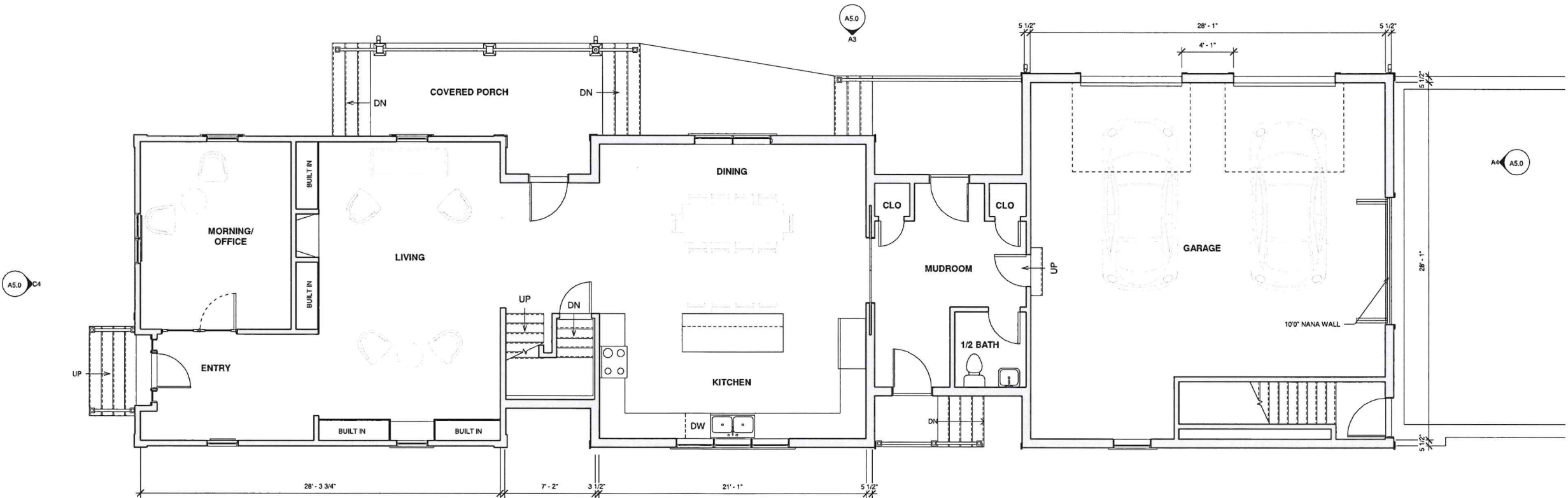
D

1

2

3

4



AA FLOOR PLAN - 1ST FL
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

David Sisson Architecture PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-552-7070

REV. #	DATE	ISSUED FOR
	2020-06-12	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

PLANS 1ST FL



A4.1

A

B

C

D

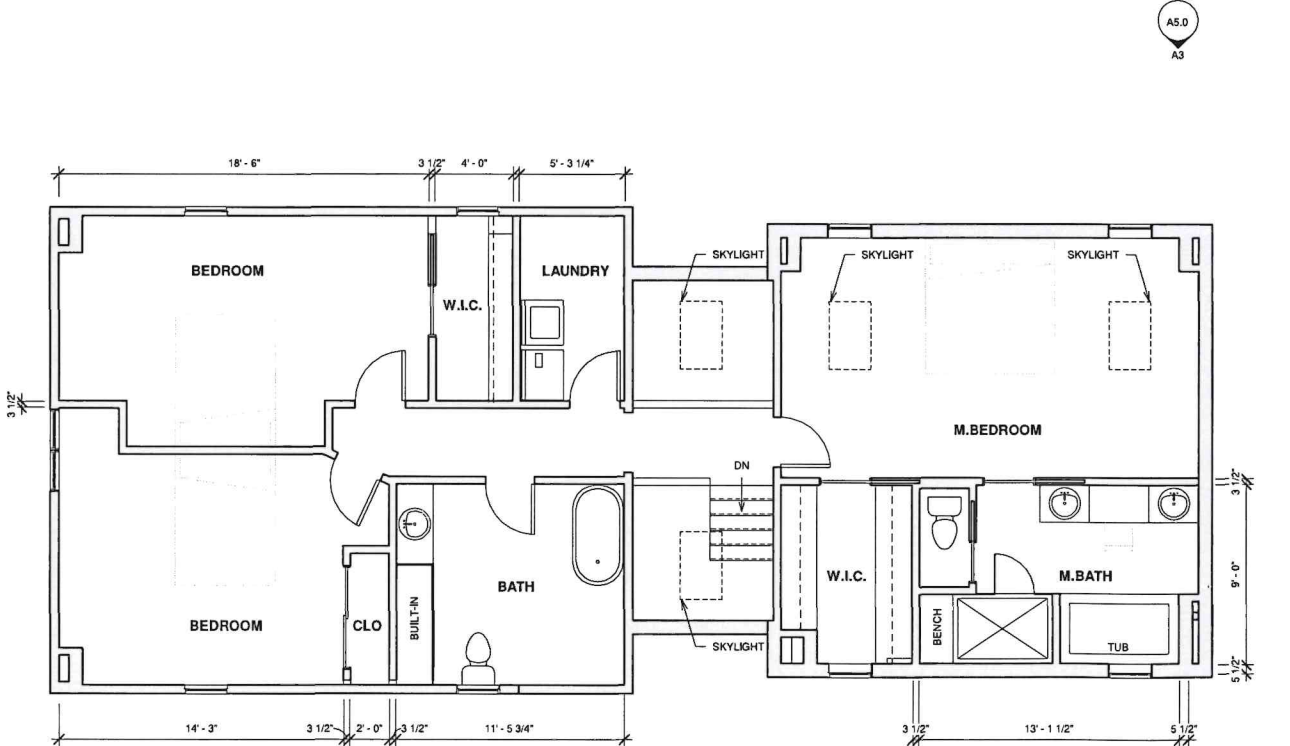
1

2

3

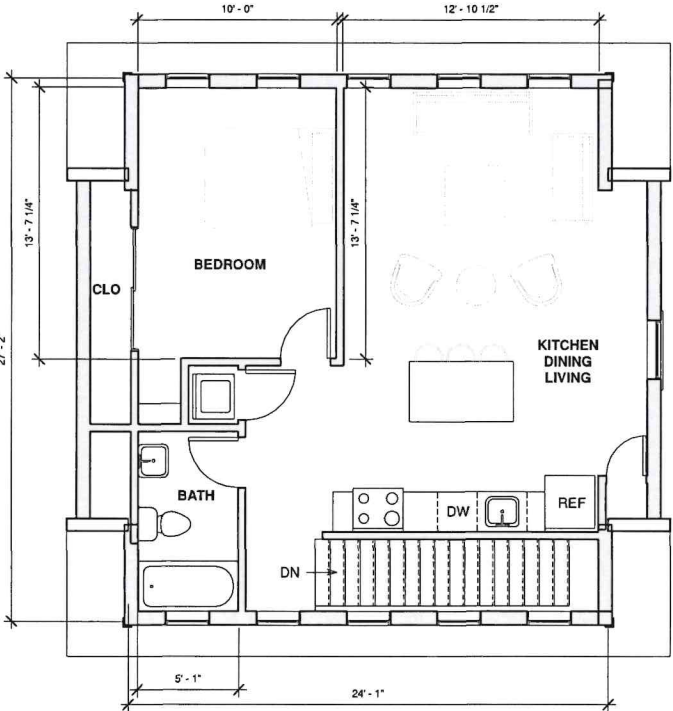
4

A5.0 C4



A0 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

A1
A5.0



DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR
	2020-05-12	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 25022

PLANS 2ND FL

ZONING
REVIEW
ONLY
DATE: JNED:
2021-08-27

A4.2



A1 NORTH ELEVATION
1/4" = 1'-0"



A3 SOUTH ELEVATION
1/4" = 1'-0"



A4 WEST ELEVATION
1/4" = 1'-0"



A5 EAST ELEVATION
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-555-7070

REV #	DATE	ISSUED FOR:

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

ELEVATIONS

ZONING REVIEW ONLY
DATE: 2021-08-27

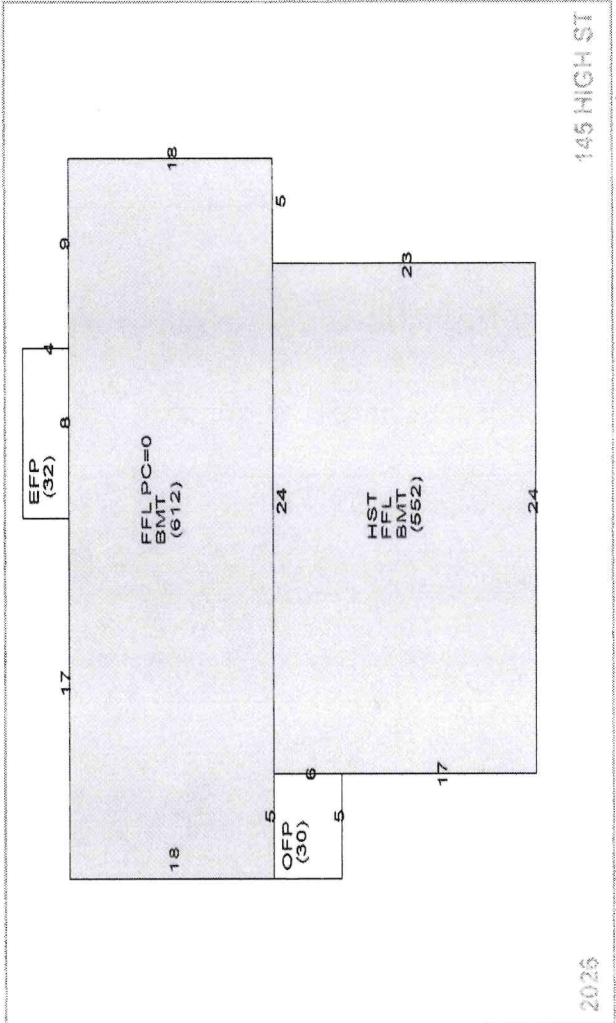
A5.0

Owner	Owner Account #	19-2316-25	% Owned
Owner 1	FWP HIGH STREET LLC		
Owner 2			
Owner 3			
Address	P.O. BOX 333, BRISTOL, RI 02809		

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
SOUSA, JULIANN EXECUTRIX OF	02/06/2026	435,000	2311-1		Dee
SOUSA, LOUIS A & MARINNE	09/18/2000	0	754-59		
SOUSA, VIOLA LIFE ESTATE	09/18/2000	0	752-355		Q
SOUSA, LOUIS A	12/24/1987	0	308-77		
SOUSA, VIOLA SURVIVOR	12/24/1987	0	308-76		

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
	01	84,500	0	0.52	330,900	0	415,400
TOTAL		84,500	0	0.52	330,900	0	415,400
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	155.81	VAL per SQ Unit/Parcel >	155.81		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2025	01	323,100	0	1	330,900	0	654,000	654,000
	2024	01	218,200	0	1	275,700	0	493,900	493,900
	2023	01	218,200	0	1	275,700	0	493,900	493,900
	2022	01	218,200	0	1	275,700	0	493,900	493,900
	2021	01	164,800	0	1	265,000	0	429,800	429,800
	2020	01	164,800	0	1	265,000	0	429,800	429,800



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01 NR Single I	0.13774	AC	P	1.00	1,842,000	1,864,382	I							256,800			1.00	0
2	01 NR Single I	0.38453	AC	EX	0.20	1,842,000	192,703	I							74,100			1.00	0
3																			
4																			

Building Information

Description	Story Height	1 Story Attic Finish	Description
BLDG Type	Restored	0	
RES Units	1	COM Units	Concrete
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shn	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 Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling Type	Ceiling Type
Parking Type	% Sprinkled
EXT View	

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4
Year Built	1820	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
Condition	DL - Delapitat	70.0	293.00	1.13	1.01	335.39
Functional	-	0.0				20,225
Economic	-	0.0				1.00
Special	01 - Under Ct	50.0				1.00
OV	-					1.00
Total Depreciation %		> 85.0				563,620
						479,077
						84,543

Other Factors

Flood Hazard	Topography	Street	LEVEL
		Traffic	PAVED

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,164	1,164	335.39	390,394
HST	HALF STORY	276	276	335.39	92,668
OFF	OPEN PORCH	30	0	24.00	720
BMT	BASEMENT	1,164	0	50.31	58,561
EPF	ENCL PORCH	32	0	36.00	1,152
Total		2,666	1,440		543,395

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
8/16/2021	REVIEW	
10/5/2021	REVIEW	
10/2/2018	MEASURED	
4/1/2008	LISTED	
4/1/2008	CALL BACK	
3/27/2008	CALL BACK	
1/25/2008	MEASURE	

Notes

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
02/18/2026	BB-26-70		BLDG	0	0	Open	Removing debris of existiong 10 car garage that have fallen due to lack of mai
01/27/2017	36-17-B	07/05/2017	BLDG	5,500	100	Closed	RESHINGLE ROOF TO CODE
01/27/2017	B25564		BLDG	0	100	Closed	RESHINGLE ROOF TO CODE

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



145 High Street - 200' Radius

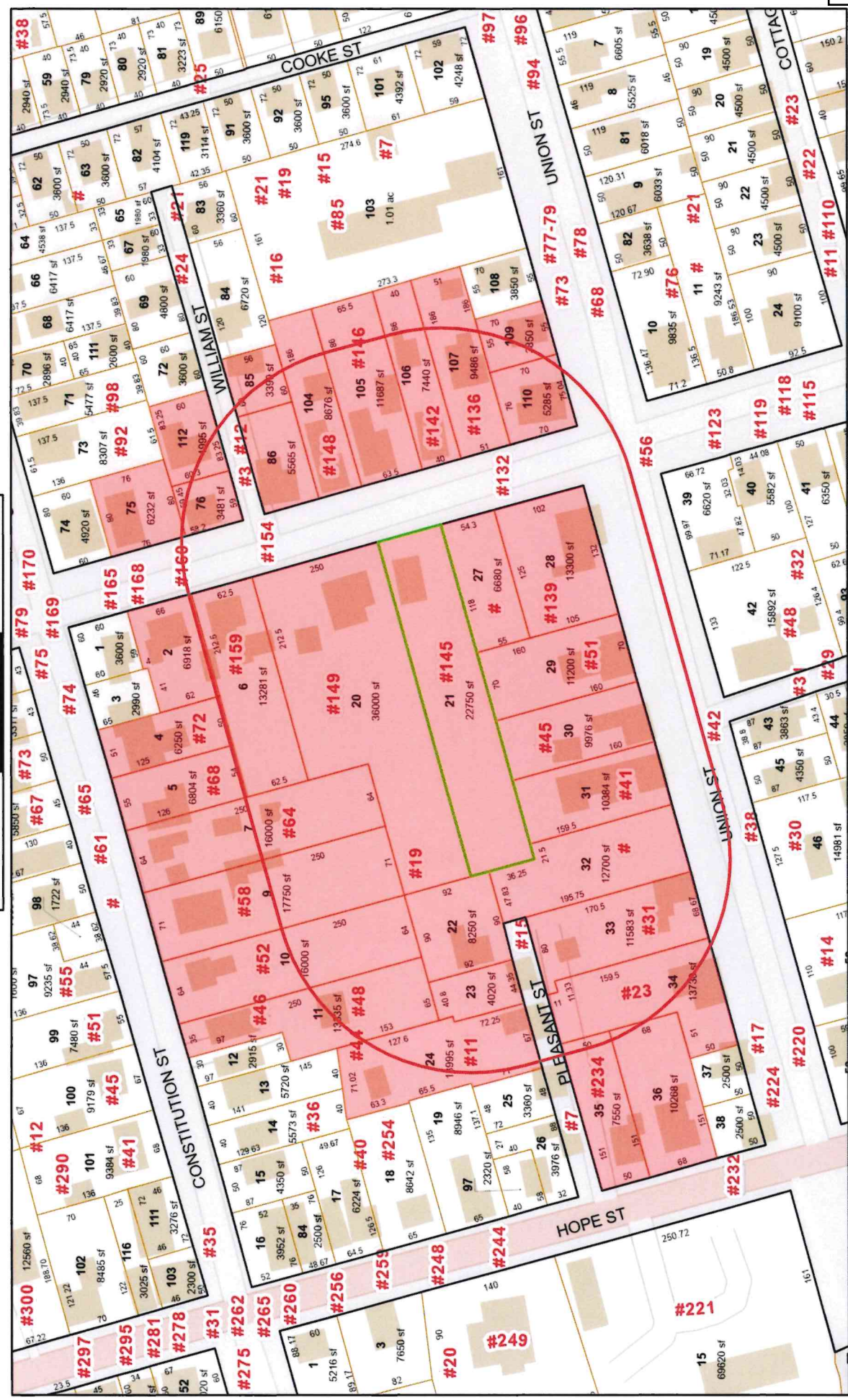
Town of Bristol, RI

1 inch = 141 Feet

June 5, 2026



www.cai-tech.com



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



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Subject Property:

Parcel Number: 15-21
CAMA Number: 15-21
Property Address: 145 HIGH ST

Mailing Address: FWP HIGH STREET LLC
P.O. BOX 333
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-10
CAMA Number: 15-10
Property Address: 52 CONSTITUTION ST

Mailing Address: DALY, MICHAEL
52 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 15-2
CAMA Number: 15-2
Property Address: 165 HIGH ST

Mailing Address: MAGEE, WILLIAM KELLY & DIANE
MESSERE TE
165 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-20
CAMA Number: 15-20
Property Address: 149 HIGH ST

Mailing Address: PANSA, LEONARD F NANCY E TE ET AL
149 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-21
CAMA Number: 15-21
Property Address: 145 HIGH ST

Mailing Address: FWP HIGH STREET LLC
P.O. BOX 333
BRISTOL, RI 02809

Parcel Number: 15-22
CAMA Number: 15-22
Property Address: 19 PLEASANT ST

Mailing Address: COCHRAN, LORI J.
19 PLEASANT ST
BRISTOL, RI 02809

Parcel Number: 15-23
CAMA Number: 15-23
Property Address: 15 PLEASANT ST

Mailing Address: BOWERS, BRENDEN T
15 PLEASANT ST
BRISTOL, RI 02809

Parcel Number: 15-24
CAMA Number: 15-24
Property Address: 11 PLEASANT ST

Mailing Address: SPENCE, GERARD BRIAN CARTER &
PEARCE-SPENCE, EMILY TRUSTEES-
SPENCE & PEARCE-SPENCE TRUST
11 PLEASANT ST
BRISTOL, RI 02809

Parcel Number: 15-27
CAMA Number: 15-27
Property Address: HIGH ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,
BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

Parcel Number: 15-28
CAMA Number: 15-28
Property Address: 139 HIGH ST

Mailing Address: STUBER, EDYTH JANE TRUSTEE C/O
PARSONS CAPITAL MANAGEMENT
40 WESTMINSTER ST., SUITE 400
PROVIDENCE, RI 02903

Parcel Number: 15-29
CAMA Number: 15-29
Property Address: 51 UNION ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,
BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 15-30 CAMA Number: 15-30 Property Address: 45 UNION ST	Mailing Address: CARLEU, GREGORY C & LAURA D. TE 45 UNION ST BRISTOL, RI 02809
Parcel Number: 15-31 CAMA Number: 15-31 Property Address: 41 UNION ST	Mailing Address: MICHAELS, ANGELA ANDREA, TRUSTEE ANGELA ANDREA MICHAELS TRUST 41 UNION ST BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, IRENE K. 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-35 CAMA Number: 15-35 Property Address: 234 HOPE ST	Mailing Address: SOUSA, LOUIS A & CATHERINE Q TE 234 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-4 CAMA Number: 15-4 Property Address: 72 CONSTITUTION ST	Mailing Address: DODD, DONALD C. & PINK, JODI B. TE 72 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-5 CAMA Number: 15-5 Property Address: 68 CONSTITUTION ST	Mailing Address: WALSH-SORENSEN, KIMBERLY & SORENSEN, JAMIE 68 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-6 CAMA Number: 15-6 Property Address: 159 HIGH ST	Mailing Address: BJERREGAARD, CHRIS E. & JUNE M. TE 159 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-7 CAMA Number: 15-7 Property Address: 64 60 CONSTITUTION ST	Mailing Address: HISTORIC GRACE REALTY, LLC C/O LAW OFFICE MICHAEL C. LIMA 931 JEFFERSON BLVD STE 2006 WARWICK, RI 02886
Parcel Number: 15-9 CAMA Number: 15-9 Property Address: 58 CONSTITUTION ST	Mailing Address: GUERTIN, DAVID F & NANCY R TRUSTEES FAMILY IRREVOC TRUST 58 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-104 CAMA Number: 19-104 Property Address: 148 HIGH ST	Mailing Address: FURTADO, MANUEL JR TRUSTEE 148 HIGH 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.

6/5/2026

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 19-105 CAMA Number: 19-105 Property Address: 146 HIGH ST	Mailing Address: FANNING, MICHAEL G. & FANNING, CYNTHIA A. (50%) TC 146 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-106 CAMA Number: 19-106 Property Address: 142 HIGH ST	Mailing Address: MURPHY, CORNELIA TRUSTEE OF CORNELIA M. MURPHY TRUST 142 HIGH STREET BRISTOL, RI 02809
Parcel Number: 19-107 CAMA Number: 19-107 Property Address: 136 HIGH ST	Mailing Address: DAPONTE, MICHAEL & SUSAN DAPONTE TE 136 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-109 CAMA Number: 19-109 Property Address: 73 UNION ST	Mailing Address: GREEN, LINDSAY 73 UNION ST BRISTOL, RI 02809
Parcel Number: 19-110 CAMA Number: 19-110 Property Address: 132 HIGH ST	Mailing Address: MORRIS, DEAN WALKER & SUSAN WALTERS TE 3251 COCHISE DR SE ATLANTA, GA 30339
Parcel Number: 19-112 CAMA Number: 19-112-001 Property Address: 3 WILLIAM ST	Mailing Address: MILLER, ELIZABETH A. 3 WILLIAMS ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 19-112 CAMA Number: 19-112-002 Property Address: 3 WILLIAM ST	Mailing Address: TABAIE, HOSSEIN DAVID ETAL JT NORMANDIE, CYNTHIA A. 585 CHANDLER ST WORCESTER, MA 01602
Parcel Number: 19-112 CAMA Number: 19-112-003 Property Address: 3 WILLIAM ST	Mailing Address: MAHONY, ANN G. TRUSTEE 4543 EVERETT ST KENSINGTON, MD 20895
Parcel Number: 19-75 CAMA Number: 19-75 Property Address: 168 HIGH ST	Mailing Address: BARKER, JOHN J JR & GAIL ANN LE BARKER, ALISON & BARKER, JOHN J. & BARKER, EMMA J. 168 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-76 CAMA Number: 19-76 Property Address: 160 HIGH ST	Mailing Address: SALES, MARIA L LE MULDOON, MARIA etal 160 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-85 CAMA Number: 19-85 Property Address: 12 WILLIAM ST	Mailing Address: ALLEN, RICHARD R PO BOX 448 BRISTOL, RI 02809
Parcel Number: 19-86 CAMA Number: 19-86 Property Address: 154 HIGH ST	Mailing Address: WGI, LLC 154 HIGH ST BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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

ALLEN, RICHARD R
PO BOX 448
BRISTOL, RI 02809

DODD, DONALD C. &
PINK, JODI B. TE
72 CONSTITUTION ST
BRISTOL, RI 02809

MILLER, ELIZABETH A.
3 WILLIAMS ST UNIT 1
BRISTOL, RI 02809

BARKER, JOHN J JR & GAIL
BARKER, ALISON & BARKER,
168 HIGH ST
BRISTOL, RI 02809

FANNING, MICHAEL G. &
FANNING, CYNTHIA A. (50%)
146 HIGH ST
BRISTOL, RI 02809

MORRIS, DEAN WALKER & SUS
3251 COCHISE DR SE
ATLANTA, GA 30339

BARROW, IRENE K.
31 UNION ST
BRISTOL, RI 02809

FURTADO, MANUEL JR TRUSTE
148 HIGH ST
BRISTOL, RI 02809

MURPHY, CORNELIA TRUSTEE
CORNELIA M. MURPHY TRUST
142 HIGH STREET
BRISTOL, RI 02809

BJERREGAARD, CHRIS E. & J
159 HIGH ST
BRISTOL, RI 02809

FWP HIGH STREET LLC
P.O. BOX 333
BRISTOL, RI 02809

PANSA, LEONARD F
NANCY E TE ET AL
149 HIGH ST
BRISTOL, RI 02809

BOWERS, BRENDEN T
15 PLEASANT ST
BRISTOL, RI 02809

GREEN, LINDSAY
73 UNION ST
BRISTOL, RI 02809

SALES, MARIA L LE
MULDOON, MARIA et al
160 HIGH ST
BRISTOL, RI 02809

BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

GUERTIN, DAVID F & NANCY
FAMILY IRREVOC TRUST
58 CONSTITUTION ST
BRISTOL, RI 02809

SOUSA, LOUIS A & CATHERIN
234 HOPE ST
BRISTOL, RI 02809

CARLEU, GREGORY C &
LAURA D. TE
45 UNION ST
BRISTOL, RI 02809

HISTORIC GRACE REALTY, LL
C/O LAW OFFICE MICHAEL C.
931 JEFFERSON BLVD STE 2006
WARWICK, RI 02886

SOUSA, LOUIS A.
CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

COCHRAN, LORI J.
19 PLEASANT ST
BRISTOL, RI 02809

MAGEE, WILLIAM KELLY &
DIANE MESSERE TE
165 HIGH ST
BRISTOL, RI 02809

SPENCE, GERARD BRIAN CART
TRUSTEES-SPENCE & PEARCE-
11 PLEASANT ST
BRISTOL, RI 02809

DALY, MICHAEL
52 CONSTITUTION ST
BRISTOL, RI 02809

MAHONY, ANN G. TRUSTEE
4543 EVERETT ST
KENSINGTON, MD 20895

STUBER, EDYTH JANE TRUSTE
C/O PARSONS CAPITAL MANAG
40 WESTMINSTER ST., SUITE 400
PROVIDENCE, RI 02903

DAPONTE, MICHAEL &
SUSAN DAPONTE TE
136 HIGH ST.
BRISTOL, RI 02809

MICHAELS, ANGELA ANDREA,
ANGELA ANDREA MICHAELS TR
41 UNION ST
BRISTOL, RI 02809

TABAIE, HOSSEIN DAVID ETA
NORMANDIE, CYNTHIA A.
585 CHANDLER ST
WORCESTER, MA 01602

WALSH-SORENSEN, KIMBERLY
SORENSEN, JAMIE
68 CONSTITUTION ST
BRISTOL, RI 02809

WGI, LLC
154 HIGH ST
BRISTOL, RI 02809

WORDELL, SEBASTIAN J.
WORDELL, BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

Ed Tanner

From: Leonard Pansa <lpansa7@gmail.com>
Sent: Wednesday, July 8, 2026 2:49 PM
To: Ed Tanner
Cc: you.honewithnina@gmail.com; Bart Ferris; Junebjerr@gmail.com; chrisbj@cox.net; mike@atlincorporated.com; Daponte.134@gmail.com; cindi7f@gmail.com; Laura Carleu; e.stuber@aol.com; greg_carleu@yahoo.com; Susan Morris; sebastian21 sw@gmail.com
Subject: Letter to Bristol Zoning Board regarding 145 High Variance Request
Attachments: 145 High Concerned Neighbor Letter, Zoning Board.pdf

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

Good afternoon Ed,

Please find attached a letter regarding the zoning variances requested for 145 High Street from concerned neighbors and property abutters. We would appreciate you forwarding this letter to each member of the Zoning Board of Review prior to the meeting next Monday.

If you or any Board member have any immediate questions regarding the information please reach out to me at 413.519.0507 or Nina Murphy at 401.636.1517. We would appreciate confirmation of receipt of this email.

Thank you and we are looking forward to participating in the meeting next week.

Best regards,

Lenny Pansa
149 High Street

Dear members of the Bristol Zoning Board of Review,

We are writing to you at this time as concerned neighbors and abutters of the 145 High Street property that you will be discussing at your next meeting on July 13th. It is important for you to know that we have very serious concerns regarding the dimensional zoning variances being requested, one is to add a second dwelling unit to the property and the other is to add very significant new construction within the required north side set back area.

We are pleased that Mr. Ferreira has cleaned up the lot and desires to renovate and improve the one family house that has been in serious disrepair for many years. However, improvement to the property can and should be done in compliance with all the rules and requirements for property in an R 6 zone. As an established developer in Bristol, Mr. Ferreira was certainly aware of all the zoning requirements for the property when he purchased it earlier this year.

As you are aware, the proposed plan has gone through several reviews by the Bristol Historic District Commission and has been scaled back from when the plan was first proposed. Although the HDC recently approved the current design plan, they repeatedly told us, appropriately, that they could not base decisions on zoning matters or specific zoning variances that would be needed to actually build the new structure, indicating that they are responsible essentially for the appearance, design and materials to be used only, and not how the structure is to be used or placed on the property.

As concerned neighbors and abutters we have reviewed the Bristol Zoning rules, particularly under Section 28-409 "Variances and special use permit" and we particularly focused on (c) "Standards for Relief" governing the granting of a variance as follows:

d.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 the neighboring land or structures in the same district shall not be considered grounds for granting a use variance: and (emphasis added)*

d.2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if 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. (emphasis added)*

The variance being requested to allow the structure to be classified as a two-family house is not appropriate based on zoning rules related to the dimensions of the lot. It appears that the second unit, an apartment above the new garage, would almost certainly qualify to be considered an ADU without the need for any zoning relief or significant redesign. We are very concerned that if it is classified as a two-family house the apartment could then be used as a short-term rental unit which is not allowed for an ADU. Also, if it is classified as two-family

house, we fear that a future property owner could then seek to add an ADU which would result in a total of three housing units on the property.

There is no justification to grant a very significant side setback variance according to the "Standards of Relief" mentioned above. Mr. Ferreira's application suggests that the entire existing setback is 2.8 feet from the property line, that is not correct and is exceptionally misleading. The 2.8-foot setback was the setback for only about 16 to 18 feet of the old one story collapsed addition that has now been completely demolished, only a crumbling foundation remains. The remaining original house, which is about 25 to 30 feet long, has a side setback of approximately 6.5 feet from the property line. The variance being requested is to use that 6.5 foot set-back for the entirety of the new construction, which would be about 70 feet long and two-stories tall. The proposal also includes north side stairs with a landing area, all within the required 10-foot setback area. The stairs would be used to access the patio in back of the garage which would obviously require a walkway along the garage (not shown on the plan) that would be within one or two feet of the property line. The placement of the new structure could be moved south approximately 3.5 feet or the dimensions of the structure reduced so that a variance would not be required to maintain a 10-foot side setback.

We truly appreciate your consideration of the concerns we are raising as you evaluate the zoning relief requested for the proposed development for the 145 High Street property. Thank you for all your ongoing efforts and the considerable time that you devote throughout the year to help maintain the integrity of the development throughout the town, it is greatly appreciated by all of us.

Respectfully submitted,

June and Chris Bjerregaard
159 High

Sue and Mike DaPonte
136 High

**Lenny and Andrew Pansa
149 High

Susan Walters and Dean Morris
132 High

Cindy and Mike Fanning
146 High

**Barbara and Sabastian Wordell
51 Union and lot adjacent to 145 High

Nina Murphy and Bart Ferris
142 High

**Laura and Greg Carleu
45 Union

Jane Stuber
139 High

**145 High Property Abutter

Ed Tanner

From: chrisbj [REDACTED]
Sent: Friday, July 10, 2026 1:01 PM
To: Ed Tanner; Leonard Pansa; June Bjerregaard
Subject: 145 High Street - Zoning Board

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

Dear Ed,

We are traveling and cannot attend the Zoning Board meeting next week.

The Zoning Board's mission is to protect and promote the Town of Bristol's land use goals by ensuring that development and land use align with zoning regulations. A lot of thought, time, and energy went into drafting these regulations. They ensure a consistent, long-term perspective in the community.

Out of respect for the neighborhood and particularly the abutting neighbors, we think that the zoning regulations, should be followed. We are particularly concerned about placing new construction closer than the setback restrictions, and the overall mass of the building on this relatively narrow property.

Thanks,
Chris & June Bjerregaard



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-26

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

Monday, July 13, 2026 at 7:00 P.M.

In regards to the petition of:

Applicant: Cruz Goler

Owner of Record: Federal Properties of RI, Inc.

Location: 1 STATE ST , BRISTOL, RI, 02809

Plat: 9 Lot: 65

Zoning District: W

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

install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront zoning district.

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-26-26

1 State Street 9 65

May 15, 2026

Applicant	
Name of Applicant	Cruz Goler
Who is Submitting this Application	Other
	If other, Describe: Restaurant Owner/Operator
Owner's Name (If Different than Applicant)	Federal Properties of RI, Inc.

Location for Application			
Property Type	Both		
Zoning District	W		
Address, Plat, Lot	Address	Plat	Lot
	1 State Street	9	65

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: New Protruding Sign
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	0 feet
Width in Feet	37 feet
Length in Feet	40 feet
Height Above Grade	0 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	39 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Article X. Signs, Table 1 - Signs by Type and Zoning District. Projecting sign must be inside 6 square feet in the Waterfront zoning district.	

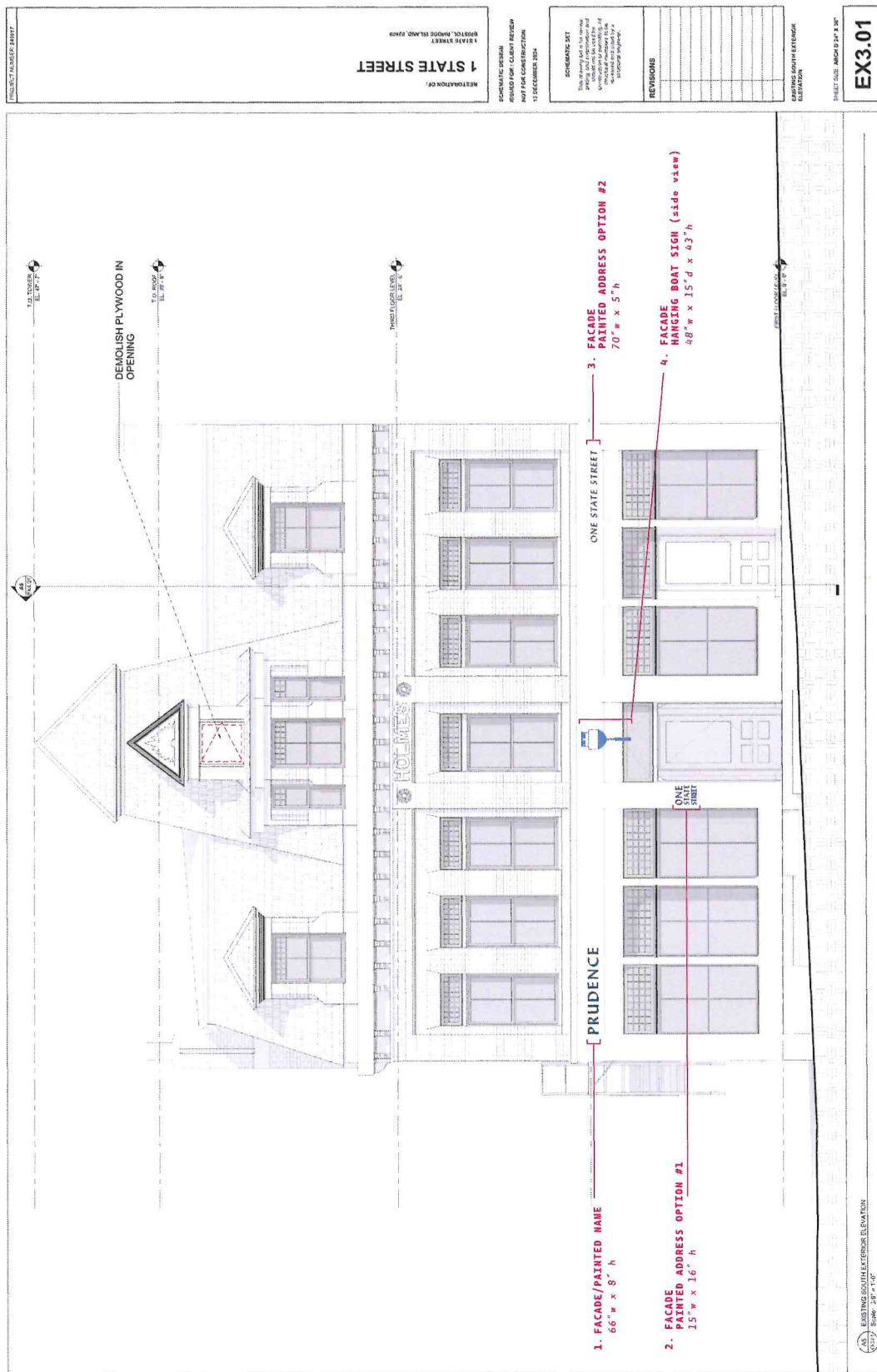
Describe the extent of the proposed alterations and the reasons for the requesting relief
The sign I would like to add is 14 square feet

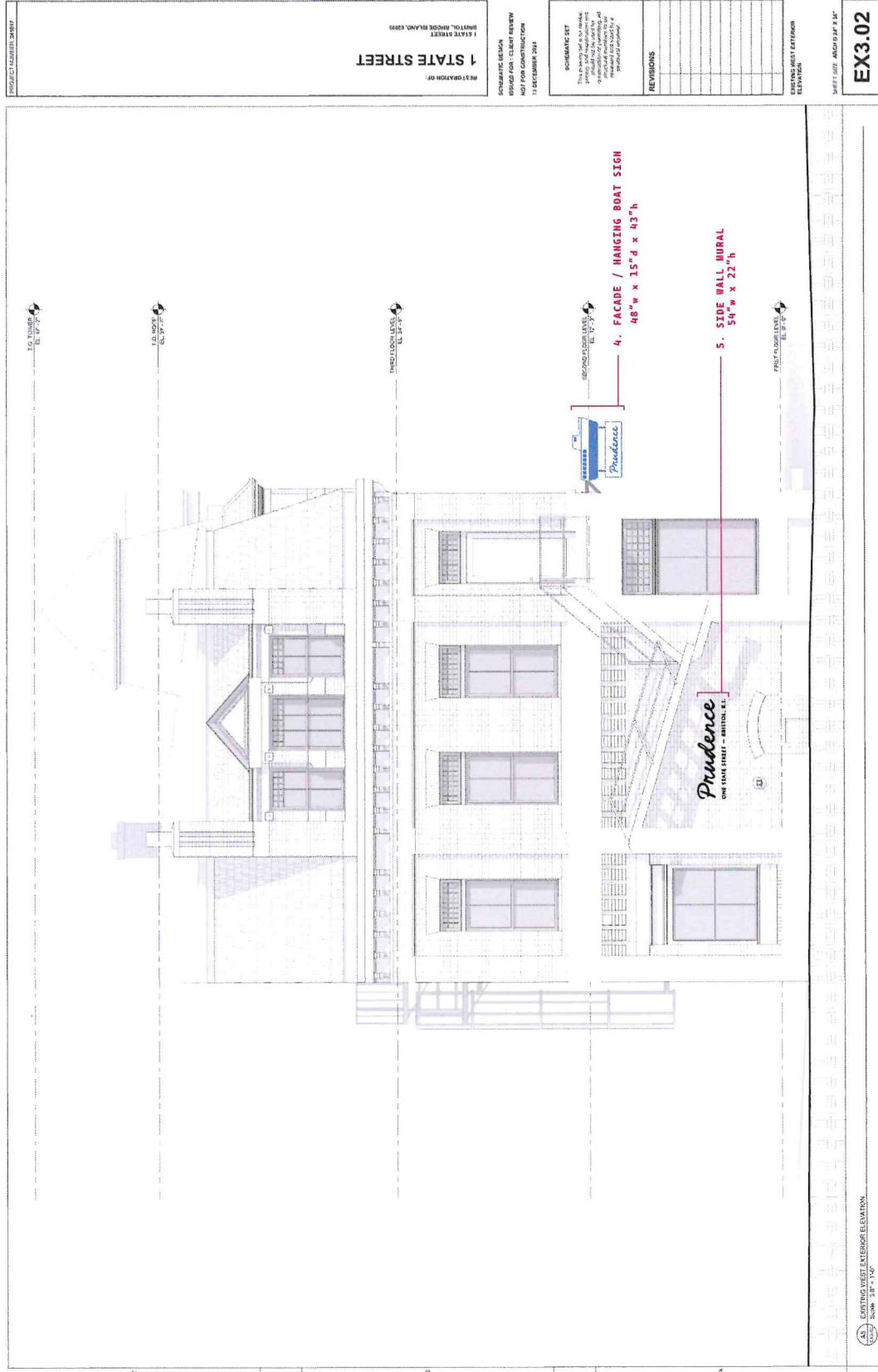
Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	0
Lot Frontage	40
Lot Depth	37

Existing Buildings & Structures

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





1. FACADE / PAINTED NAME
66" w x 8" h

PRUDENCE

2. FACADE / PAINTED ADDRESS (option #1)
15" w x 16" h

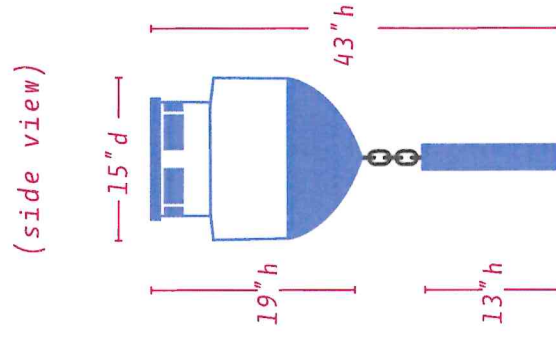
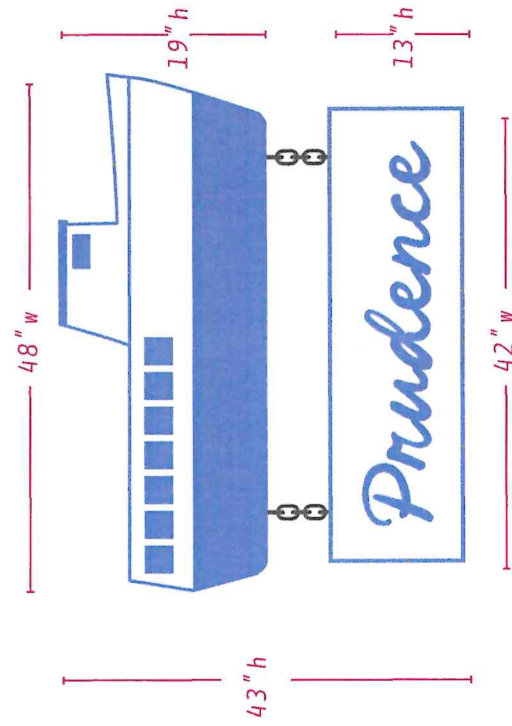
ONE
STATE
STREET

← OR →

3. FACADE / PAINTED ADDRESS (option #2)
70" w x 5" h

ONE STATE STREET

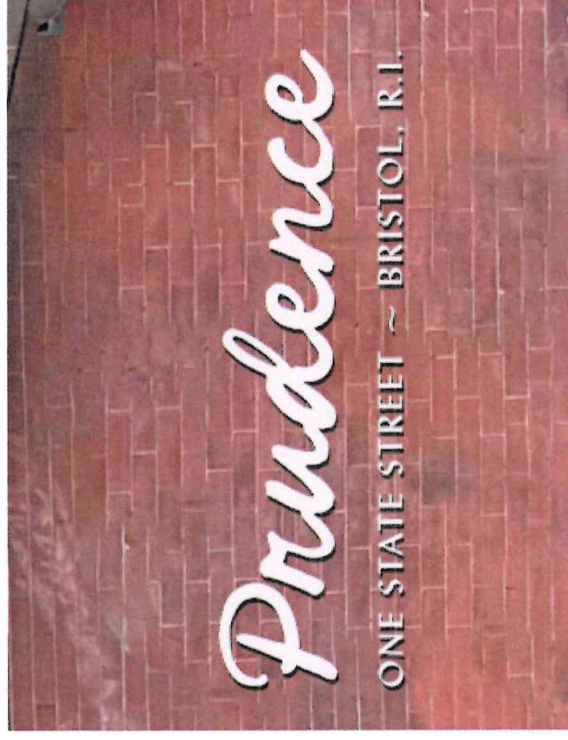
4. FACADE / HANGING BOAT SIGN
48" w x 15" d x 43" h



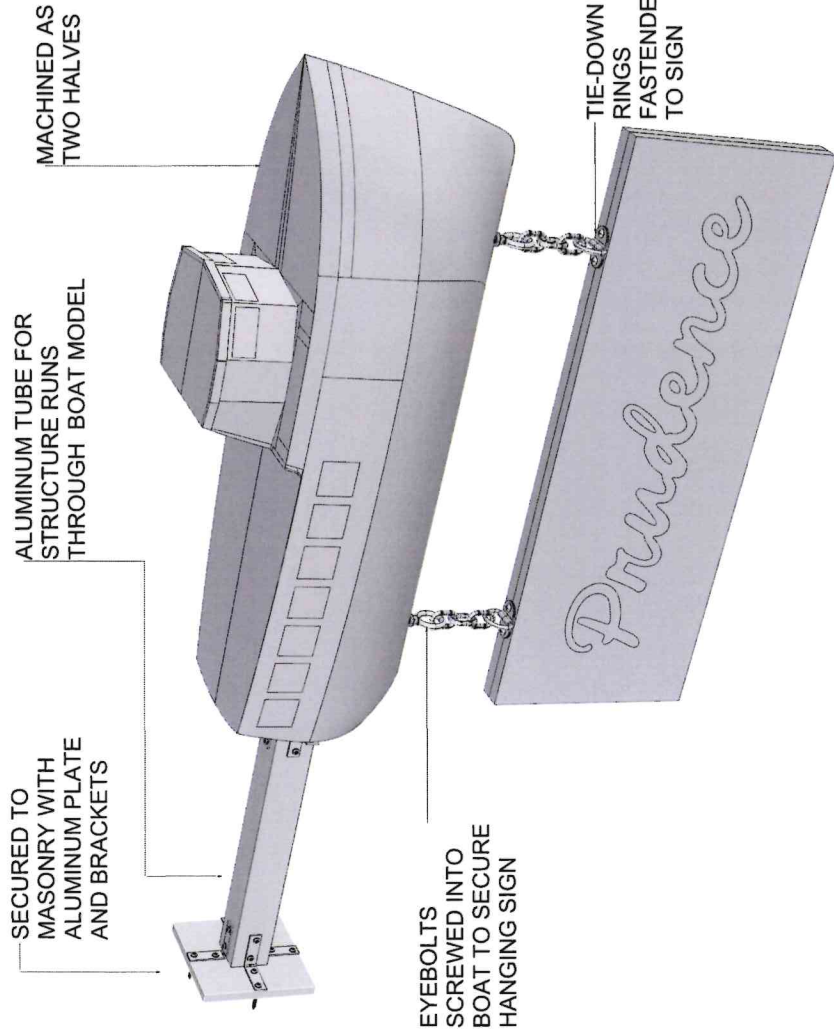
5. SIDE WALL MURAL
54" w x 22" h

(color mock-up on brick)

Prudence
ONE STATE STREET ~ BRISTOL, R.I.



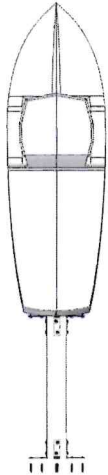
OPTION A



TOP

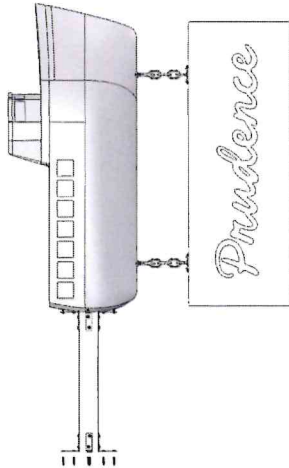
DIMENSIONS (BOAT):
LENGTH: 4 ft
HEIGHT: 2 ft
WIDTH: 1.8 ft
APPROX. WEIGHT: 50+ lbs

DIMENSIONS (HANGING SIGN):
2.5' X 0.9'

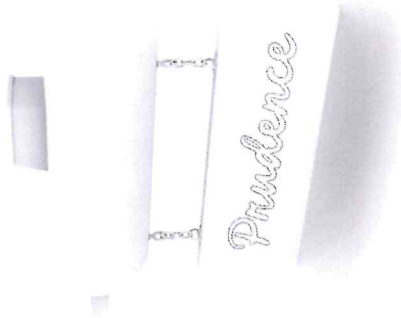


SIDE

MATERIALS:
MARINE GRADE PLYWOOD
PAINT
ALUMINUM RECTANGULAR TUBE
ALUMINUM PLATE
CORNER BRACKETS
NO. 8 SCREWS
HEAVY DUTY CHAIN
TIE-DOWN RING
EYEBOLTS
TIE-DOWN SCREWS



FRONT



OCEAN STATE COMPOSITES

FILE:		INTERNAL	DRAWN BY: AP	PRJ LEAD: AH	UNITS: MM	CLIENT: Cruz Goler	REV: A
DATE REL: 1/5/2026		TITLE:					
TOL:		RELATIONS:					
NOT TO BE PHOTOGRAPHED, SHARED OR OTHERWISE COMMUNICATED OUTSIDE OF CLIENT							
Prudence Sign							

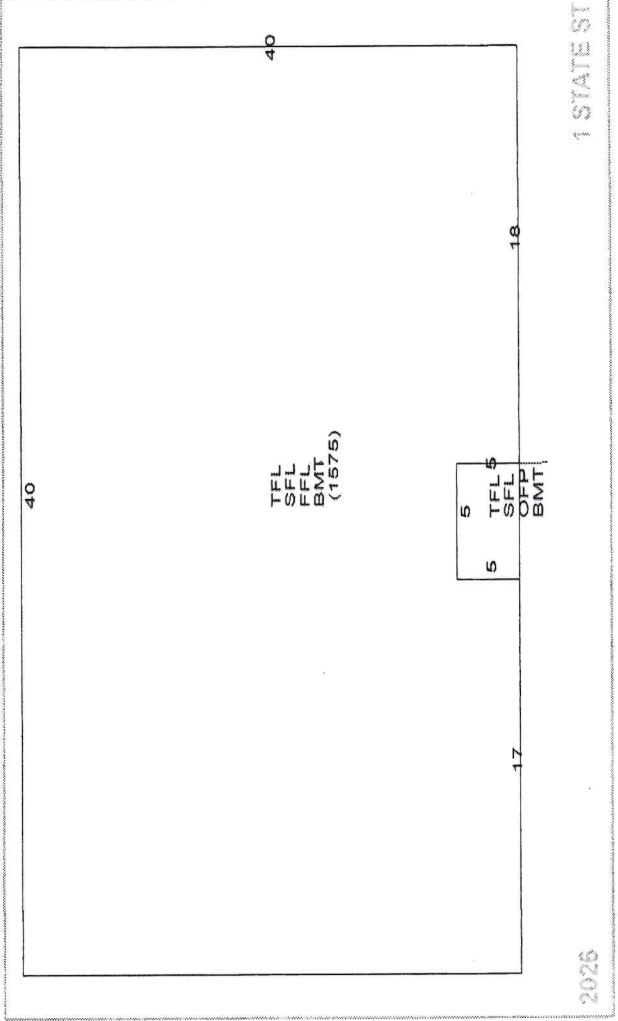
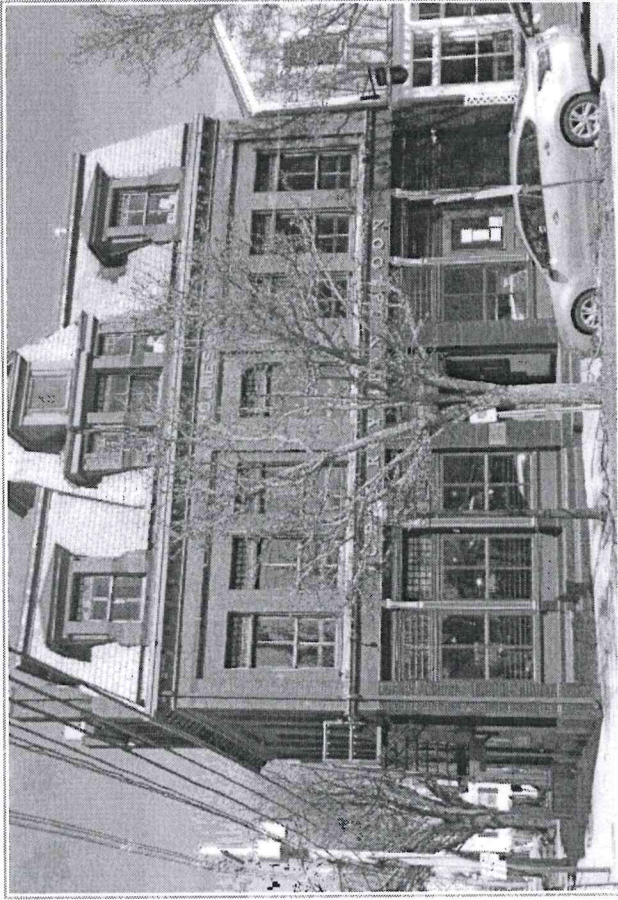


Owner		Owner Account #: 19-2845-45	% Owned
Owner 1	FEDERAL PROPERTIES OF RI, INC.		
Owner 2			
Owner 3			
Address		495 HOPE ST, SUITE 8, BRISTOL, RI 02809	

Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
STATE PROPERTIES LLC	09/04/2024	1,050,000	2256-58		W
ONE STATE BRI, LLC	04/11/2014	0	1752-25		
ONE STATE BRI, LLC	04/03/2014	690,000	1752-25		W
MULLINGAR GROUP, LLC	11/07/2003	0	1073-139		Q
KILROY, DAVID E.	05/18/1999	152,000	700-3	A	W

Assessment					
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit
06	807,600	0	0.03	138,900	0
TOTAL	807,600	0	0.03	138,900	0
Source > Mkt Adj Cost		VAL per SQ Unit/Card >	147.89	VAL per SQ Unit/Parcel >	147.89

Previous Assessments					
Year	LUC	Building	SF/Y1	Land Size	Land
2025	06	807,600	0	0	138,900
2024	06	599,800	0	0	106,600
2023	06	599,800	0	0	106,600
2022	06	599,800	0	0	106,600
2021	06	599,800	0	0	109,900
2020	06	599,800	0	0	109,900
				AGR Credit	Appraised Value
				0	946,500
				0	706,400
				0	706,400
				0	706,400
				0	709,700
				0	709,700



Land Information					
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price
06 Comm 2	0.02893	AC	P	1.00	2,400,000
1					Adjusted
2					4,801,244
3					
4					

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
C11							138,900			1.00	0

► Building Information

Description		Story Height		Description	
BLDG Type	Restaurant	COM Units	3	Story	1
RES Units	0	BMT Floor			
Foundation	Concrete	Frame 2			
Frame 1	Masonry	EXT Wall 2			
EXT Wall 1	Comm Brk	Roof Type 2			
Roof Type 1	Mansard	Roof Cover 2			
Roof Cover 1	Slate	INT Wall 2			
INT Wall 1	Drywall	Floors 2			
Floors 1	Hardwood				
BMT Garages		Color			RED
Plumbing		Electrical			
Insulation		INT vs EXT			
Heat Fuel	Oil	Heat Type			Pkg A/C
# Heat Sys		% Heated			100
% Solar HW		% A/C			100
% COM Wall		% Vacuum			
Ceiling HGT	10	Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

► Grade

Grade	Q3	Q3	Flood Hazard
Year Built	1884	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic

Depreciation		Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	GV	GV - Good-VG	24.0		175.11	16,020	1.25	1.00	1.00	1,118,503	310,944	807,559
Functional			0.0									
Economic	06	06 - Parking	5.0									
Special			0.0									
OV												
Total Depreciation % > 27.8												

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,600	1,600	175.11	280,176
TFL	3rd FLOOR	1,600	1,600	175.11	280,176
FFL	1st FLOOR	1,575	1,575	175.11	275,798
BMT	BASEMENT	1,600	0	26.27	42,032
OPF	OPEN PORCH	25	0	24.00	600
Total		6,400	4,775		878,782

► Visit History

Date	Result	By
2/13/2025	SALES VERI	MP
1/8/2025	REVIEW	MP
10/20/2021	REVIEW	
10/5/2018	REVIEW	
8/23/2018	MEASURED	
11/4/2014	MEASURE	
4/14/2008	MEASURE	
4/14/2008	LISTED	

► Notes

HOLMES BUILDING ECO = PARKING 1ST FLR - BAR/REST; 2ND FLR BAR; 3RD FLR STRG
10% funct remove and replace rubber roof 11-17-13 mcb JUDGE BEAN SALOON

► Condo Data

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

► Remodeling History

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/27/2023	B56774		BLDG	300	100	Closed	Temporary ADA Ramp
09/29/2014	E7635		ELEC	0	100	Closed	INSTALL ENERGY MANAGEMENT SYSTEM ON WALK IN COOLER AND FREEZ
09/29/2014	0271-14-E	12/31/2014	ELEC	3,000	100	Closed	INSTALL ENERGY MANAGEMENT SYSTEM ON WALK IN COOLER AND FREEZ
03/31/2014	0077-14-B	12/20/2014	BLDG	1,500	100	Closed	EMERGENCY REPAIR TO SLATE ROOF AS NEEDED
03/31/2014	B38622		BLDG	0	100	Closed	EMERGENCY REPAIR TO LOOSE SLATE ON ROOF
09/17/2013	B25338		BLDG	0	100	Closed	APPROVED BY BHD CRESHINGLE RUBBER ROOF AND INSTALL NEW SYSTE
09/21/2006	E1168		ELEC	0	100	Closed	MASTER BOX INSTALLATION

► Special Features & Yard Items

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

► Room Counts by Floor

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

► Other Info.

AFDU	
PortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



1 State Street - 200' Radius

Town of Bristol, RI

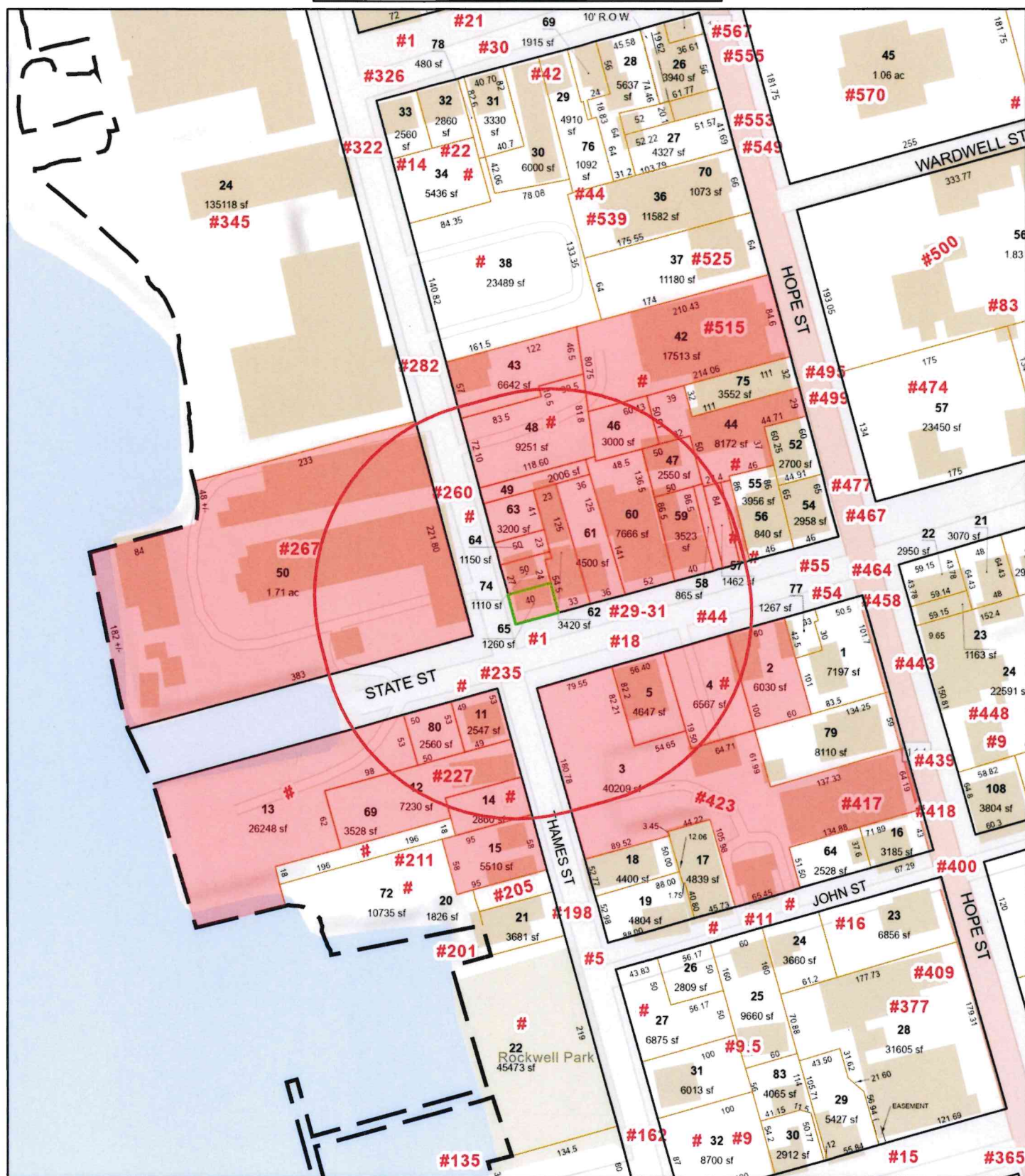
1 inch = 141 Feet



www.cai-tech.com

June 5, 2026

0 141 282 423



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
June 05, 2026

Subject Property:

Parcel Number: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

Abutters:

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

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

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

Mailing Address: THAMES STREET, LLC
227 THAMES ST, UNIT 1
BRISTOL, RI 02809

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

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

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

Mailing Address: BALZANO JOHN TRUSTEE BALZANO
FAMILY TRUST
82 NEWPORT RD
HULL, MA 02045

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

Mailing Address: COLOMBO, BRITT C.
227 THAMES ST
BRISTOL, RI 02809

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

Mailing Address: COLOMBO BRITT
PO BOX 626
BRISTOL, RI 02809

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

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

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

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

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

Mailing Address: OZTERMIYECI, MUSTAFA M.
PO BOX 568
BRISTOL, RI 02809-1987

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

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



www.cai-tech.com

6/5/2026

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 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-15 CAMA Number: 10-15 Property Address: 211 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-2 CAMA Number: 10-2 Property Address: 44 STATE ST	Mailing Address: 1719 PROJECT LLC 167 TOUISSET RD WARREN, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST	Mailing Address: NUGENT, MARY PATRICIA 423 HOPE ST, UNIT 1A BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST	Mailing Address: SCHMITT, ELLEN 423 HOPE ST, Unit C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST	Mailing Address: KELLY, RICHARD R. & AKERSON, CAROL A. TE 423 HOPE ST, UNIT 5E BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST	Mailing Address: BURNETT, JAY N. 25 SCHOOL ST REHOBOTH, MA 02769
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOPE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H 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.

6/5/2026

Page 2 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090
Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, UNIT K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST	Mailing Address: BOWMAN, GREGORY W. TRUSTEE (1/2) & HAMILTON, ELIZABETH A. TRUSTEE (1/2) TRUSTEES 423 HOPE ST, UNIT 16P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: 423 HOPE ST	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: 423 HOPE ST	Mailing Address: HULITZKY, DEREK E. & VIERA, KELLI L. TE 423 HOPE ST, Unit CH2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST	Mailing Address: MATTEI, IRMA S. & CRUZ, JUAN C. 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC 13579 VERDE DRIVE PALM BEACH GARDENS, FL 33410



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.

6/5/2026

Page 3 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST	Mailing Address: JAMES, CHRISTOPHER, JANINA P. TE 18 STATE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST	Mailing Address: BRADLEY, ARDEN JAMES, III & ARDEN ANNE TE 18-20 STATE ST, UNIT 4 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST	Mailing Address: SCOROBOGATY, EILEEN MARIE 18 STATE ST, Unit 6 BRISTOL, RI 02809
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: FEDERAL PROPERTIES OF R.I., INC. P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-44 CAMA Number: 9-44 Property Address: 495 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 9-47 CAMA Number: 9-47 Property Address: 41 R STATE ST	Mailing Address: HOPE-HIGH REALTY TRUST, LLC P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-48 CAMA Number: 9-48 Property Address: THAMES ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-49 CAMA Number: 9-49 Property Address: 260 THAMES ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-50 CAMA Number: 9-50 Property Address: 267 THAMES ST	Mailing Address: TSL LLC 244 GANO ST PROVIDENCE, RI 02906
Parcel Number: 9-56 CAMA Number: 9-56 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-57 CAMA Number: 9-57 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-58 CAMA Number: 9-58 Property Address: STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-59 CAMA Number: 9-59 Property Address: 39 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI, INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-60 CAMA Number: 9-60 Property Address: 29-31 STATE ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-61 CAMA Number: 9-61 Property Address: 17 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-62 CAMA Number: 9-62 Property Address: 11 STATE ST	Mailing Address: 11 STATE STREET, LLC 116 PECK AVE BRISTOL, RI 02809
Parcel Number: 9-63 CAMA Number: 9-63 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 9-64
CAMA Number: 9-64
Property Address: THAMES ST

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

Parcel Number: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

Parcel Number: 9-74
CAMA Number: 9-74
Property Address: 246 THAMES ST

Mailing Address: 246 BRISTOL LLC
950 WARREN AVE
EAST PROVIDENCE, RI 02914



www.cai-tech.com

6/5/2026

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 6 of 6

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

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

FIXSEN, WILLIAM
25 MARCONI DR
RANDOLPH, MA 02368

1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

COLOMBO BRITT
PO BOX 626
BRISTOL, RI 02809

GATOS, GEORGE A. ET UX
DEMETRULA GATOS TE
55 STATE ST.
BRISTOL, RI 02809

246 BRISTOL LLC
950 WARREN AVE
EAST PROVIDENCE, RI 02914

COLOMBO, BRITT C.
227 THAMES ST
BRISTOL, RI 02809

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

423 HOPE ST REDEVELOPMENT
13579 VERDE DRIVE
PALM BEACH GARDENS, FL 33410

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

HOPE-HIGH REALTY TRUST, L
P.O. BOX 27
BRISTOL, RI 02809

BALZANO JOHN TRUSTEE
BALZANO FAMILY TRUST
82 NEWPORT RD
HULL, MA 02045

EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

HULITZKY, DEREK E. & VIER
423 HOPE ST, Unit CH2
BRISTOL, RI 02809

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

FEDERAL PROPERTIES OF R.I
P.O. BOX 27
BRISTOL, RI 02809

JAMES, CHRISTOPHER, JANIN
18 STATE ST, UNIT 3
BRISTOL, RI 02809

BOWMAN, GREGORY W. TRUSTE
HAMILTON, ELIZABETH A. TR
423 HOPE ST, UNIT 16P
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

KELLY, RICHARD R. & AKERS
423 HOPE ST, UNIT 5E
BRISTOL, RI 02809

BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
PO BOX 27
BRISTOL, RI 02809

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

BRADLEY, ARDEN JAMES, III
18-20 STATE ST, UNIT 4
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI,
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

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

BURNETT, JAY N.
25 SCHOOL ST
REHOBOTH, MA 02769

FEDERAL PROPERTIES OF RI,
PO BOX 27
BRISTOL, RI 02809

MATTEI, IRMA S. & CRUZ, J
15 JOHN ST, UNIT 1
BRISTOL, RI 02809

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

SCOROBOGATY, EILEEN MARIE
18 STATE ST, Unit 6
BRISTOL, RI 02809

TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

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

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

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

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

NUGENT, MARY PATRICIA
423 HOPE ST, UNIT 1A
BRISTOL, RI 02809

SMITH, DEBORAH ROSE TRUST
423 HOPE ST, UNIT 4D
BRISTOL, RI 02809

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

THAMES STREET, LLC
227 THAMES ST, UNIT 1
BRISTOL, RI 02809

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

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

OZTERMIYECI, MUSTAFA M.
PO BOX 568
BRISTOL, RI 02809-1987

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

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

TOWN OF BRISTOL
10 COURT ST.
BRISTOL, RI 02809

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

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

SCHMITT, ELLEN
423 HOPE ST, Unit C
BRISTOL, RI 02809

TOWN OF BRISTOL
VACANT LAND
10 COURT 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

June 25, 2026
File #: ZBR-26-27

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

Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Kelly Halligan

Owner of Record: Kelly Halligan

Location: 11 ACADEMY AVE , BRISTOL, RI, 02809

Plat: 155 Lot: 23

Zoning District: R-10

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

install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot.

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-26-27

11 Academy Ave 155 23

May 15, 2026

Applicant	
Name of Applicant	Kelly Halligan
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
	11 Academy Ave	155	23

Type of Application	
Application Type	Dimensional Variance
	Other (Lot coverage, Parking, etc.)
Proposed	If other, Detail: Requesting a zoning variance to allow a fence to be installed approximately 17 feet closer to Metacom Avenue than currently permitted, while still maintaining a 15-foot roadway setback, in order to safely enclose a portion of the yard that contains a stormwater swale and improve property safety without impacting sight lines or adjacent property access.
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	714 feet
Width in Feet	17 feet
Length in Feet	42 feet
Height Above Grade	6 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	17 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Section 28-146 Fences. Due to the corner lot, the functional backyard of the property is being considered as a front yard. Setbacks requested are for the zoning policy front yard of Metacom though reflect the functional backyard of the property.	

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

The applicant is requesting a variance to permit the extension of an existing fenced area closer to Metacom Avenue in order to make more practical and safe use of the rear yard. Although the area in question is classified as "front yard" under zoning regulations due to its frontage on Metacom Avenue, it functions as part of the rear yard in terms of site layout, access, and use.

The proposed fence alignment would extend approximately 17 feet closer to the roadway than otherwise permitted; however, it would still maintain a setback of approximately 15 feet from the edge of the roadway and nearly 10 feet from 2 large town-trees. This placement does not obstruct visibility or sight lines for vehicles, pedestrians, or adjacent property access points.

A vegetated stormwater swale runs through this portion of the property as part of an engineered drainage system. Without the dimensional variance in this location, pets or other small animals could traverse the swale and exit the property into the roadway corridor, creating an avoidable safety concern. The proposed fence would provide an effective containment measure while maintaining the function of the stormwater management feature.

Additionally, the neighboring property does not utilize this area for driveway access or ingress/egress, and therefore the proposed fence would not interfere with existing vehicular use patterns or access to adjacent lots.

Overall, the requested variance represents a minimal deviation from strict zoning setback requirements and is intended to improve site safety, maintain the integrity of stormwater infrastructure, and allow reasonable use of the property without negatively impacting traffic safety, visibility, or neighboring property access.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	14,961
Lot Frontage	100.01
Lot Depth	150.14

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,500	Building/Structure Detail if Other:
Structure: Other	Square Footage: 528	Building/Structure Detail if Other: Garage



11 Academy Ave, Bristol, RI

Map/Lot: 155-23

1 inch = 31 Feet



www.cai-tech.com

June 22, 2026



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.

ORDER AT MINUTEMAN PRESS: 508-336-3050

► Bristol

► 11 ACADEMY AVE

Card 1 of 1



► Plat/Lot 155-0023-000

► Account: 8324

LUC 27

Zone R-10

► Assessment

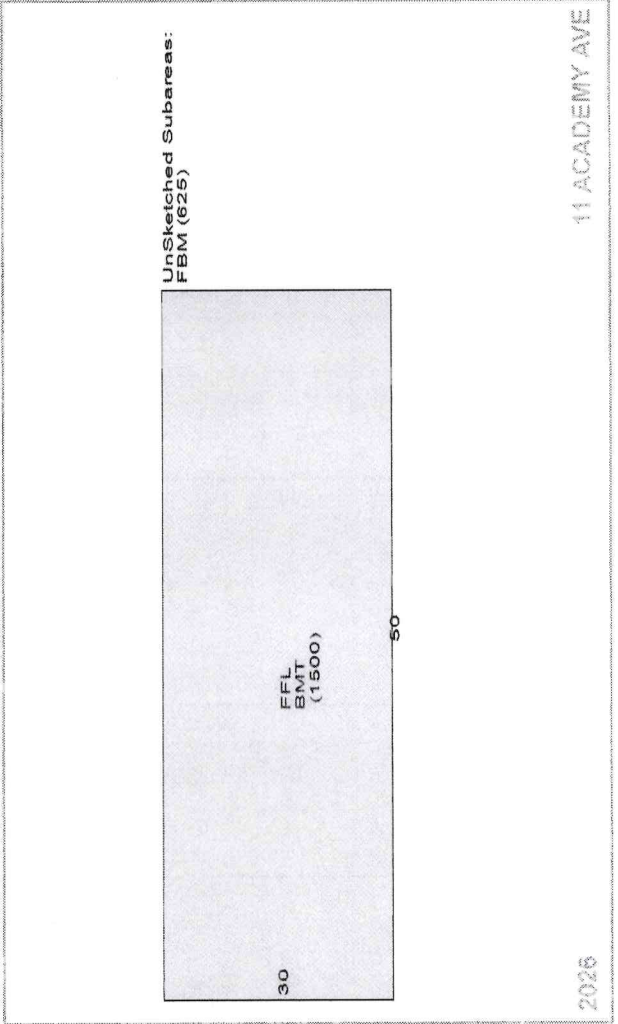
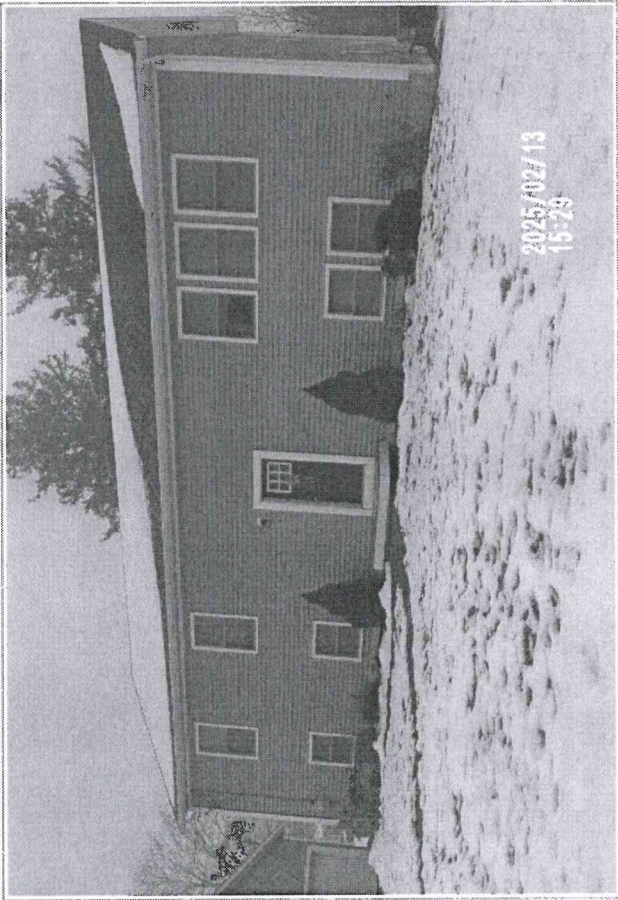
\$697,800

► Owner			► Owner Account #: 50-0070-79	% Owned
Owner 1	HALLIGAN, KELLY			
Owner 2				
Owner 3				
Address	11 ACADEMY AVE, BRISTOL, RI 02809			

► Previous Owners & Sales Information				
Grantor	Date	Sale Price	Leg Ref	Deed Type
HOLSTEIN, KENNETH	10/21/2024	650,000	2261-12	W
SILVA, THERESA R &	05/26/2020	136,000	2035-187	W

► Assessment				
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value
27	525,400	19,800	0.36	152,600
TOTAL	525,400	19,800	0.36	152,600
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		VAL per SQ Unit/Parcel >
		144.94		192.50

► Previous Assessments						
Year	LUC	Building	SF/Y1	Land Size	Land	Assessed Value
2025	01	526,800	19,800	0	152,600	699,200
2024	01	309,700	19,800	0	153,300	482,800
2023	01	309,700	19,800	0	153,300	482,800
2022	01	323,900	18,800	0	153,300	496,000
2021	01	251,600	18,800	0	49,900	320,300
2020	13	0	0	0	49,900	49,900



► Land Information						
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price
1	27 R Single F#	0.22957	AC	P	1.00	756,000
2	27 R Single F#	0.13491	AC	EX	0.20	756,000
3						
4						

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
N	Traffic	-10	Slope	-20			125,100			1.00	0
N	Traffic	-10					27,500			1.00	0

Building Information

Description		Description	
BLDG Type	Raised	Story Height	1 Story
RES Units	1	COM Units	
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1		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	2	Color	GRAY
Plumbing		Electrical	200
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Other Factors

Grade		Flood Hazard	
Year Built	2020	Topography	Street
Alt LUC	0.00	Alt %	0.00
Q4		Q4	
Depreciation			
Code	Description	%	Bas \$/SQ
AG	AG - Avg-Goo	3.5	239.00
Condition			Size Adj
Functional			1.12
Economic			Constr Adj
Special			1.01
OV			Adj \$/SQ
			270.36
			Othr Feats
			47,638
			Grade Fac
			1.00
			Neigh Infl
			1.00
			Land Factor
			1.00
			Adj Total
			544,416
			Depreciation
			19,055
			Depr Total
			525,361
Total Depreciation % >		3.5	

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
					1

Notes

ADFU recorded 11/13/2020 Bk 2070 Pg 337 - ABANDONED AFDU 6/29/22 Bk 2178 Pg 30 2nd kitchen removed || Assessment reduced by Board

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/25/2020	M50914		MECH	2,000	100	Closed	Install 500 gallon underground propane tank. Install piping from tank to home,
08/11/2020	M50836		MECH	8,000	100	Closed	Install complete duct system for gas fired furnace with 3.5 ton AC system. All i
07/27/2020	E50770		ELEC	8,500	100	Closed	wire house to code
07/21/2020	P50741		PLMB	7,500	100	Closed	to install plumbing for new house one bathroom,kit,laundry first floor, one batl
06/25/2020	E50598		ELEC	1,000	100	Closed	100 amp temp service for construction
06/10/2020	B50483		BLDG	10,000	100	Closed	30x50 foundation for a raised ranch all 4 foot walls
06/08/2020	B50470		BLDG	14,000	100	Closed	BUILD A 22 WIDE X 24 DEEP WITH HEIGHT OF 20 FT -- 2 CAR GARAGE
06/05/2020	B50458	12/02/2020	BLDG	154,000	100	Closed	CONSTRUCT NEW RANCH HOME
12/16/2008	B33318		BLDG	0	100	Closed	INSTALL A 4' FENCE TO ACADEMY SIDE OF LOT WITH A DISTANCE IN FROM

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	31	Gar + Loft	1	Y	1	22	24	528	3	AV	2020
19,800											

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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

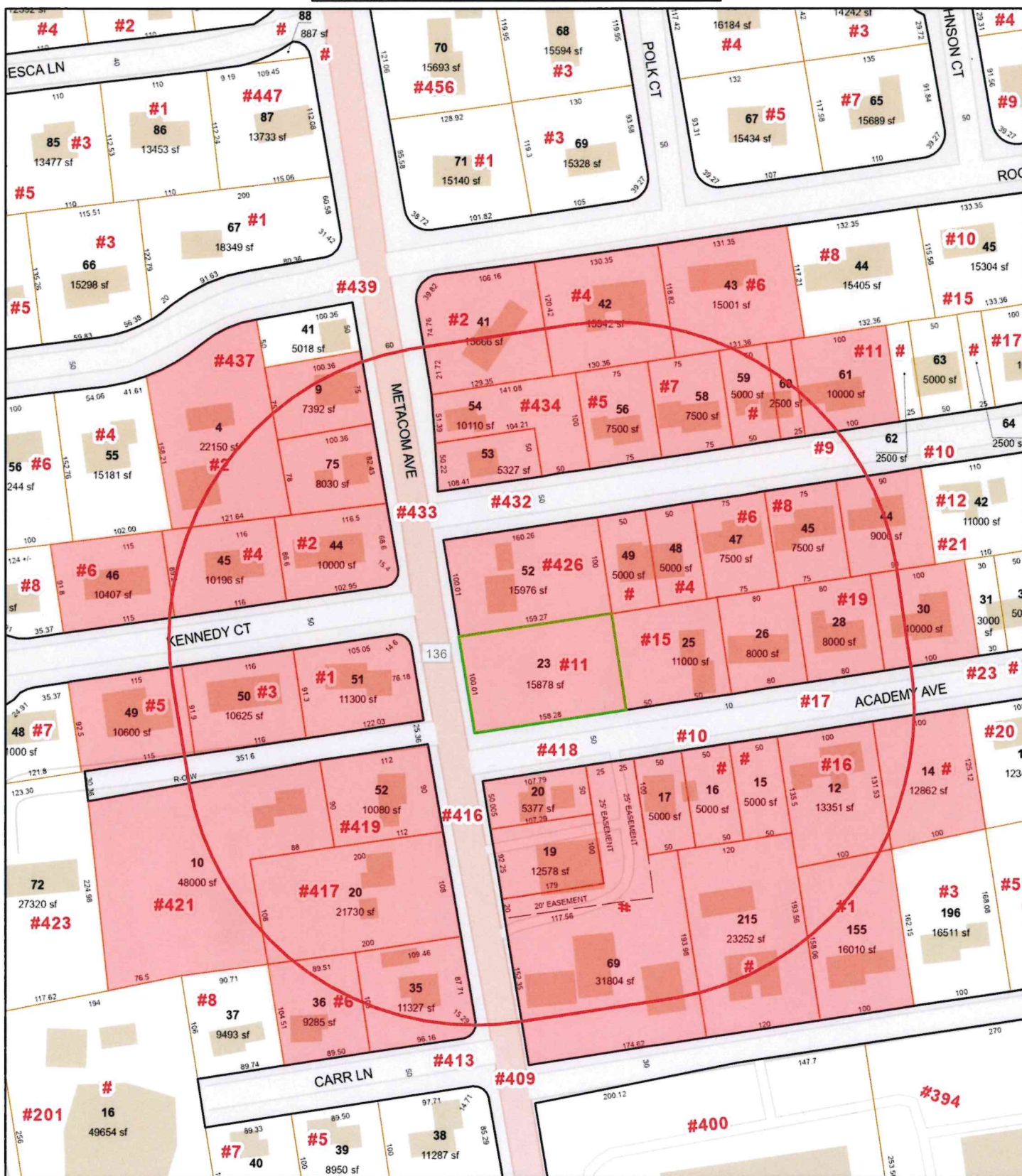


CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 141 Feet

www.cai-tech.com

June 5, 2026



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
June 05, 2026

Subject Property:

Parcel Number: 155-23
CAMA Number: 155-23
Property Address: 11 ACADEMY AVE

Mailing Address: HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 155-12
CAMA Number: 155-12
Property Address: 16 ACADEMY AVE

Mailing Address: FERREIRA, MANUEL & NATALIE LE
FERREIRA, JOSEPH M. & BOOTH,
PATRICIA J. & LOWEN,
16 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-14
CAMA Number: 155-14
Property Address: ACADEMY AVE

Mailing Address: FERREIRA, MANUEL & NATALIE LE
FERREIRA, JOSEPH M. & BOOTH,
PATRICIA J. & LOWEN,
16 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-15
CAMA Number: 155-15
Property Address: ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-155
CAMA Number: 155-155
Property Address: 1 HOPEWORTH AVE

Mailing Address: BRUM, RAYMOND R. & MARY ANN LE
BRUM SCOTT JOSEPH & MIA BETH TC
1 HOPEWORTH AVE
BRISTOL, RI 02809

Parcel Number: 155-16
CAMA Number: 155-16
Property Address: ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-17
CAMA Number: 155-17
Property Address: 10 ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-19
CAMA Number: 155-19
Property Address: 416 METACOM AVE

Mailing Address: JOMA REALTY COMPANY, LLC
670 METACOM AVE
WARREN, RI 02885

Parcel Number: 155-20
CAMA Number: 155-20
Property Address: 418 METACOM AVE

Mailing Address: PRAZERES REALTY, LLC
670 METACOM AVE
WARREN, RI 02885

Parcel Number: 155-23
CAMA Number: 155-23
Property Address: 11 ACADEMY AVE

Mailing Address: HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 4



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 155-25 CAMA Number: 155-25 Property Address: 15 ACADEMY AVE	Mailing Address: SOUSA, PAUL R. 15 ACADEMY AVE BRISTOL, RI 02809
Parcel Number: 155-26 CAMA Number: 155-26 Property Address: 17 ACADEMY AVE	Mailing Address: OLIVER, CHRISTOPHER W 17 ACADEMY AVE BRISTOL, RI 02809
Parcel Number: 155-28 CAMA Number: 155-28 Property Address: 19 ACADEMY AVE	Mailing Address: RICAMO, PAUL N & MICHELETTI, ERIN E JT 19 ACADEMY AVE BRISTOL, RI 02809
Parcel Number: 155-30 CAMA Number: 155-30 Property Address: 21 ACADEMY AVE	Mailing Address: VARGAS, DAVID M. JACLYN A. TE 12 CLIFF DR BRISTOL, RI 02809
Parcel Number: 155-44 CAMA Number: 155-44 Property Address: 10 RIVER ST	Mailing Address: CALCE, JOHN ELSIE LIFE EST 4 FRANCESCA LN BRISTOL, RI 02809
Parcel Number: 155-45 CAMA Number: 155-45 Property Address: 8 RIVER ST	Mailing Address: CARREIRO, AUSTIN 8 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-47 CAMA Number: 155-47 Property Address: 6 RIVER ST	Mailing Address: CARREIRO, ALVARO F & STEVEN TRUSTEES FAM LIVG TRST VALENTINA A LIV TRUST 6 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-48 CAMA Number: 155-48 Property Address: 4 RIVER ST	Mailing Address: ANDRADE, FERNANDO M ETUX OLGA C. ANDRADE TE 4 RIVER ST. BRISTOL, RI 02809
Parcel Number: 155-49 CAMA Number: 155-49 Property Address: RIVER ST	Mailing Address: ANDRADE, FERNANDO M ETUX OLGA C. ANDRADE TE 4 RIVER ST. BRISTOL, RI 02809
Parcel Number: 155-52 CAMA Number: 155-52 Property Address: 426 METACOM AVE	Mailing Address: MK RI, LLC 188 NEEDHAM ST, Unit 220 NEWTON, MA 02464
Parcel Number: 155-53 CAMA Number: 155-53 Property Address: 432 METACOM AVE	Mailing Address: FERREIRA, DELPHINE RICHARD JR & ROBERTS, THERESA ANN JT 432 METACOM AVE BRISTOL, RI 02809
Parcel Number: 155-54 CAMA Number: 155-54 Property Address: 434 434AD METACOM AVE	Mailing Address: EGAN ESTATES, LLC 1206 MIDDLE RD PORTSMOUTH, RI 02871



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.

6/5/2026

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 155-56 CAMA Number: 155-56 Property Address: 5 RIVER ST	Mailing Address: NICASTRO, VICTORIA & LALLY, BRIAN J TE 5 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-58 CAMA Number: 155-58 Property Address: 7 RIVER ST	Mailing Address: DEMELO, MARIA 7 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-59 CAMA Number: 155-59 Property Address: RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-60 CAMA Number: 155-60 Property Address: 9 RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-61 CAMA Number: 155-61 Property Address: 11 RIVER ST	Mailing Address: ESTRELLA, DAVID TRUSTEE THE ESTRELLA FAMILY TRUST 11 RIVER ST BRISTOL, RI 02809
Parcel Number: 156-41 CAMA Number: 156-41 Property Address: 2 ROOSEVELT DR	Mailing Address: HADALSKI, JOHN MICHAEL & KAREN REED TE 2 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-42 CAMA Number: 156-42 Property Address: 4 ROOSEVELT DR	Mailing Address: LABRECQUE, MARY E TRUSTEE & TABOR, SUZANNE TC 4 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-43 CAMA Number: 156-43 Property Address: 6 ROOSEVELT DR	Mailing Address: HAMMON, BRETT E & CHRISTIE 6 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 48-10 CAMA Number: 48-10 Property Address: 421 METACOM AVE	Mailing Address: GOULART, JOSEPH M 421 METACOM AVE BRISTOL, RI 02809
Parcel Number: 48-20 CAMA Number: 48-20 Property Address: 417 METACOM AVE	Mailing Address: SQUILLANTE, DAVID J. 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 48-35 CAMA Number: 48-35 Property Address: 413 METACOM AVE	Mailing Address: CALARCO, DOMINIC J. 413 METACOM AVENUE BRISTOL, RI 02809
Parcel Number: 48-36 CAMA Number: 48-36 Property Address: 6 CARR LN	Mailing Address: DRISCOLL, SEAN 6 CARR LANE 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.

6/5/2026

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 48-4 CAMA Number: 48-4 Property Address: 2 HIGHVIEW DR	Mailing Address: CABRAL, LUIS F ET UX AIDA M. CABRAL TE 3 HIGHVIEW DRIVE BRISTOL, RI 02809
Parcel Number: 48-44 CAMA Number: 48-44 Property Address: 2 KENNEDY CT	Mailing Address: LIVING IN FULFILLING ENVIRONMENTS, INC. 490 METACOM AVE BRISTOL, RI 02809
Parcel Number: 48-45 CAMA Number: 48-45 Property Address: 4 KENNEDY CT	Mailing Address: MCGINN, KYLE 4 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-46 CAMA Number: 48-46 Property Address: 6 KENNEDY CT	Mailing Address: DALUZ, JOSE M. STELLA ETUX TE 6 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-49 CAMA Number: 48-49 Property Address: 5 KENNEDY CT	Mailing Address: MALO, RICHARD D & MARY- LOU TRUSTEES C/O 5 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-50 CAMA Number: 48-50 Property Address: 3 KENNEDY CT	Mailing Address: MARTIN, ALLISON LE CRAY, SAMANTHA A. 3 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-51 CAMA Number: 48-51 Property Address: 1 KENNEDY CT	Mailing Address: TEIXEIRA, DANIEL S MARIA G LE 1 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-52 CAMA Number: 48-52 Property Address: 419 METACOM AVE	Mailing Address: FERREIRA, JOSEPH 688 COPICUT ROAD N. DARTHMOUTH, MA 02714
Parcel Number: 48-75 CAMA Number: 48-75 Property Address: 433 METACOM AVE	Mailing Address: ARCHAMBAULT, DUSTIN P & MELINDA M TE 2 MALLORY CT BRISTOL, RI 02809
Parcel Number: 48-9 CAMA Number: 48-9 Property Address: 437 METACOM AVE	Mailing Address: MONIZ, ESMERALDO & CREMILDE TE 437 METACOM AVE BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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

ANDRADE, FERNANDO M ETUX
OLGA C. ANDRADE TE
4 RIVER ST.
BRISTOL, RI 02809

DRISCOLL, SEAN
6 CARR LANE
BRISTOL, RI 02809

JOMA REALTY COMPANY, LLC
670 METACOM AVE
WARREN, RI 02885

ARCHAMBAULT, DUSTIN P &
MELINDA M TE
2 MALLORY CT
BRISTOL, RI 02809

EGAN ESTATES, LLC
1206 MIDDLE RD
PORTSMOUTH, RI 02871

LABRECQUE, MARY E TRUSTEE
TABOR, SUZANNE TC
4 ROOSEVELT DR
BRISTOL, RI 02809

BRUM, RAYMOND R. & MARY AN
BRUM SCOTT JOSEPH & MIA B
1 HOPEWORTH AVE
BRISTOL, RI 02809

ESTRELLA, DAVID TRUSTE
THE ESTRELLA FAMILY TRUST
11 RIVER ST
BRISTOL, RI 02809

LIVING IN FULFILLING
ENVIRONMENTS, INC.
490 METACOM AVE
BRISTOL, RI 02809

CABRAL, LUIS F ET UX
AIDA M. CABRAL TE
3 HIGHVIEW DRIVE
BRISTOL, RI 02809

FERREIRA, DELPHINE RICHA
ROBERTS, THERESA ANN JT
432 METACOM AVE
BRISTOL, RI 02809

LOMBARDO, CHARLES A &
STACEY M TE
9 RIVER ST
BRISTOL, RI 02809

CALARCO, DOMINIC J.
413 METACOM AVENUE
BRISTOL, RI 02809

FERREIRA, JOSEPH
688 COPICUT ROAD
N. DARTHMOUTH, MA 02714

MALO, RICHARD D &
MARY- LOU TRUSTEES
C/O 5 KENNEDY CT
BRISTOL, RI 02809

CALCE, JOHN
ELSIE LIFE EST
4 FRANCESCA LN
BRISTOL, RI 02809

FERREIRA, MANUEL & NATALIE
FERREIRA, JOSEPH M. & BOO
16 ACADEMY AVE
BRISTOL, RI 02809

MARTIN, ALLISON LE
CRAY, SAMANTHA A.
3 KENNEDY CT
BRISTOL, RI 02809

CARREIRO, ALVARO F & STEV
VALENTINA A LIV TRUST
6 RIVER ST
BRISTOL, RI 02809

GOULART, JOSEPH M
421 METACOM AVE
BRISTOL, RI 02809

MCGINN, KYLE
4 KENNEDY CT
BRISTOL, RI 02809

CARREIRO, AUSTIN
8 RIVER ST
BRISTOL, RI 02809

HADALSKI, JOHN MICHAEL &
2 ROOSEVELT DR
BRISTOL, RI 02809

MK RI, LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

DALUZ, JOSE M.
STELLA ETUX TE
6 KENNEDY CT
BRISTOL, RI 02809

HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809

MONIZ, ESMERALDO & CREMIL
437 METACOM AVE
BRISTOL, RI 02809

DEMELO, MARIA
7 RIVER ST
BRISTOL, RI 02809

HAMMON, BRETT E &
CHRISTIE
6 ROOSEVELT DR
BRISTOL, RI 02809

NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

NICASTRO, VICTORIA &
LALLY, BRIAN J TE
5 RIVER ST
BRISTOL, RI 02809

OLIVER, CHRISTOPHER W
17 ACADEMY AVE
BRISTOL, RI 02809

PRAZERES REALTY, LLC
670 METACOM AVE
WARREN, RI 02885

RICAMO, PAUL N &
MICHELETTI, ERIN E JT
19 ACADEMY AVE
BRISTOL, RI 02809

SOUSA, PAUL R.
15 ACADEMY AVE
BRISTOL, RI 02809

SQUILLANTE, DAVID J.
33 BYFIELD ST
BRISTOL, RI 02809

TEIXEIRA, DANIEL S
MARIA G LE
1 KENNEDY CT
BRISTOL, RI 02809

VARGAS, DAVID M.
JACLYN A. TE
12 CLIFF 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

June 25, 2026
File #: ZBR-26-28

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

Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Andrew Mulvey

Owner of Record: Andrew M. Mulvey and Victoria A. Varone

Location: 6 ANSONIA AVE , BRISTOL, RI, 02809

Plat: 44 Lot: 85

Zoning District: R-10

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

construct an 8ft. x 11ft. 8in. rear mudroom addition to an existing single-family dwelling with less than the required rear yard.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol 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-26-28

6 Ansonia Ave 44 85

May 19, 2026

Applicant	
Name of Applicant	Andrew Mulvey
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
	6 Ansonia Ave	44	85

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	150 feet
Width in Feet	12 feet
Length in Feet	13.5 feet
Height Above Grade	13 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	6.5 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Section 28-111, Table B. Rear yard setback in R-10 zoning district.	

Describe the extent of the proposed alterations and the reasons for the requesting relief
We are seeking approval for an additional 3' encroachment to the rear property line for a small addition to the rear of the property that will consist of a laundry room and half bathroom. Our laundry units are currently located in the basement, which is only accessible by walking outside to the garage, then walking down to the basement via the garage. We are expecting our first child in mid-June and this small addition will make our home more conducive to a family.

As noted on the property survey attached to this application, the existing structure (built in 1950s) is within the minimum setback for Zoning District R-10 - specifically the front (28'6" vs 30' setback) and rear (26'7" vs 30' setback). We are seeking approval for an additional 3' encroachment to the rear property line, resulting in 23'7" vs 30' setback, or a 6'5" total encroachment.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,957
Lot Frontage	120
Lot Depth	100

Existing Buildings & Structures

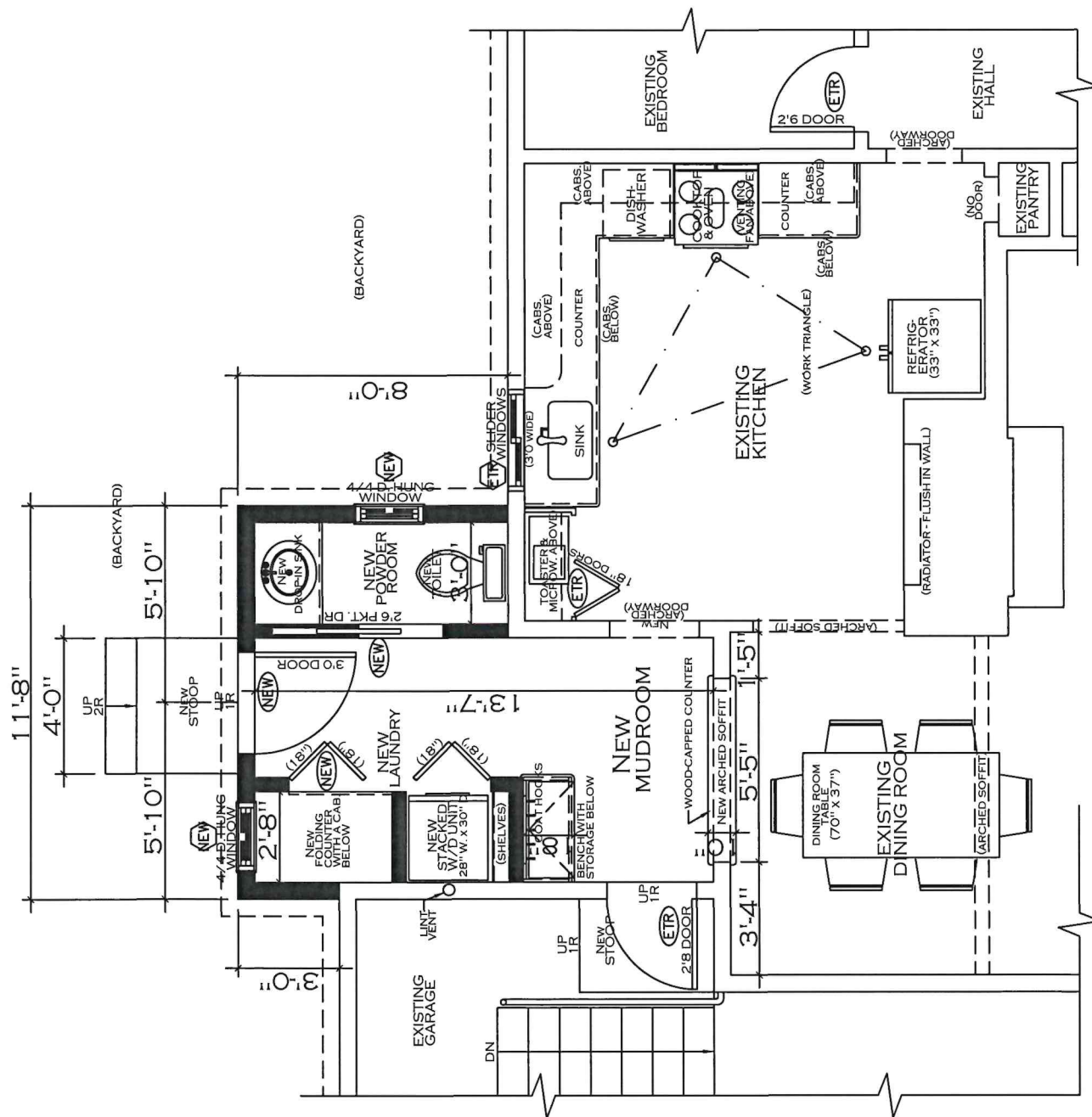
Structure: Primary Residence	Square Footage: 1,242	Building/Structure Detail if Other: Single family dwelling with single car garage
------------------------------	-----------------------	---

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILED OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

DATE: 05/12/2006

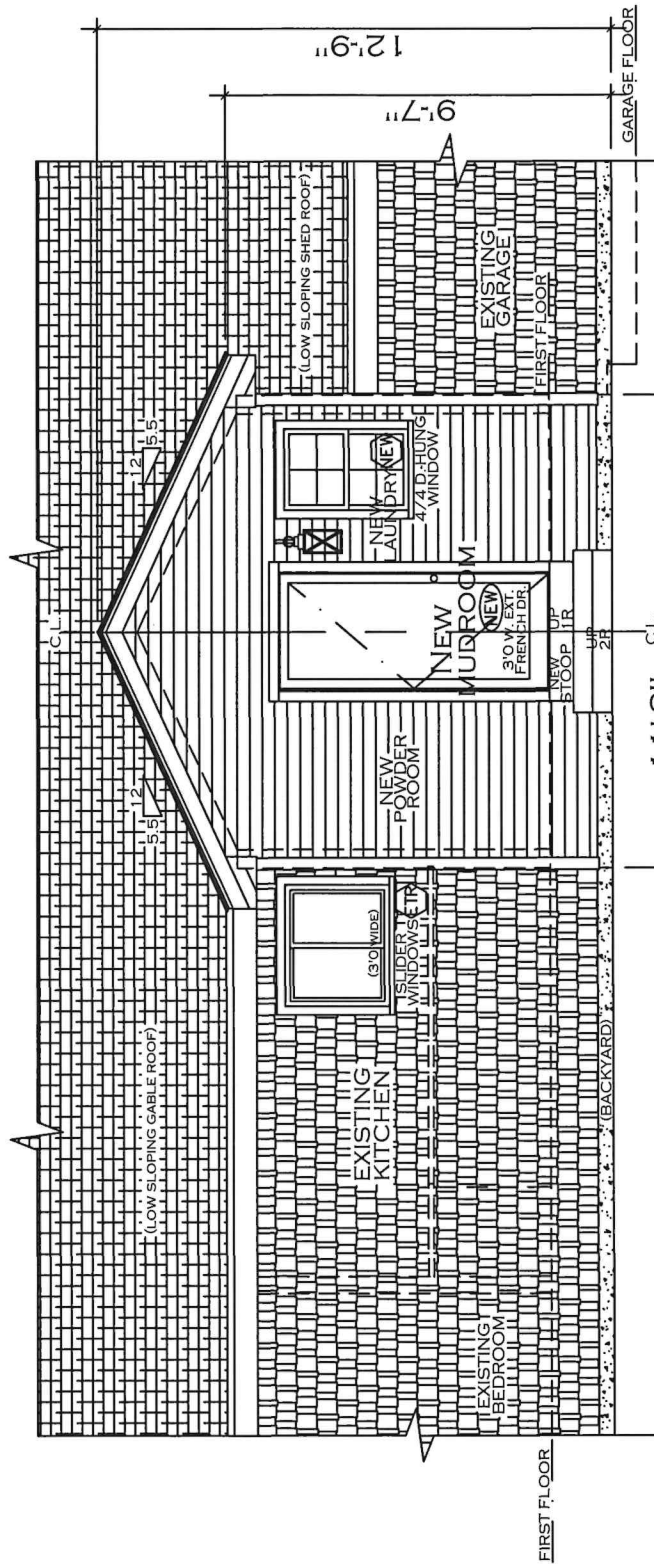
BY: Richard T. B. [Signature]

RICHARD T. BZDYRA, PLS. LICENSE #17786; COA # 1 348



The Andrew & Victoria Mulvey Residence, Bristol, RI
NEW WORK: FLOOR PLAN @ SMALL ADDITION: SD-1

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



The Andrew & Victoria Mulvey Residence, Bristol, RI

NEW WORK: REAR ELEVATION @ SMALL ADDITION: SD-1

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

03/24/26



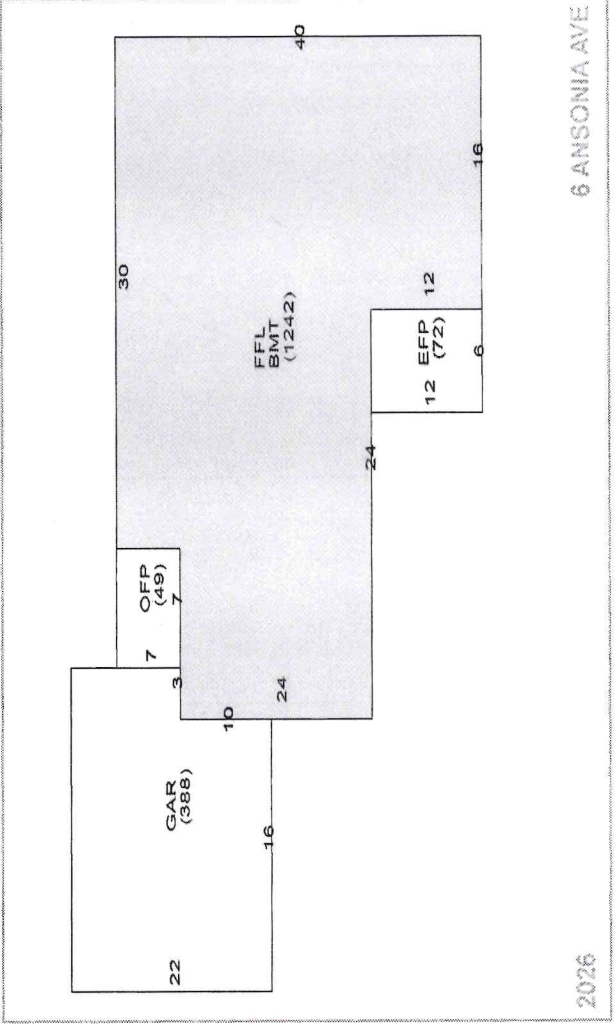
ELEVATION @ NEW PASS-THROUGH
SCALE: 1/4" = 1'-0" 03/24/26

Owner	Owner Account #	% Owned
Owner 1	MULVEY, ANDREW M. & VARONE, VICTORIA A. TE	
Owner 2		
Owner 3		
Address	6 ANSONIA AVE, BRISTOL, RI 02809	

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MULVEY PROPERTIES, LLC	07/15/2025	263,000	2287-154	L	W
MULVEY, MICHAEL R & TRACEY TE	07/16/2020	0	2044-77		Q
COFFLAND, DANIEL	06/30/2020	271,000	2041-115		W
CRUZ, ROGER, & GORDON, & HANKINS, JUNE	09/19/2012	207,000	1669-136		W

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	263,100	0	0.27	183,300	0	0	446,400
TOTAL	263,100	0	0.27	183,300	0	0	446,400
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	149.15	VAL per SQ Unit/Parcel >	149.15		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01		263,100	0	0	183,300	0	446,400	446,400
2024	01		162,600	0	0	152,700	0	315,300	315,300
2023	01		162,600	0	0	152,700	0	315,300	315,300
2022	01		162,600	0	0	152,700	0	315,300	315,300
2021	01		127,400	0	0	136,200	0	263,600	263,600
2020	01		127,400	0	0	136,200	0	263,600	263,600



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	27 R Single Fd	0.22957	AC	P	1.00	753,600	754,454	K
2	27 R Single Fd	0.04447	AC	EX	0.20	753,600	227,119	K
3								
4								

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						173,200			1.00	0
						10,100			1.00	0

▶ 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	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shlr	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys	1	% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	Drywall
Parking Type		% Sprinkled	
EXT View			

▶ Other Factors

Grade		Flood Hazard	
Year Built	1954	Topography	Street
Alt LUC	Alt %	Q4	Q4
		EFF Year	0.00
▶ Depreciation			
Code		Description	
Condition	AV	AV - Average	35.0
Functional		Size Adj	209.00
Economic		Constr Adj	1.19
Special		Adj \$/SQ	1.01
OV		Other Featrs	250.45
		Grade Fac	28,500
		Neigh Infl	1.00
		Land Factor	1.00
		Adj Total	404,774
		Depreciation	141,671
		Depr Total	263,103
Total Depreciation %		> 35.0	

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,242	1,242	250.45	311,059
BMT	BASEMENT	1,242	0	37.57	46,662
EFP	ENCL PORCH	72	0	26.00	1,872
GAR	GARAGE	388	0	40.31	15,640
OPF	OPEN PORCH	49	0	21.24	1,041
Total		2,993	1,242		376,274

▶ Visit History

Date	Result	By
1/13/2025	REVIEW	MP
1/4/2022	Data Verifica	
8/9/2021	REVIEW	
5/7/2021	INFORMATIC	
6/29/2018	REVIEW	
6/27/2018	MEASURED	
12/20/2007	MEASURE	
12/15/2007	LISTED	

▶ Notes

LOTS 81 & 83 DROPPED INTO THIS LOT. MTL SHED NV, FIREPLACE DOES NOT WORK
Buildable Lot Zoning Certificate 3/27/2012 || 05/03/2021 Interior information supplied by the
tenant at the door (no interior inspections due to Covid-19 precautions), exterior measured,
card updated to reflect any revised information provided by the tenant and any revised
measurements. Leased for \$2,200/month.

▶ Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/13/2025	B61871		BLDG	0	100	Closed	Attic Insulation & Air Sealing,4919.88
11/18/2016	747-16-B	01/20/2017	BLDG	5,000	100	Closed	STRIP AND REROOF
11/18/2016	B31228		BLDG	0	100	Closed	RESHINGLE ROOF TO CODE

▶ Condo Data

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

▶ Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/13/2025	B61871		BLDG	0	100	Closed	Attic Insulation & Air Sealing,4919.88
11/18/2016	747-16-B	01/20/2017	BLDG	5,000	100	Closed	STRIP AND REROOF
11/18/2016	B31228		BLDG	0	100	Closed	RESHINGLE ROOF TO CODE

▶ Special Features & Yard Items

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

▶ Other Info.

AFDU	
ArtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

▶ Room Counts by Floor

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



6 Ansonia Ave, Bristol, RI

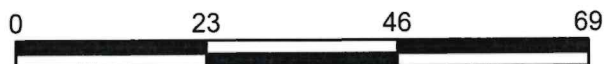
Map/Lot: 44-85

1 inch = 23 Feet



www.cai-tech.com

June 22, 2026



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.



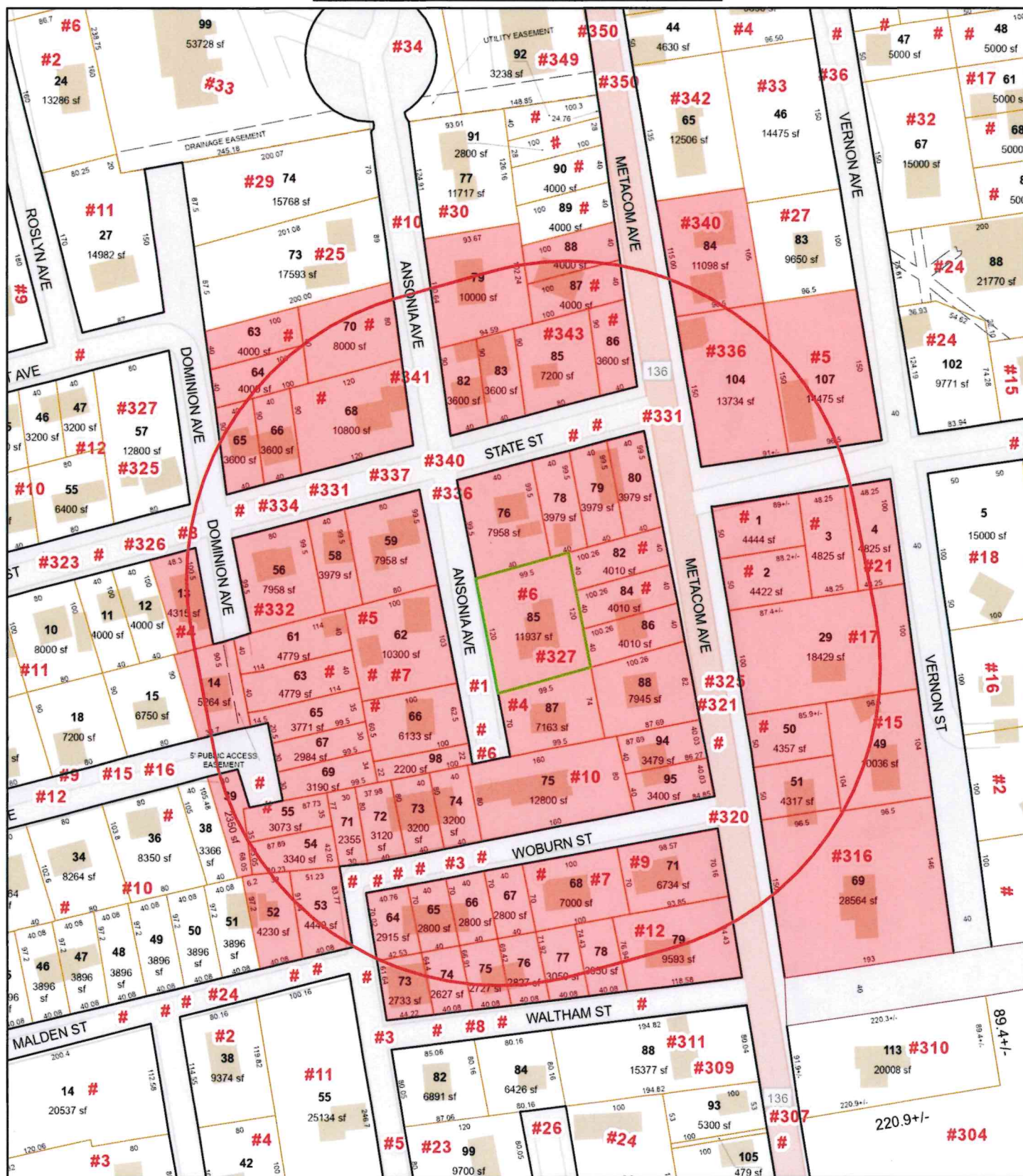
CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 141 Feet

www.cai-tech.com

June 5, 2026

0 141 282 423



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
June 05, 2026

Subject Property:

Parcel Number: 44-85
CAMA Number: 44-85
Property Address: 6 ANSONIA AVE

Mailing Address: MULVEY, ANDREW M. & VARONE,
VICTORIA A. TE
6 ANSONIA AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 157-1
CAMA Number: 157-1
Property Address: TOWER ST

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 157-2
CAMA Number: 157-2
Property Address: METACOM AVE

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 157-29
CAMA Number: 157-29
Property Address: 17 VERNON AVE

Mailing Address: NAYLOR, ANDREW W.D. & ISABELLA C
TE
17 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-3
CAMA Number: 157-3
Property Address: TOWER ST

Mailing Address: ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-4
CAMA Number: 157-4
Property Address: 21 VERNON AVE

Mailing Address: ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-49
CAMA Number: 157-49
Property Address: 15 VERNON AVE

Mailing Address: TRUBIANO, ENZO MARIO & FLINT,
DAVID JACOB JT
15 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-50
CAMA Number: 157-50
Property Address: METACOM AVE

Mailing Address: DALUZ, ALCIDO M. & MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 157-51
CAMA Number: 157-51
Property Address: 320 METACOM AVE

Mailing Address: DALUZ, ALCIDO M. & MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 157-69
CAMA Number: 157-69
Property Address: 316 METACOM AVE

Mailing Address: FITZGERALD, STEPHEN M TRUSTEE
MARY B FITZGERALD TRUST - 2014
316 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 158-104
CAMA Number: 158-104
Property Address: 336 METACOM AVE

Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T
TE
336 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 158-107 CAMA Number: 158-107 Property Address: 5 TOWER ST	Mailing Address: PIRES, VENILDE TRUSTEE 100 MT HOPE AVE BRISTOL, RI 02809
Parcel Number: 158-84 CAMA Number: 158-84 Property Address: 340 METACOM AVE	Mailing Address: JW PARTNERSHIP REALTY, INC. 6 APPLE TREE LN BARRINGTON, RI 02806
Parcel Number: 43-64 CAMA Number: 43-64 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-65 CAMA Number: 43-65 Property Address: 3 WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-66 CAMA Number: 43-66 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-67 CAMA Number: 43-67 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-68 CAMA Number: 43-68 Property Address: 7 WOBURN ST	Mailing Address: SANTOS, LIONEL H. ANA M. ETUX TE 7 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-71 CAMA Number: 43-71 Property Address: 9 WOBURN ST	Mailing Address: PEIXOTO, MANUEL V., TRUSTEE MANUEL V PEIXOTO TRUST - 2009 9 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-73 CAMA Number: 43-73 Property Address: 3 WOODBINE ST	Mailing Address: PACHECO, PAUL C. & ALCIDA C. TE 17 ORCHARD ST BRISTOL, RI 02809
Parcel Number: 43-75 CAMA Number: 43-75 Property Address: 8 WALTHAM ST	Mailing Address: MORAN, KEVIN ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-76 CAMA Number: 43-76 Property Address: WALTHAM ST	Mailing Address: MORAN, KEVIN ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-77 CAMA Number: 43-77 Property Address: WALTHAM ST	Mailing Address: JAMES P. TAVARES CONSTRUCTION 49 BRADFORD 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.

6/5/2026

Page 2 of 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 43-78 CAMA Number: 43-78 Property Address: WALTHAM ST	Mailing Address: JAMES P. TAVARES CONSTRUCTION 49 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 43-79 CAMA Number: 43-79 Property Address: 12 WALTHAM ST	Mailing Address: THOMPSON, EMILLIA MUCHE 12 WALTHAM ST BRISTOL, RI 02809
Parcel Number: 44-13 CAMA Number: 44-13 Property Address: 8 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-14 CAMA Number: 44-14 Property Address: 4 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-39 CAMA Number: 44-39 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-52 CAMA Number: 44-52 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-53 CAMA Number: 44-53 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-54 CAMA Number: 44-54 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-55 CAMA Number: 44-55 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-56 CAMA Number: 44-56 Property Address: 332 STATE ST	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-58 CAMA Number: 44-58 Property Address: 334 STATE ST	Mailing Address: CLARK, ALBERT P 334 STATE ST BRISTOL, RI 02809
Parcel Number: 44-59 CAMA Number: 44-59 Property Address: 336 STATE ST	Mailing Address: TAVARES, ERIC J 336 STATE 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.

6/5/2026

Page 3 of 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 44-61
CAMA Number: 44-61
Property Address: 5 DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE & MORAN, KEVIN
J. JT
7 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 44-63
CAMA Number: 44-63
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-65
CAMA Number: 44-65
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-66
CAMA Number: 44-66
Property Address: 1 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-67
CAMA Number: 44-67
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-69
CAMA Number: 44-69
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-71
CAMA Number: 44-71
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-72
CAMA Number: 44-72
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-73
CAMA Number: 44-73
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-74
CAMA Number: 44-74
Property Address: 6 WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-75
CAMA Number: 44-75
Property Address: 10 WOBURN ST

Mailing Address: FITTING, DONALD A JR. & HOLLY A. TE
10 WOBURN ST.
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 44-76 CAMA Number: 44-76 Property Address: 340 STATE ST	Mailing Address: ST ANGELO, CHARLES J JR TRUSTEE CHARLES J. ST ANGELO REV TRST 340 STATE ST BRISTOL, RI 02809
Parcel Number: 44-78 CAMA Number: 44-78 Property Address: STATE ST	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-79 CAMA Number: 44-79 Property Address: STATE ST	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-80 CAMA Number: 44-80 Property Address: 331 METACOM AVE	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-82 CAMA Number: 44-82 Property Address: METACOM AVE	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-84 CAMA Number: 44-84 Property Address: METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-85 CAMA Number: 44-85 Property Address: 6 ANSONIA AVE	Mailing Address: MULVEY, ANDREW M. & VARONE, VICTORIA A. TE 6 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 44-86 CAMA Number: 44-86 Property Address: 327 METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-87 CAMA Number: 44-87 Property Address: 4 ANSONIA AVE	Mailing Address: MAGUIRE, CHRISTINA E. 4 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 44-88 CAMA Number: 44-88 Property Address: 325 METACOM AVE	Mailing Address: ZELOU LLC 325 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-94 CAMA Number: 44-94 Property Address: 321 METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-95 CAMA Number: 44-95 Property Address: METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 44-98
CAMA Number: 44-98
Property Address: ANSONIA AVE

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 45-63
CAMA Number: 45-63
Property Address: DOMINION AVE

Mailing Address: CAMPO RITA C
43 OLIVER ST APT 1
BRISTOL, RI 02809

Parcel Number: 45-64
CAMA Number: 45-64
Property Address: DOMINION AVE

Mailing Address: CAMPO RITA C
43 OLIVER ST APT 1
BRISTOL, RI 02809

Parcel Number: 45-65
CAMA Number: 45-65
Property Address: STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-66
CAMA Number: 45-66
Property Address: 331 STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-68
CAMA Number: 45-68
Property Address: 337 STATE ST

Mailing Address: MASTRIANO, LOU ANNE
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-70
CAMA Number: 45-70
Property Address: ANSONIA AVE

Mailing Address: MASTRIANO, LOU ANNE
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-79
CAMA Number: 45-79
Property Address: 10 ANSONIA AVE

Mailing Address: BRAYTON, PATRICK J. & REGINA M. TE
10 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 45-82
CAMA Number: 45-82
Property Address: 341 STATE ST

Mailing Address: SILVA, CIDALIA M.
341 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-83
CAMA Number: 45-83
Property Address: 341 R STATE ST

Mailing Address: SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-85
CAMA Number: 45-85
Property Address: 343 STATE ST

Mailing Address: BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-86
CAMA Number: 45-86
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC, LLC
339 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 6 of 7



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 45-87
CAMA Number: 45-87
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 45-88
CAMA Number: 45-88
Property Address: 339 METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 7 of 7

ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

FITZGERALD, STEPHEN M TRU
MARY B FITZGERALD TRUST -
316 METACOM AVE
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BEDFORD, MARY E & NEVILLE
3 WOBURN TRUST
3 WOBURN ST
BRISTOL, RI 02809

JAMES P. TAVARES CONSTRUC
49 BRADFORD ST
BRISTOL, RI 02809

MORAN, ANTONETTE & MORAN,
7 ANSONIA AVE
BRISTOL, RI 02809

BRAYTON, PATRICK J. & REG
10 ANSONIA AVE
BRISTOL, RI 02809

JW PARTNERSHIP REALTY, IN
6 APPLE TREE LN
BARRINGTON, RI 02806

MORAN, KEVIN
ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BRISTOL COUNTY REALTY LLC
38 KING PHILLIP AVE
BRISTOL, RI 02809

LOURENCO, CAROLOS
ANDRELINA ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

MULVEY, ANDREW M. & VARON
6 ANSONIA AVE
BRISTOL, RI 02809

BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

MAGUIRE, CHRISTINA E.
4 ANSONIA AVE
BRISTOL, RI 02809

NAYLOR, ANDREW W.D. &
ISABELLA C TE
17 VERNON AVE
BRISTOL, RI 02809

CAMPO RITA C
43 OLIVER ST
APT 1
BRISTOL, RI 02809

MASTRIANO, LOU ANNE
337 STATE ST
BRISTOL, RI 02809

OLIVEIRA, JOSEPH F. & LIN
24 MALDEN ST
BRISTOL, RI 02809

CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO
339 METACOM AVE
BRISTOL, RI 02809

PACHECO, PAUL C. & ALCIDA
17 ORCHARD ST
BRISTOL, RI 02809

DALUZ, ALCIDO M. & MARIA
320 METACOM AVENUE
BRISTOL, RI 02809

MCNALLY, BARTLEY M & CHRI
336 METACOM AVE
BRISTOL, RI 02809

PEIXOTO, MANUEL V., TRUST
MANUEL V PEIXOTO TRUST -
9 WOBURN ST
BRISTOL, RI 02809

FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

PIRES, VENILDE TRUSTEE
100 MT HOPE AVE
BRISTOL, RI 02809

FITTING, DONALD A JR. & H
10 WOBURN ST.
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

SANTOS, LIONEL H.
ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE STREET
BRISTOL, RI 02809

ST ANGELO, CHARLES J JR T
CHARLES J. ST ANGELO REV
340 STATE ST
BRISTOL, RI 02809

TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

THOMPSON, EMILLIA MUCHE
12 WALTHAM ST
BRISTOL, RI 02809

TRUBIANO, ENZO MARIO & FL
15 VERNON AVE
BRISTOL, RI 02809

ZELOU LLC
325 METACOM AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-29

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
Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Jill Ripa

Owner of Record: Jill M. Ripa, Trustee

Location: 29 FOREST RD W , BRISTOL, RI, 02809

Plat: 68 Lot: 19

Zoning District: R-20

Applicant is requesting **Dimensional Variances** to:

construct an approximate 8ft. x 12ft. addition to the second story of an existing single-family dwelling with less than the required rear yard; and to construct a 20ft. x 20ft. two-story addition connecting the existing dwelling and an existing detached accessory garage structure with less than the required right side yard.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol 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-26-29

29 Forest Rd 68 19

June 1, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-20		
Address, Plat, Lot	Address	Plat	Lot
	29 Forest Rd	68	19

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	496 feet
Width in Feet	20 feet
Length in Feet	20 feet
Height Above Grade	24 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	3 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	10 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Right Side Yard Setback for garage per Section 28-111, Dimensional Table.	

Rear Yard Setback for second story addition on existing dwelling per Section 28-111, Dimensional Table.

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

Construct 2 additions. First addition on the 2nd floor over the existing structure which encroaches on the rear setback. Second, construct 20x20 addition to connect the house and garage. Homeowners would like to access the garage without going outside into the elements. Because of the age of the house and garage, the garage and house are in existing setbacks.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	21,800
Lot Frontage	100
Lot Depth	218

Existing Buildings & Structures

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

RIPA RESIDENCE

JILL RIPA

SCOPE OF WORK:
RENOVATIONS & ADDITION

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

PROPERTY INFORMATION:
29 FOREST RD
BRISTOL, RI 02809

ZONING: R20

SETBACKS:
FRONT - 35'
SIDES - 35'
REAR - 20'

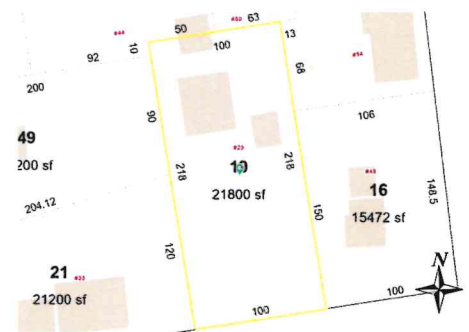
MAP / LOT: 68-19

STRUCTURE INFORMATION:
YEAR BUILT: 1930
STORIES: 2



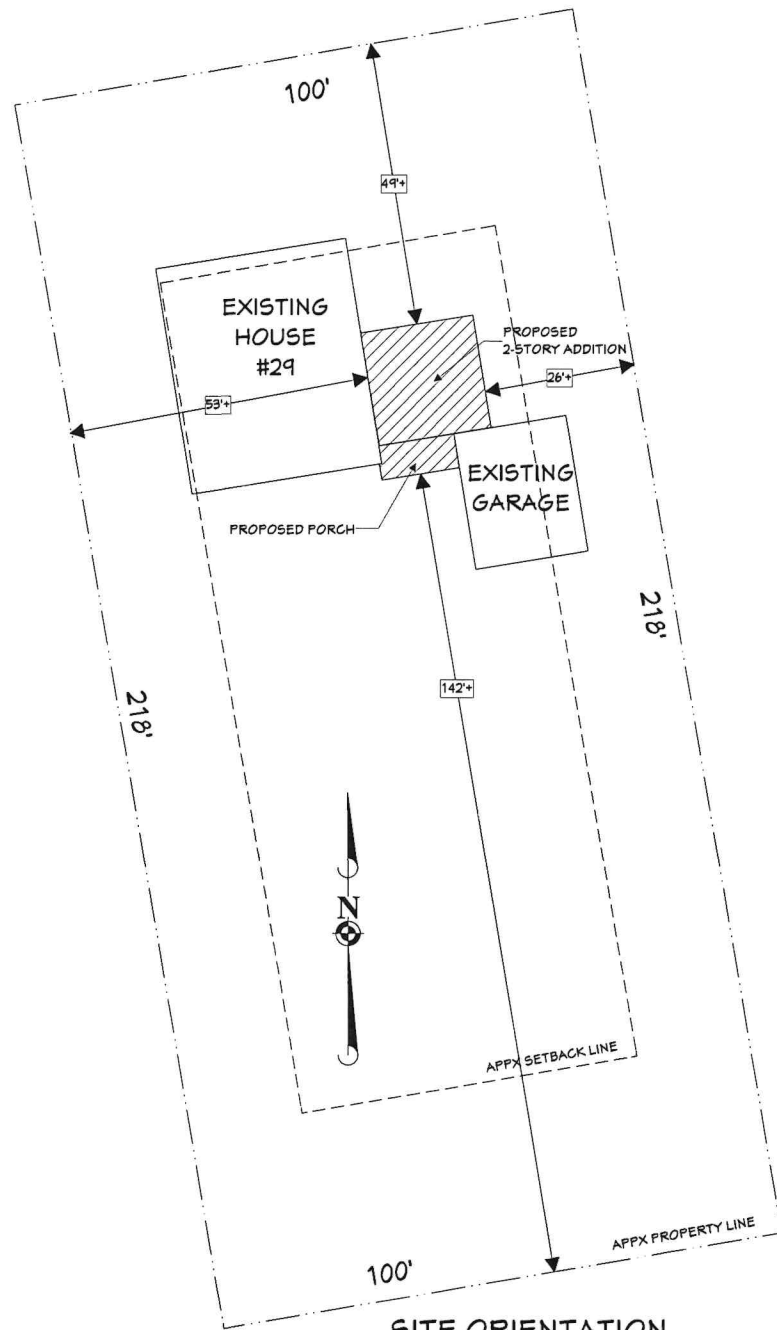
LOCUS

NTS



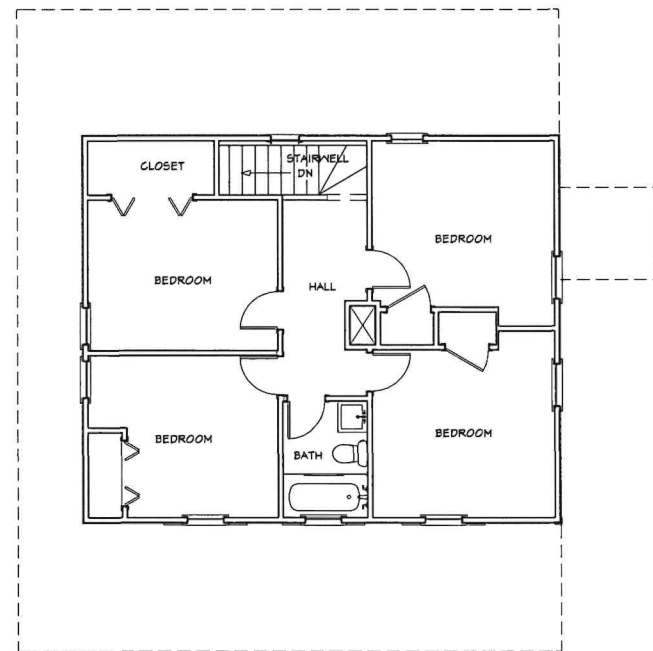
LOCUS

NTS



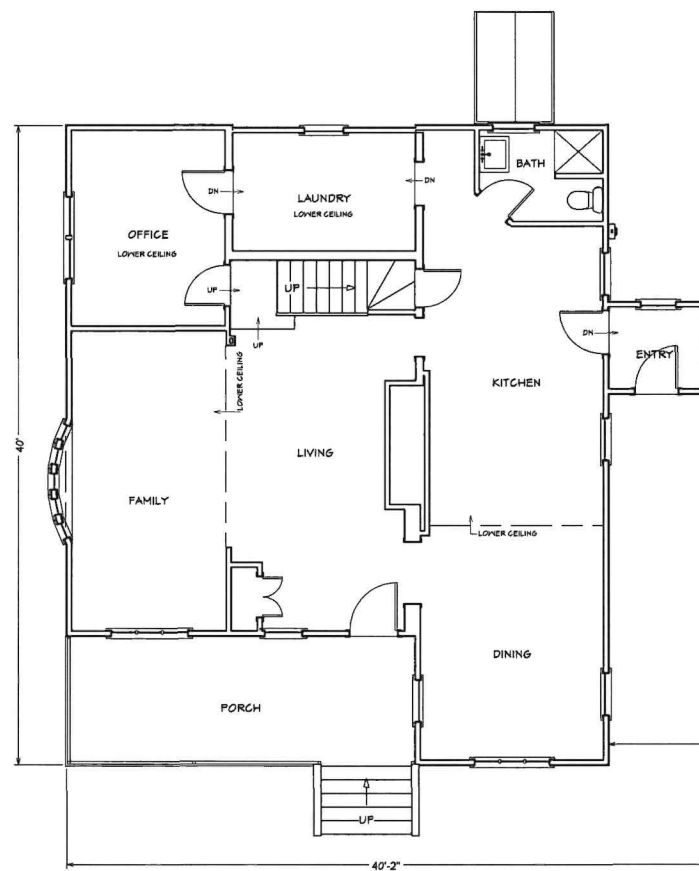
SITE ORIENTATION

1"=10'-0"



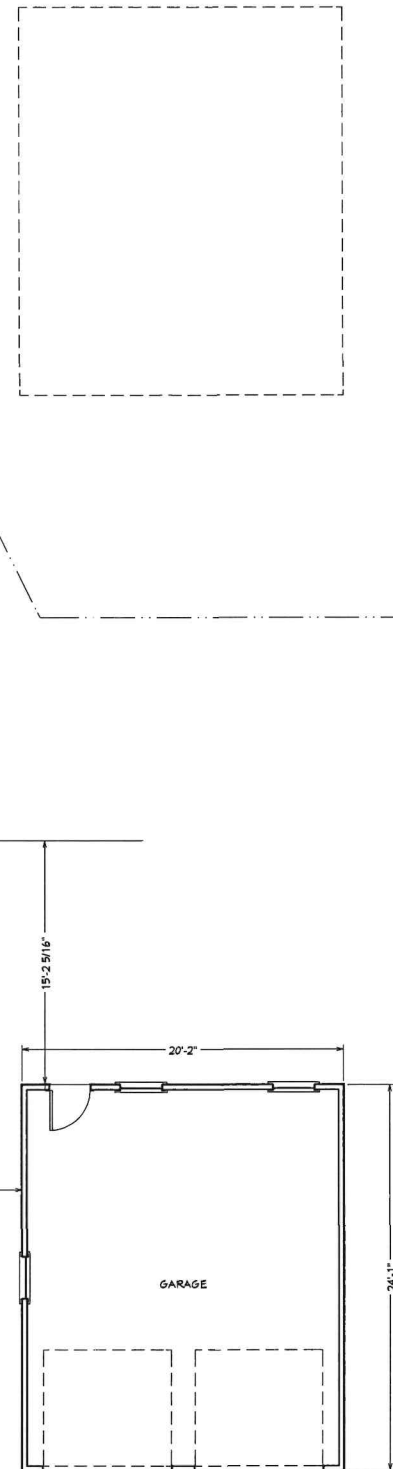
EXISTING SECOND FLOOR PLAN

3/16"=1'-0"



EXISTING FIRST FLOOR PLAN

3/16"=1'-0"



PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

505 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 16965 MA REG: 128626

JOB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

DATE:
5/7/2026

SHEET NAME:

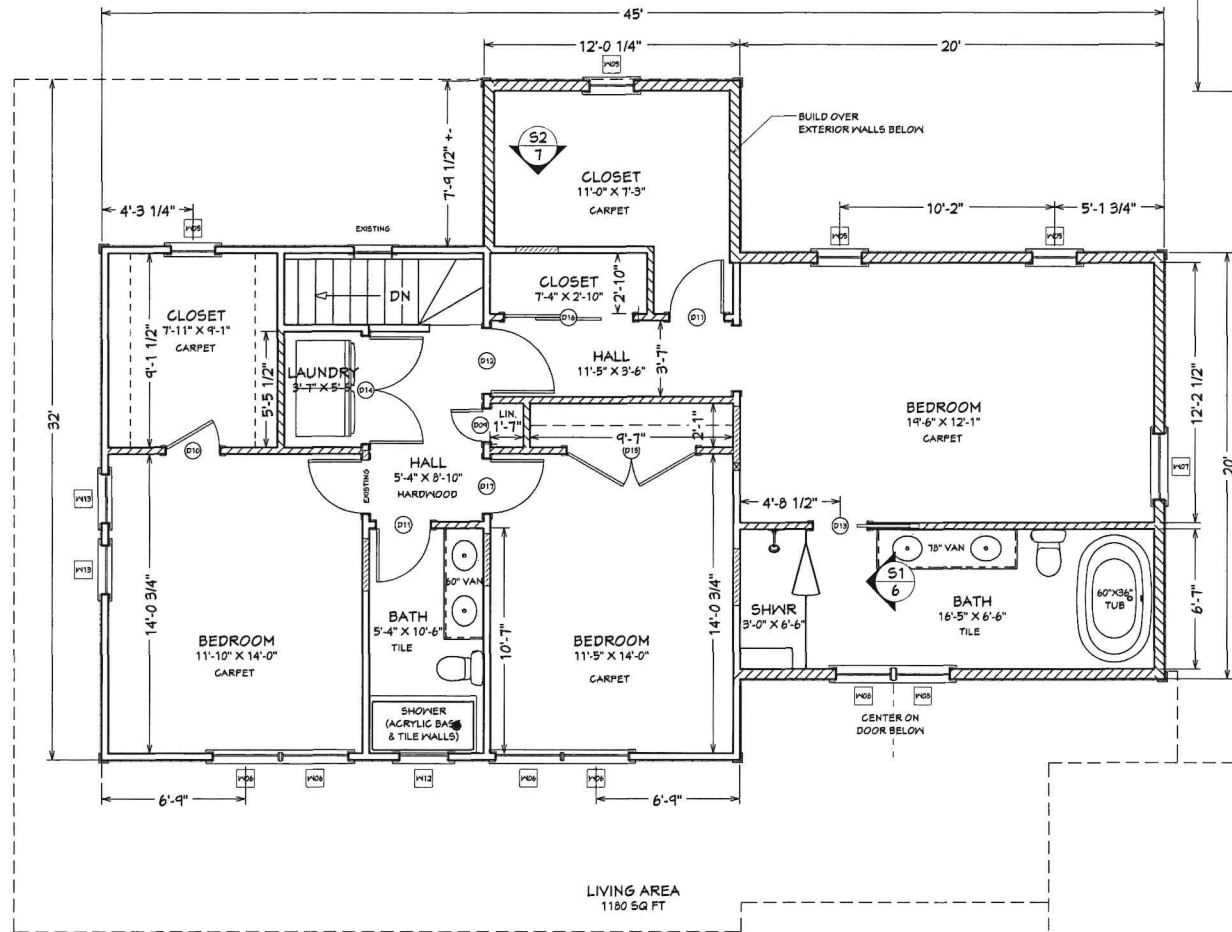
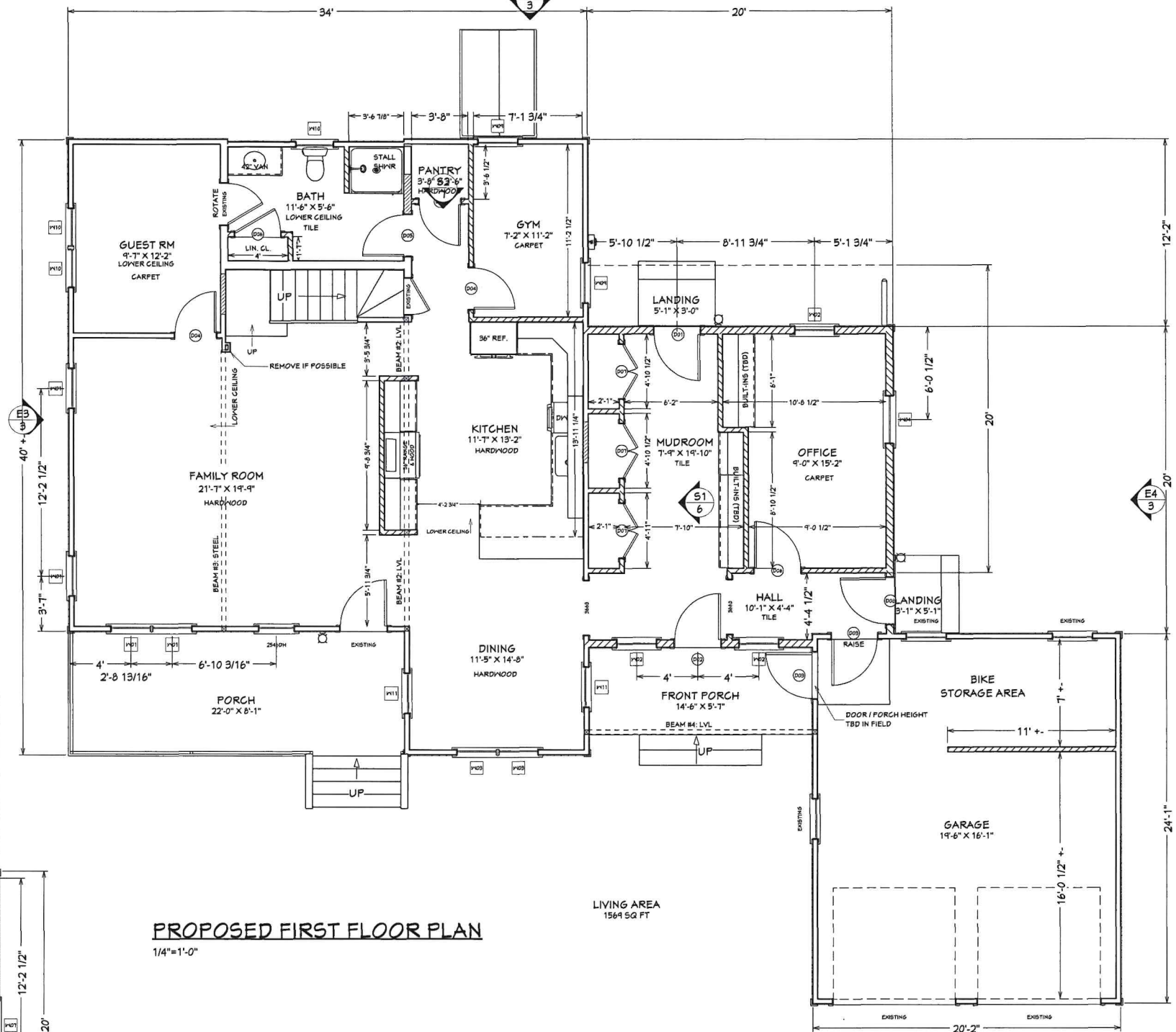
SCALE:
AS NOTED

SHEET NUMBER:

1 / 7

Item 4E.

Door Schedule											
ELEV	Number	Label	Glu	Floor	Size	Width	Height	R/O	Description	Header	Thickness
D01	3068	1	1	3068	L EX	36"	80"	38"X83"	Ext. Hinged-Door E16	2"X10"X41" (3)	1 3/4"
D02	3068	1	1	3068	R EX	36"	80"	38"X83"	Ext. Hinged-Door E16	2"X10"X41" (3)	1 3/4"
D03	3068	2	1	3068	R EX	36"	80"	38"X83"	Ext. Hinged-Door F09	2"X6"X41" (2)	1 3/4"
D04	2868	2	1	2868	R IN	32"	80"	34"X82 1/2"	Hinged-Door F09	2"X6"X37" (2)	1 3/8"
D05	2868	2	1	2868	L IN	32"	80"	34"X82 1/2"	Hinged-Door F09	2"X6"X37" (2)	1 3/8"
D06	3068	2	1	3068	L IN	36"	80"	38"X82 1/2"	Hinged-Door F09	2"X6"X41" (2)	1 3/8"
D07	3668	3	1	3668	L/R IN	42"	80"	44"X82 1/2"	Double Hinged-Door F09	2"X6"X41" (2)	1 3/8"
D08	3068	1	1	3068	R IN	36"	80"	38"X82 1/2"	Hinged-Door F09	2"X10"X41" (3)	1 3/8"
D09	1668	1	2	1668	R IN	18"	80"	20"X82 1/2"	Hinged-Door F09	2"X6"X23" (2)	1 3/8"
D10	2668	1	2	2668	L IN	30"	80"	32"X82 1/2"	Hinged-Door F09	2"X6"X35" (2)	1 3/8"
D11	2668	2	2	2668	R IN	30"	80"	32"X82 1/2"	Hinged-Door F09	2"X6"X35" (2)	1 3/8"
D12	3068	1	2	3068	R IN	36"	80"	38"X82 1/2"	Hinged-Door F09	2"X6"X41" (2)	1 3/8"
D13	2668	1	2	2668	R	30"	80"	61 1/4"X84 1/2"	Pocket-Door F09	2"X8"X64 1/4" (2)	1 3/8"
D14	5068	1	2	5068	L/R IN	60"	80"	62"X82 1/2"	Double Hinged-Door F09	2"X8"X65" (2)	1 3/8"
D15	6068	1	2	6068	L/R IN	72"	80"	74"X82 1/2"	Double Hinged-Door F09	2"X10"X71" (2)	1 3/8"
D16	6068	1	2	6068	L IN	72"	80"	74"X82 1/2"	Slider-Door F09	2"X10"X71" (2)	1 3/8"
D17	2668	1	2	2668	L IN	30"	80"	32"X82 1/2"	Hinged-Door F09	2"X6"X35" (2)	1 3/8"
										OPTION TO REUSE EXISTING	



Window Schedule (Based on Andersen Sizes)											
ELEV	Number	Label	Glu	Floor	Width	Height	R/O	Egress	Description	Header	Comments
W01	TX2646	DH	4	1	31 5/8"	56 7/8"	32 1/8"X37 3/8"		Double Hung	2"X10"X35 1/8" (2)	
W02	TX2646	DH	3	1	31 5/8"	56 7/8"	32 1/8"X37 3/8"		Double Hung	2"X10"X35 1/8" (3)	
W03	TX2646	DH	2	1	31 5/8"	56 7/8"	32 5/8"X37 7/8"		Double Hung	2"X10"X35 5/8" (2)	
W04	TX3046	DH	1	1	31 5/8"	56 7/8"	38 1/8"X37 3/8"		Double Hung	2"X10"X41 1/8" (3)	
W05	TX20310	DH	4	2	25 5/8"	48 7/8"	26 1/8"X49 3/8"		Double Hung	2"X10"X29 1/8" (3)	
W06	TX3046	DH	4	2	31 5/8"	56 7/8"	38 1/8"X37 3/8"	Yes	Double Hung	2"X10"X41 1/8" (2)	CONFIRM FIT IN FIELD (DUE TO ROOF)
W07	TX3046	DH	1	2	31 5/8"	56 7/8"	38 1/8"X37 3/8"	Yes	Double Hung	2"X10"X41 1/8" (3)	
W08	TX26210	DH	2	2	31 5/8"	36 7/8"	32 5/8"X37 7/8"		Double Hung	2"X10"X35 5/8" (3)	
W09	REPLACE		2	1	32"	36"	33"X37"		Double Hung	2"X6"X36" (2)	REPLACEMENT WINDOW (OR NEW CONSTRUCTION)- SIZE TBC IN FIELD
W10	REPLACE		3	1	30"	37"	31"X38"		Double Hung	2"X6"X34" (2)	REPLACEMENT WINDOW (OR NEW CONSTRUCTION)- SIZE TBC IN FIELD
W11	REPLACE		2	1	32"	54"	33"X55"		Double Hung	2"X6"X36" (2)	REPLACEMENT WINDOW (OR NEW CONSTRUCTION)- SIZE TBC IN FIELD
W12	REPLACE		1	2	28"	36"	29"X37"		Double Hung	2"X6"X32" (2)	REPLACEMENT WINDOW (OR NEW CONSTRUCTION)- SIZE TBC IN FIELD
W13	REPLACE		2	2	28"	45 1/2"	29"X46 1/2"		Double Hung	2"X6"X32" (2)	REPLACEMENT WINDOW (OR NEW CONSTRUCTION)- SIZE TBC IN FIELD

PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

585 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 16065 MA REG: 128626

JOB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

DATE:
5/7/2026

SHEET NAME:

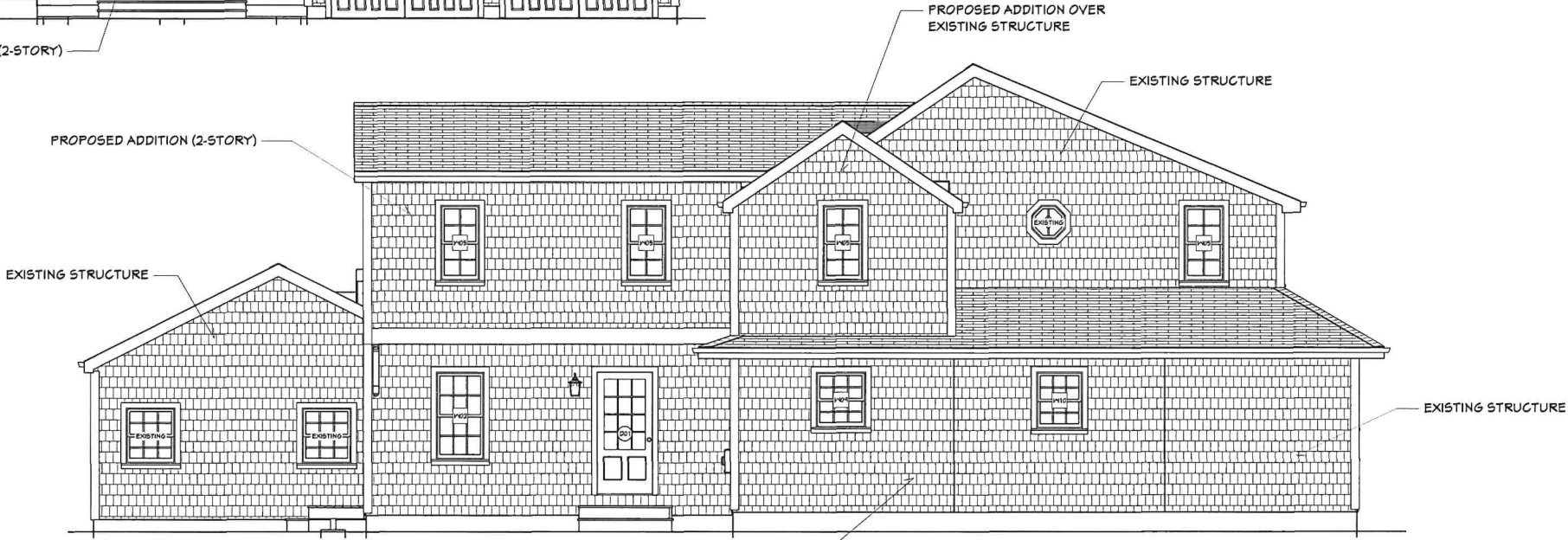
SCALE:
AS NOTED

SHEET NUMBER:

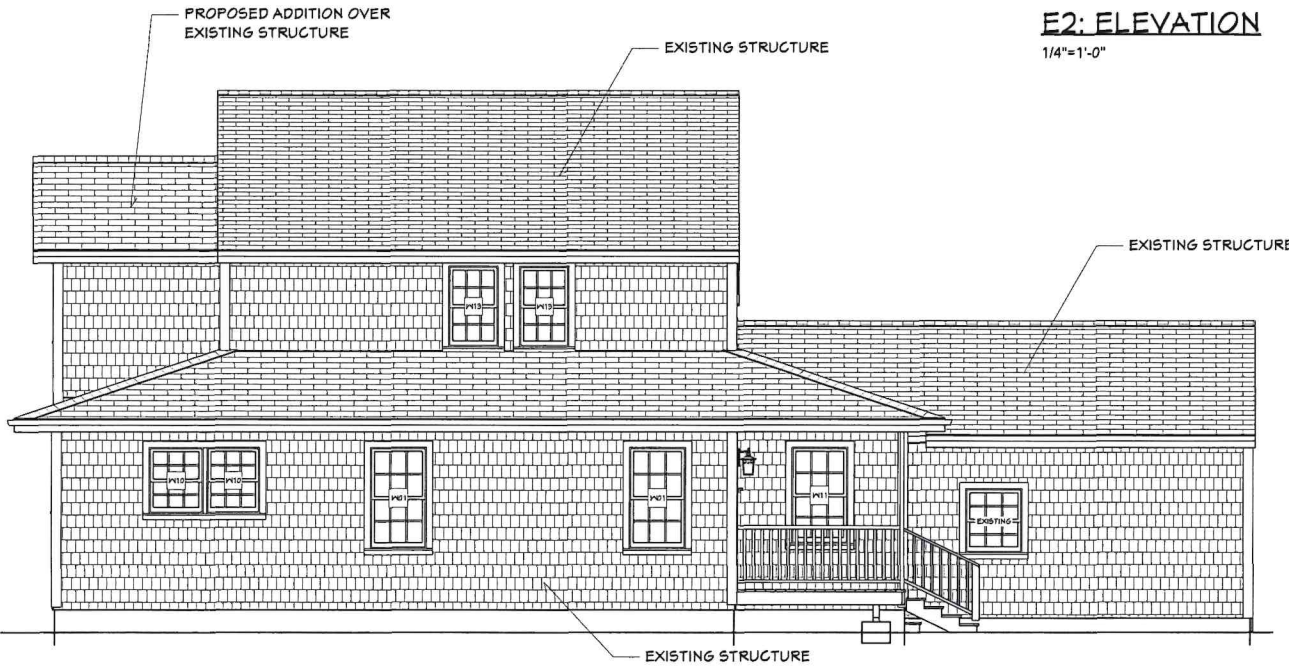
2 / 7



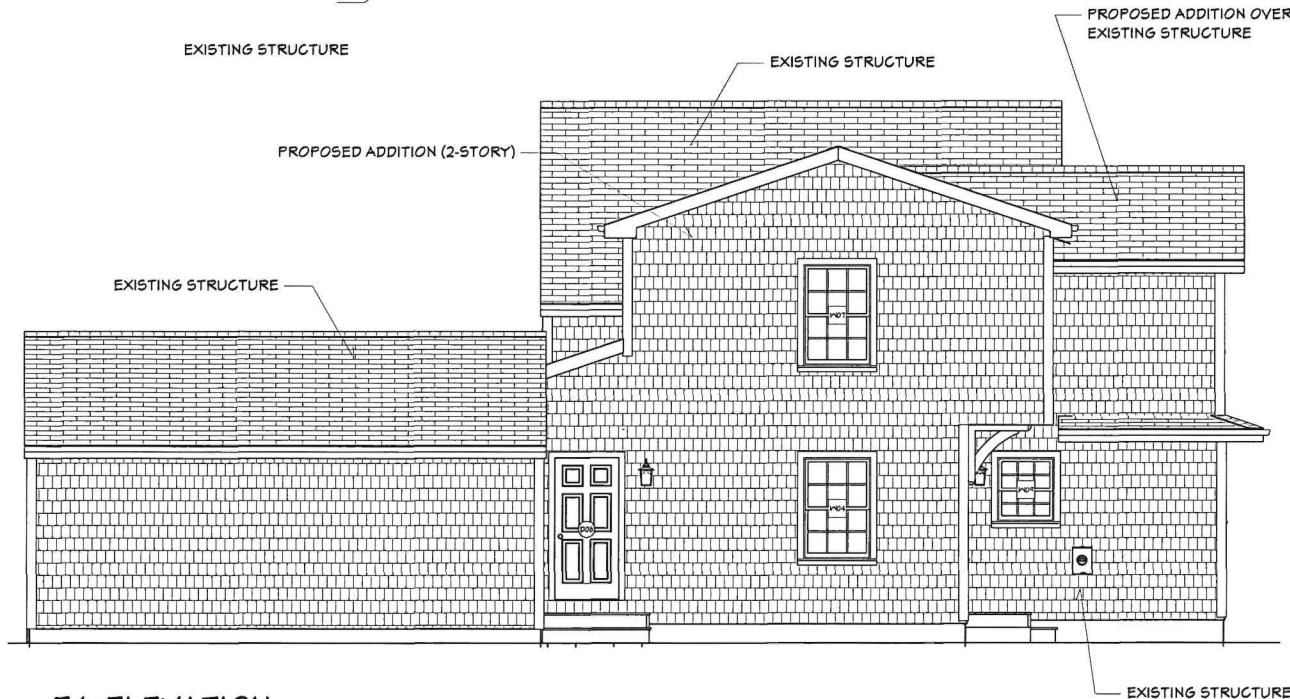
E1: ELEVATION
1/4"=1'-0"



E2: ELEVATION
1/4"=1'-0"



E3: ELEVATION
1/4"=1'-0"



E4: ELEVATION
1/4"=1'-0"

PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

585 MILFORD RD
SWANSEA, MA 02777
PHONE: 508-677-1787
FAX: 508-677-4710
RI REG: 16965 NA REG: 128626

JOB INFORMATION:
JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

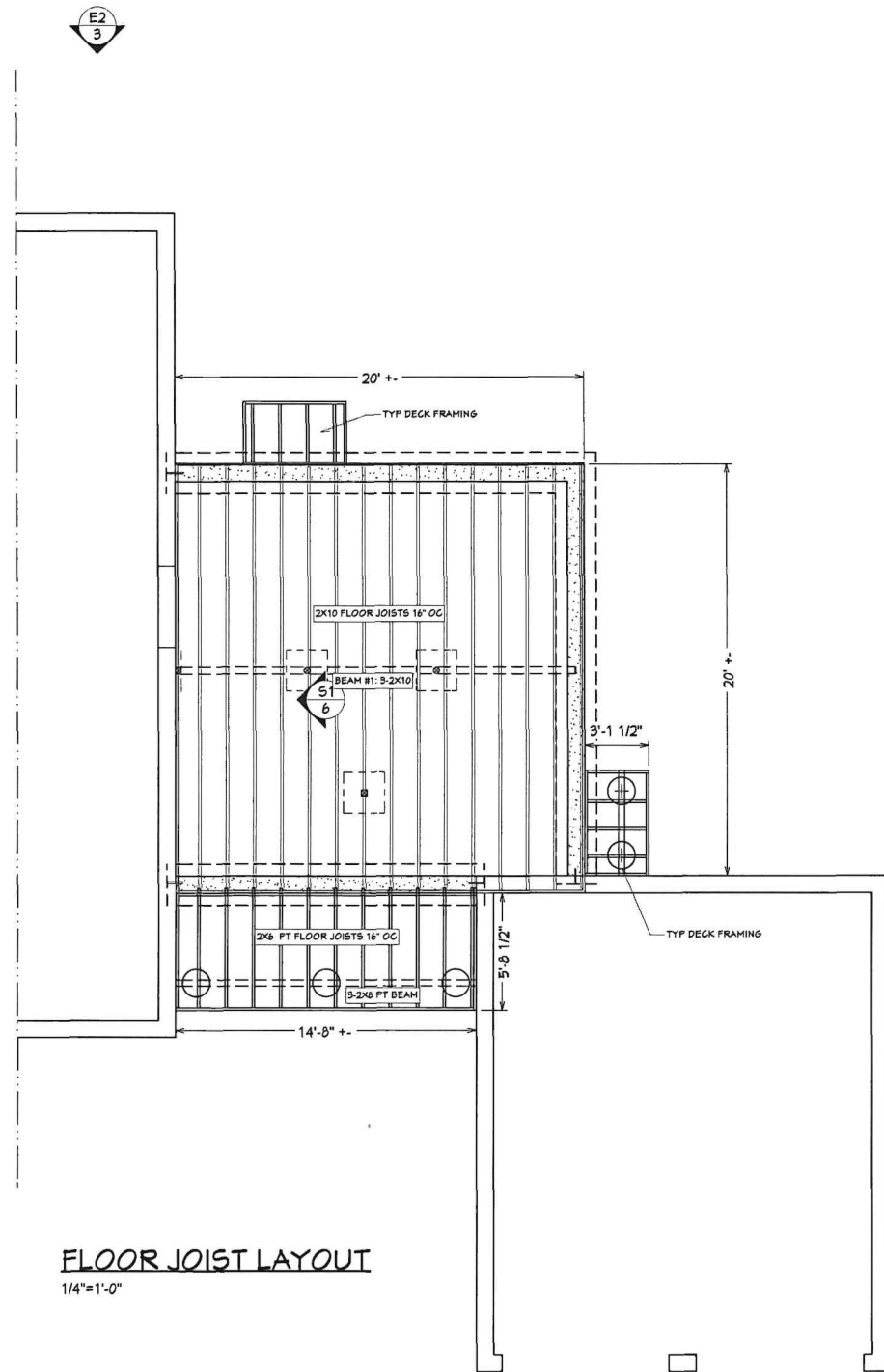
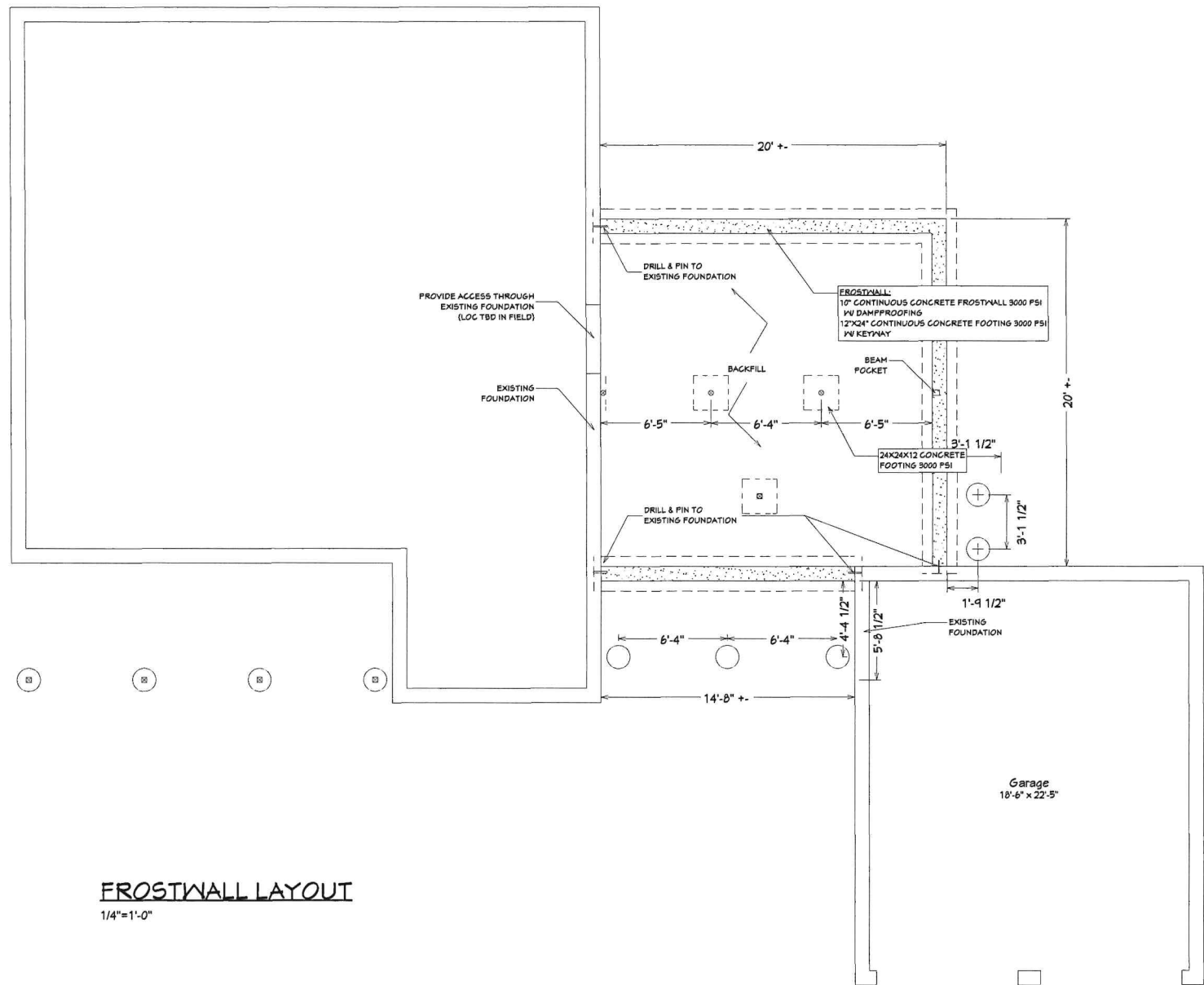
DATE:
5/7/2026

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

3 / 7



PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

585 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 16/065 MA REG: 128626

JOB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

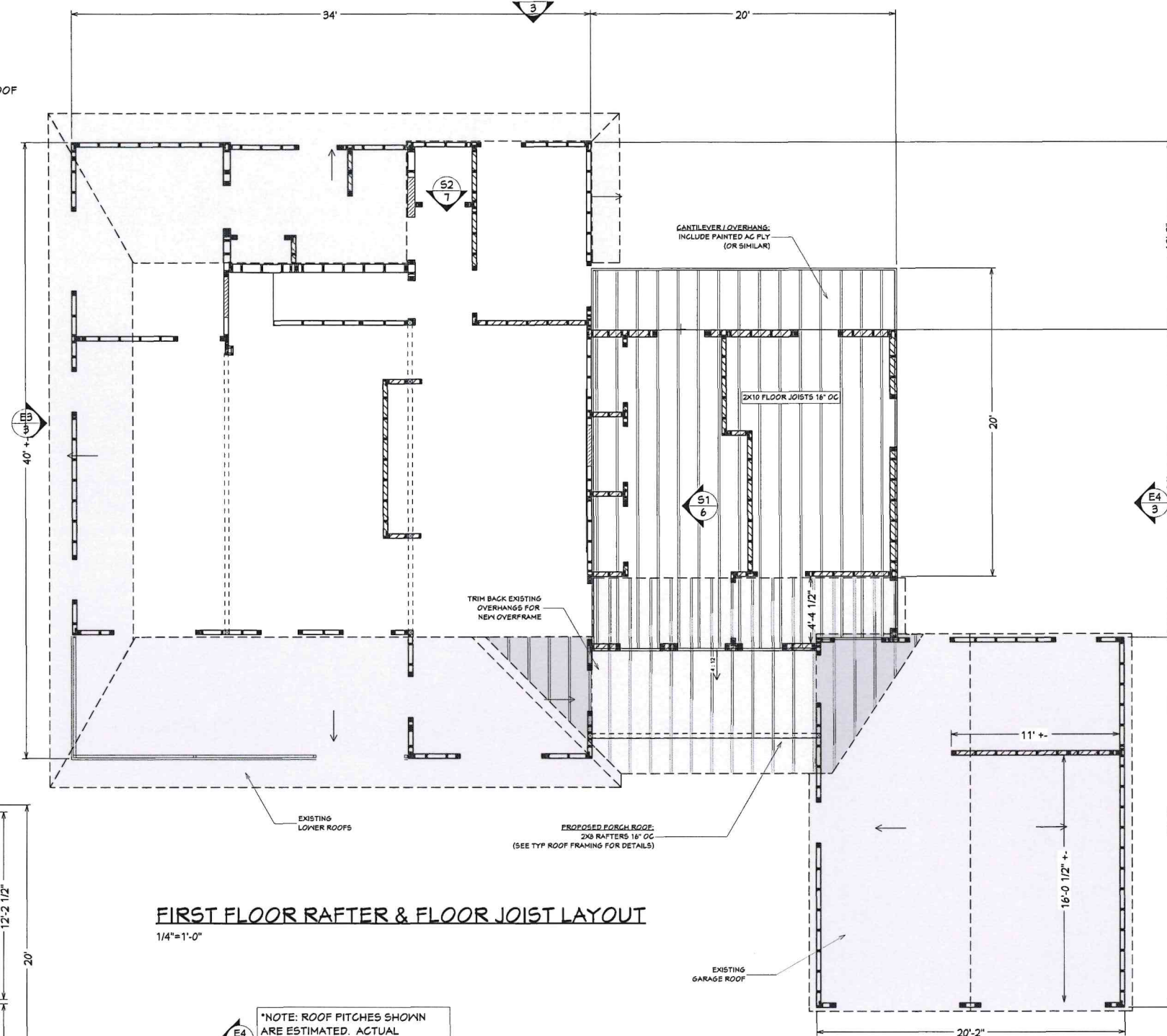
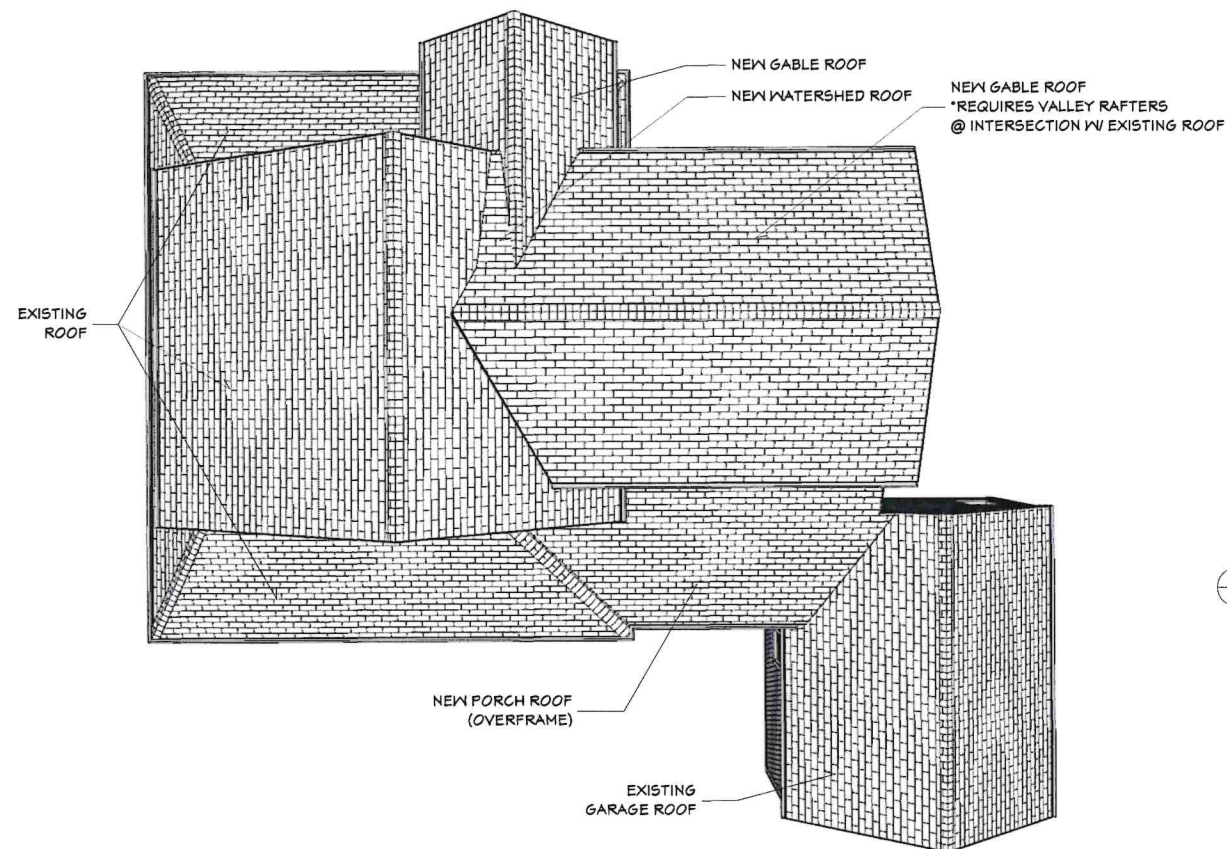
DATE:
5/7/2026

SHEET NAME:

SCALE:
AS NOTED

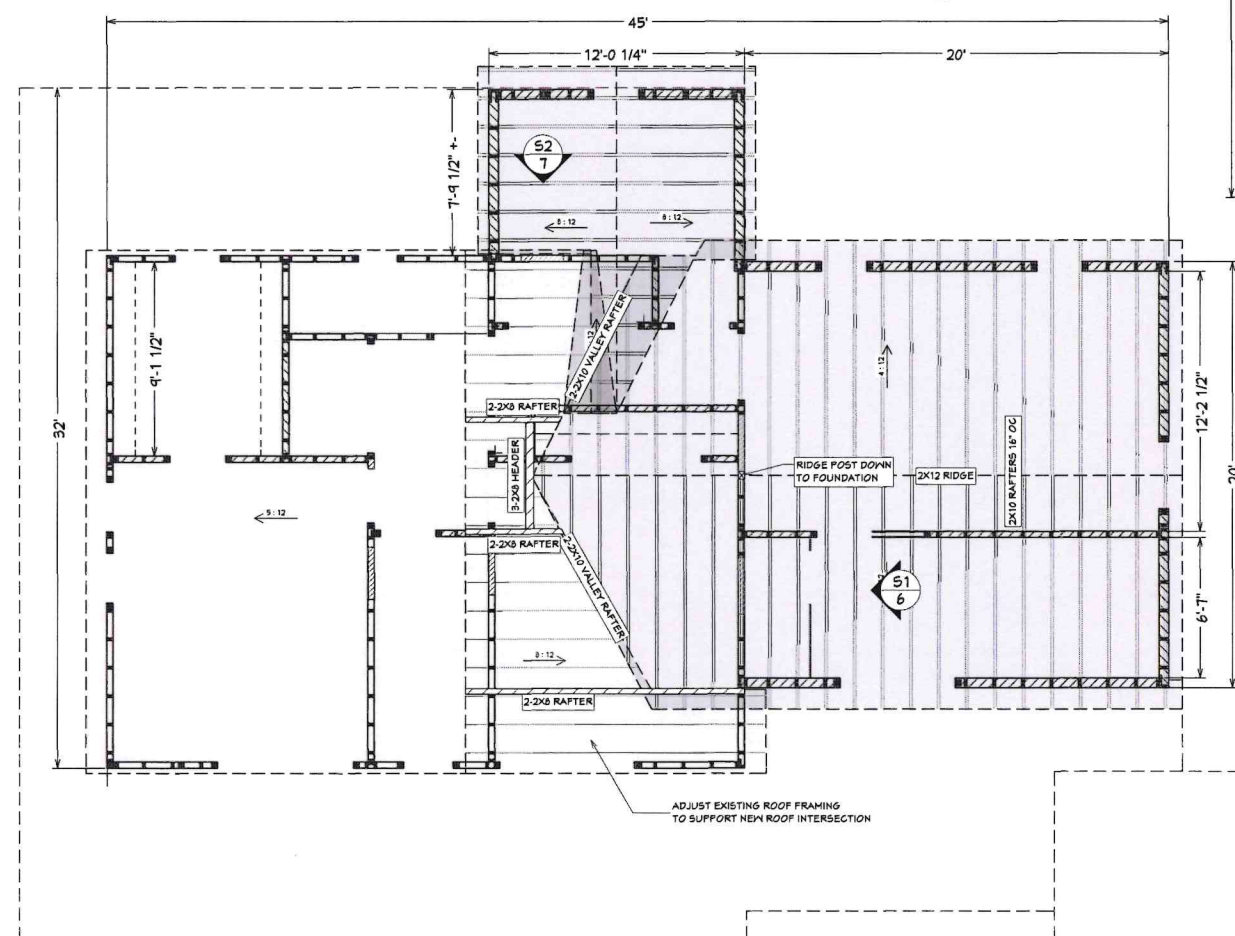
SHEET NUMBER:

4 / 7



FIRST FLOOR RAFTER & FLOOR JOIST LAYOUT

*NOTE: ROOF PITCHES SHOWN ARE ESTIMATED. ACTUAL PITCH & DIMENSIONS TBD IN FIELD



SECOND FLOOR RAFTER LAYOUT

PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

585 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 16965 MA REG: 128626

OB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

DATE: 5/7/2026

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

5 / 7

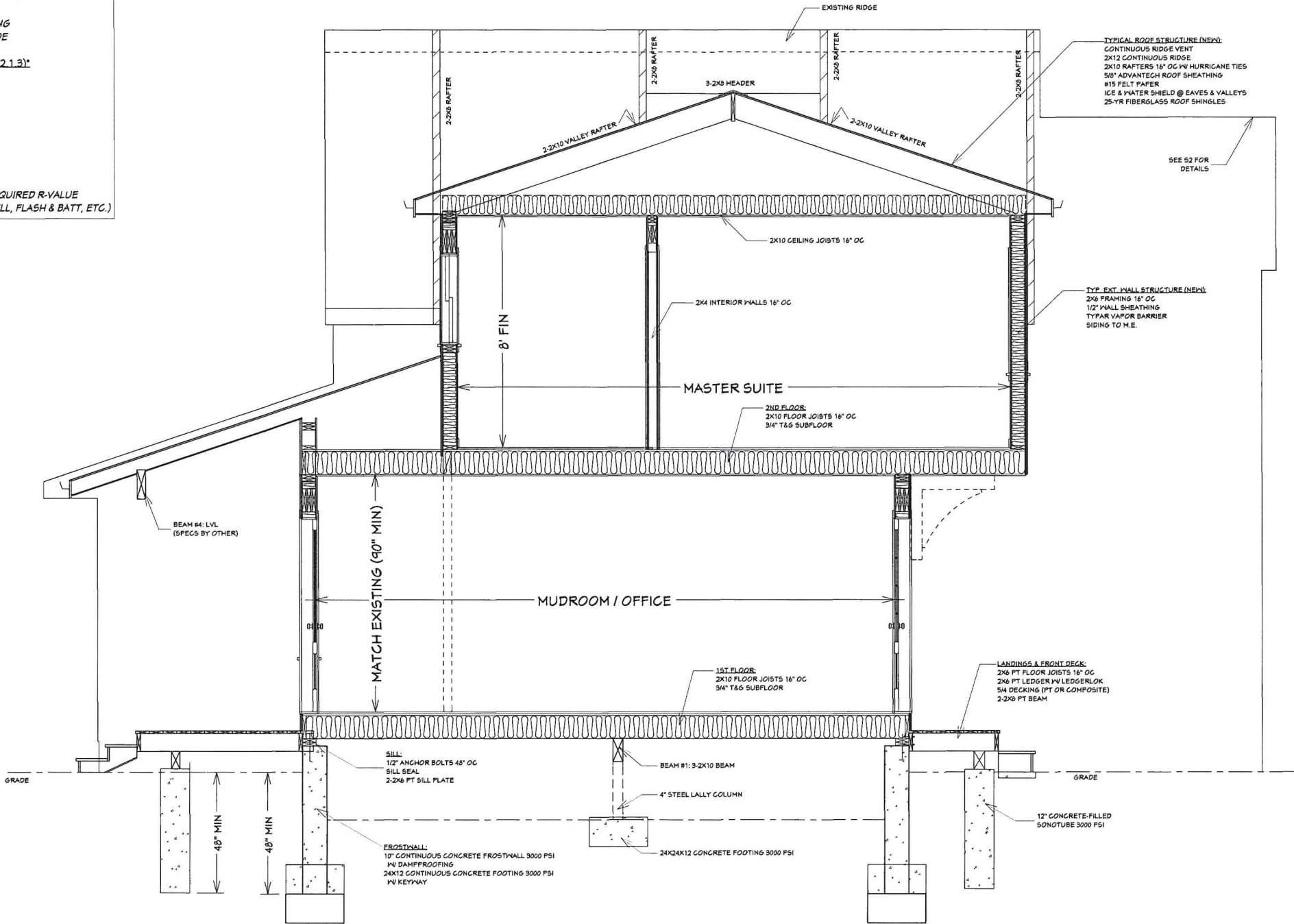
ENERGY COMPLIANCE

APPLICABLE CODE: 2024 IECC
-ALL CONSTRUCTION, INSULATION & BUILDING ENVELOPE TO COMPLY W/ APPLICABLE CODE

INSULATION SCHEDULE: (SEE TABLE R402.1.3)
R-49 IN FLAT CEILINGS
R-30 IN SLOPED CEILINGS
R-30 IN EXT WALLS
R-30 IN FLOORS

-PROVIDE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE

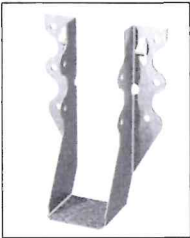
*BUILDER &/OR INSULATION INSTALLER TO DETERMINE DESIRED METHOD TO MEET REQUIRED R-VALUE IN ALL STRUCTURAL MEMBERS (CLOSED CELL, FLASH & BATT, ETC.)



S1: BUILDING SECTION

1/4"=1'-0"

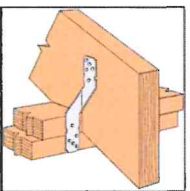
SUGGESTED FASTENERS



SIMPSON STRONG TIE JOIST HANGER



SIMPSON STRONG TIE CC COLUMN CAP



SIMPSON STRONG TIE H2-HURRICANE TIE



SIMPSON STRONG TIE ABX-POST BASE W/ WIND UPLIFT & 1/2\"/>



LEDERLOK FASTENING SYSTEM

PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

385 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 16965 MA REG: 128626

JOB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

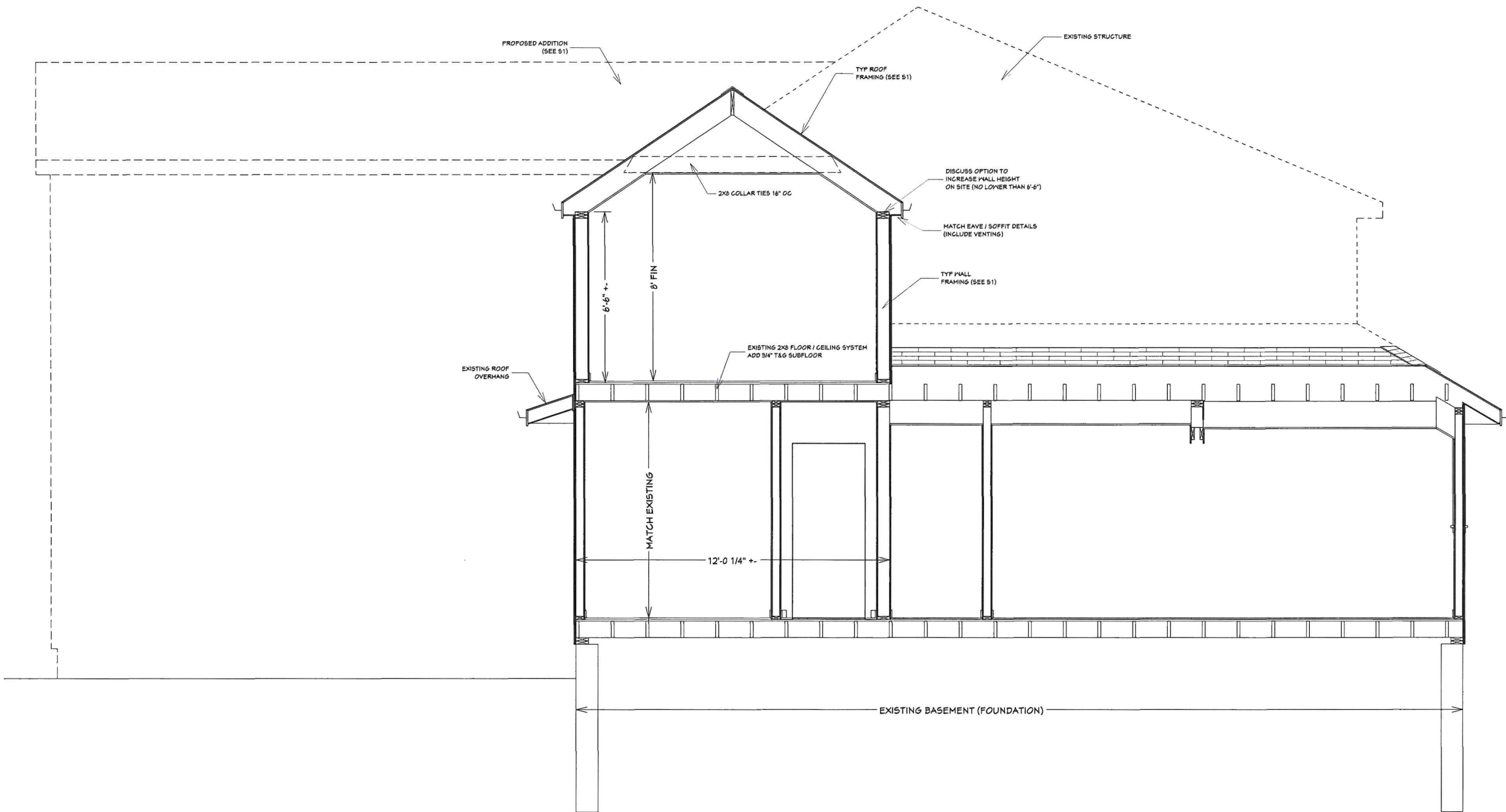
DATE:
5/7/2026

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

617



S2: BUILDING SECTION
1/4"=1'-0"

CERTIFICATION:

PRELIMINARY PLANS
FOR FINAL REVIEW & APPROVAL

CAPITAL
BUILDING &
DESIGN INC.

585 MILFORD RD
SWANSEA, MA 02777

PHONE: 508-677-1787
FAX: 508-677-4710

RI REG: 14965 MA REG: 128626

JOB INFORMATION:

JILL RIPA
29 FOREST RD
BRISTOL, RI 02809

DATE:
5/7/2026

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

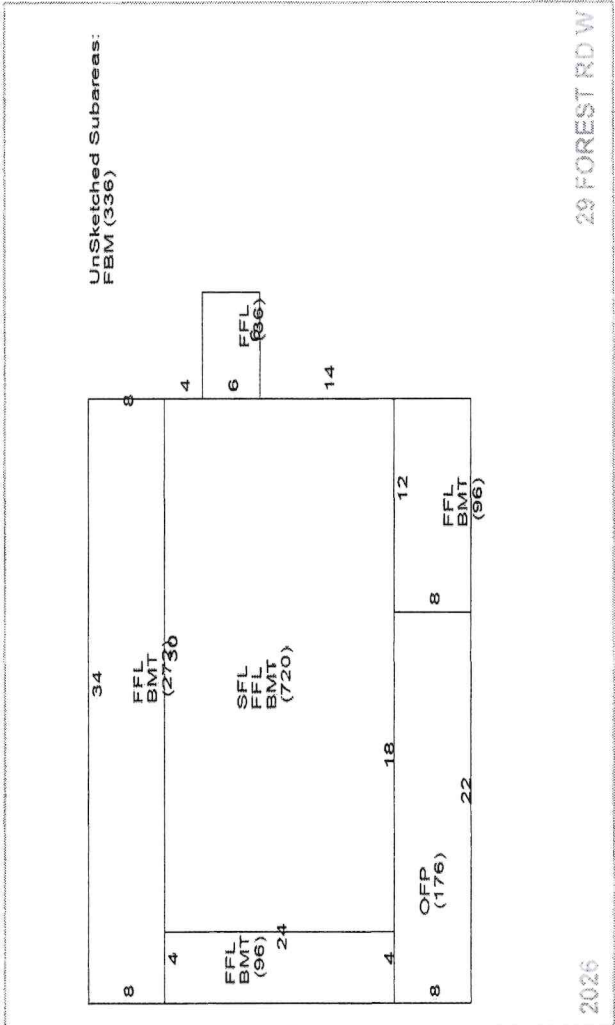
7 / 7

Owner	Owner Account #:	% Owned
Owner 1 RIPA, JILL M. TRUSTEE	14-0840-60	
Owner 2		
Owner 3		
Address	29 FOREST RD, BRISTOL, RI 02809	

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
RIPA, ALEXANDER & JILL TE	04/22/2026	0	2318-199		W
NEGRO, JOSEPH	04/08/2026	800,000	2317-151		W

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
	01	360,800	20,200	0.50	299,000	0	680,000
TOTAL		360,800	20,200	0.50	299,000	0	680,000
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	187.02	VAL per SQ Unit/Parcel >	187.02		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2025	27	360,800	20,200	1	299,000	0	680,000	680,000
	2024	01	221,600	20,200	1	249,100	0	490,900	490,900
	2023	01	221,600	20,200	1	249,100	0	490,900	490,900
	2022	01	221,600	20,200	1	249,100	0	490,900	490,900
	2021	01	186,800	0	1	247,600	0	434,400	434,400
	2020	01	186,800	0	1	247,600	0	434,400	434,400



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 NR Single I	0.45914	AC	P	1.00	778,800	623,121	F							286,100			1.00	0
2	01 NR Single I	0.04132	AC	EX	0.20	778,800	312,197	F							12,900			1.00	0
3																			
4																			

Building Information

Description	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2	Color	Electrical	INT vs EXT	Heat Type	Steam w/Boiler
BLDG Type	Colonial	1	Concrete	Concrete										
RES Units														
Foundation														
Frame 1	Wood													
EXT Wall 1	Wood Shingle													
Roof Type 1	Gable													
Roof Cover 1	Asphalt Shingle													
INT Wall 1	Drywall													
Floors 1	Hardwood													
BMT Garages														
Plumbing														
Insulation														
Heat Fuel	Gas													
# Heat Sys	2													
% Solar HW														
% COM Wall														
Ceiling Hght														
Parking Type														
EXT View														

Other Factors

Grade	Q4	Q4	1930 EFF Year	Alt %	0.00	Flood Hazard	Topography	Street	Traffic	Bas \$/SQ	Size Adj	Const Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Year Built	1930	EFF Year	Alt %	0.00						211.00	1.05	1.01	223.22	33,000	1.00	1.00	1.00	521,371	160,582	360,789
Condition	AG	AG - Avg-Goo								30.8										
Functional										0.0										
Economic										0.0										
Special										0.0										
OV																				
Total Depreciation % > 30.8																				

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,220	1,220	223.22	272,328
SFL	2nd FLOOR	720	720	223.22	160,718
FBM	FIN BMT	336	336	40.18	13,500
OFF	OPEN PORCH	176	0	12.41	2,184
BMT	BASEMENT	1,184	0	33.48	39,641
Total		3,636	2,276		488,371

Visit History

Date	Result	By
1/21/2025	REVIEW	MP
6/30/2021	REVIEW	
8/31/2018	REVIEW	
8/24/2018	MEASURED	
4/3/2007	MEASURE	MP

Notes

OWNER SAID NO SUB PUMP.-

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	24	24	576	3	AV	2020	20,200
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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

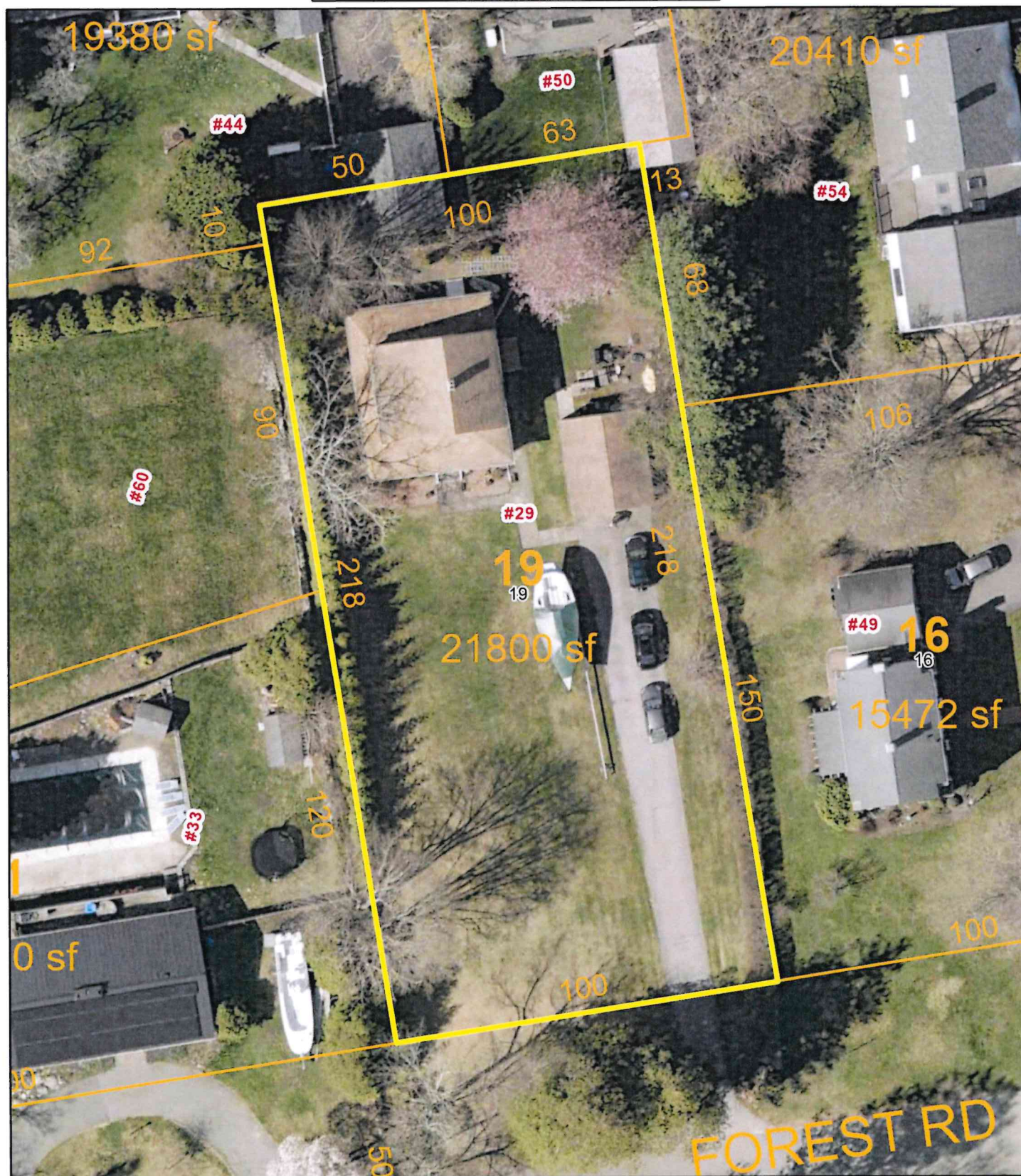


CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 36 Feet

www.cai-tech.com

June 23, 2026



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.



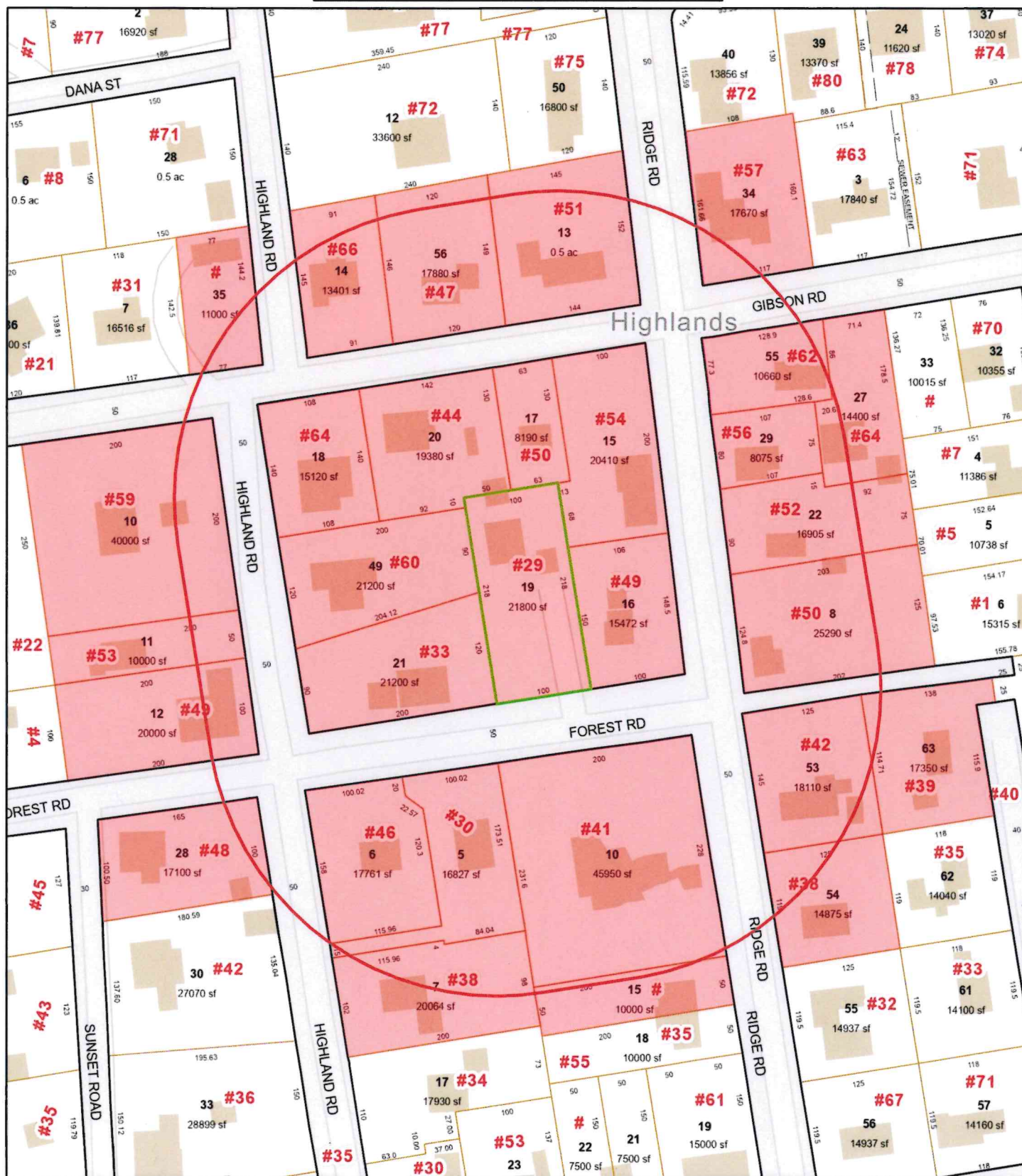
Town of Bristol, RI

1 inch = 141 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 5, 2026



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.



29 Forest Road - 300' Radius

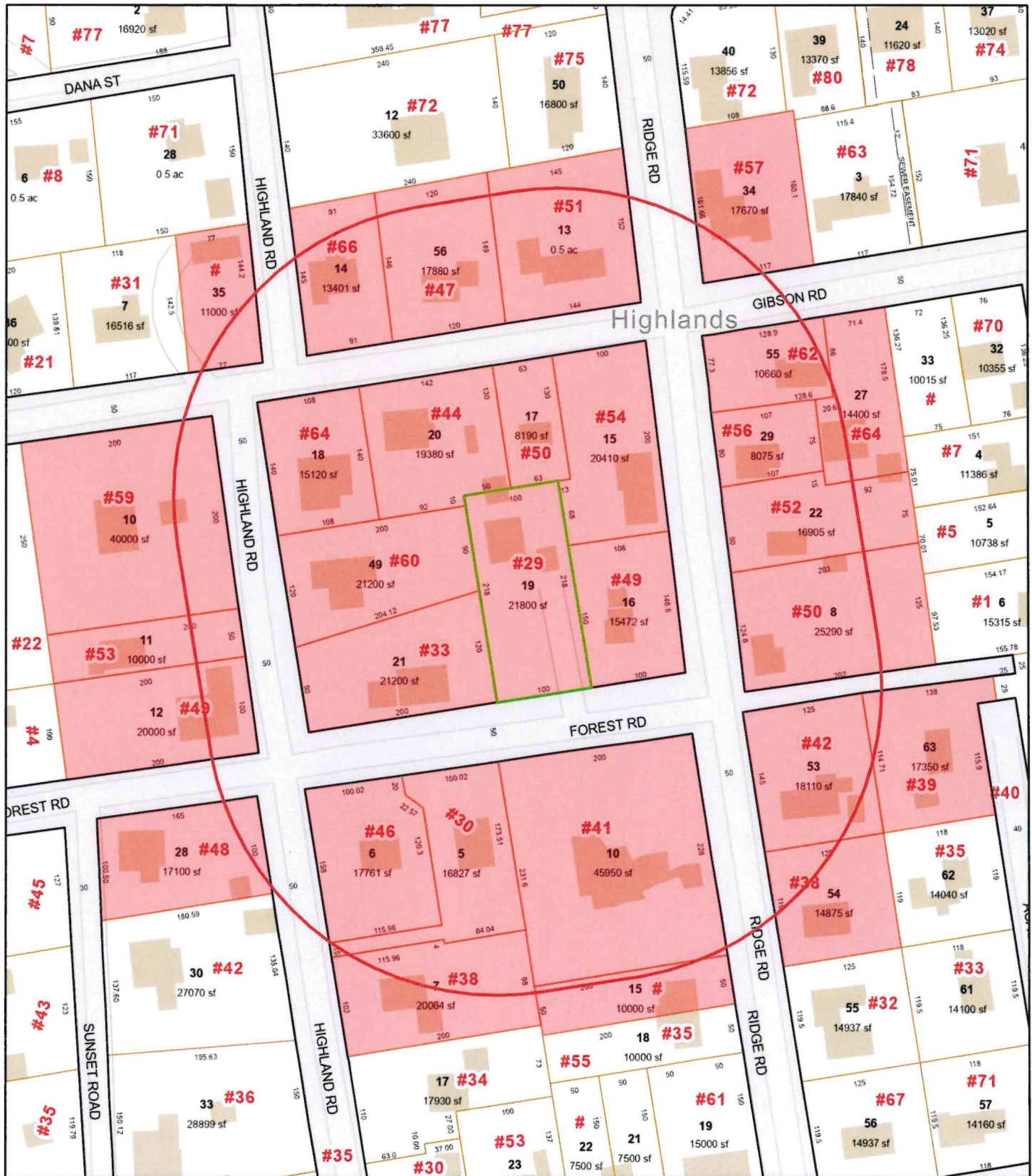
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 5, 2026



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
June 05, 2026

Subject Property:

Parcel Number: 68-19
CAMA Number: 68-19
Property Address: 29 FOREST RD W

Mailing Address: RIPA, JILL M. TRUSTEE
29 FOREST RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 68-13
CAMA Number: 68-13
Property Address: 51 GIBSON RD

Mailing Address: VADNAIS, KENNETH J & DOREEN,
TRUSTEES VADNAIS FAMILY TRUST
51 GIBSON AVE
BRISTOL, RI 02809

Parcel Number: 68-14
CAMA Number: 68-14
Property Address: 66 HIGHLAND RD

Mailing Address: BURMAN, GEORGE S. & YATCHMINK,
YVETTE E. TRUSTEES
66 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 68-15
CAMA Number: 68-15
Property Address: 54 GIBSON RD

Mailing Address: BULLOCK, PAUL D.
54 GIBSON RD
BRISTOL, RI 02809

Parcel Number: 68-16
CAMA Number: 68-16
Property Address: 49 RIDGE RD

Mailing Address: HERZIG, CHRISTOPHER P. LISA A. ETUX
49 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 68-17
CAMA Number: 68-17
Property Address: 50 GIBSON RD

Mailing Address: CALDWELL, HUGH W & CALDWELL
DOROTY JT
50 GIBSON RD
BRISTOL, RI 02809

Parcel Number: 68-18
CAMA Number: 68-18
Property Address: 64 HIGHLAND RD

Mailing Address: MENEZES, MANUEL E & JUDITH S CO-
TRUSTEES
64 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 68-19
CAMA Number: 68-19
Property Address: 29 FOREST RD W

Mailing Address: RIPA, JILL M. TRUSTEE
29 FOREST RD
BRISTOL, RI 02809

Parcel Number: 68-20
CAMA Number: 68-20
Property Address: 44 GIBSON RD

Mailing Address: MANCHESTER, LINDA C.
MANCHESTER, JAMES E. TE
44 GIBSON RD
BRISTOL, RI 02809

Parcel Number: 68-21
CAMA Number: 68-21
Property Address: 33 FOREST RD W

Mailing Address: DAVIES, JENNIFER L & LLEWELLYN L
TE
33 FOREST RD
BRISTOL, RI 02809

Parcel Number: 68-22
CAMA Number: 68-22
Property Address: 52 RIDGE RD

Mailing Address: LEVY, EDWARD & BERGMARK,
JENNIFER TE
52 RIDGE RD
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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
June 05, 2026

Parcel Number: 68-27 CAMA Number: 68-27 Property Address: 64 GIBSON RD	Mailing Address: LIMA, GEORGE C. JR. & LIMA, BONNIE A. MORENCY TE 64 GIBSON RD BRISTOL, RI 02809
Parcel Number: 68-29 CAMA Number: 68-29 Property Address: 56 RIDGE RD	Mailing Address: HOLLOWAY, CHARLES F. ANNE S. TE 62 GIBSON RD BRISTOL, RI 02809
Parcel Number: 68-34 CAMA Number: 68-34 Property Address: 57 GIBSON RD	Mailing Address: TRAVERS, LOUANNE M. TRUSTEE LOUANNE M. TRAVERS LIVING TRU 57 GIBSON RD BRISTOL, RI 02809
Parcel Number: 68-49 CAMA Number: 68-49 Property Address: 60 HIGHLAND RD	Mailing Address: SKELLY, STEPHANIE C & RING, ALISON B, TRUSTEES HAYES IRREVOCABLE TRUST 60 HIGHLAND RD BRISTOL, RI 02809
Parcel Number: 68-55 CAMA Number: 68-55 Property Address: 62 GIBSON RD	Mailing Address: HOLLOWAY, CHARLES ANNE TE 62 GIBSON RD BRISTOL, RI 02809
Parcel Number: 68-56 CAMA Number: 68-56 Property Address: 47 GIBSON RD	Mailing Address: CRANE, RONALD F TRUSTEE RONALD F CRANE LIV TRUST 47 GIBSON RD BRISTOL, RI 02809
Parcel Number: 68-8 CAMA Number: 68-8 Property Address: 50 RIDGE RD	Mailing Address: CONTNEY, MARY ELLEN 50 RIDGE RD BRISTOL, RI 02809
Parcel Number: 69-10 CAMA Number: 69-10 Property Address: 59 HIGHLAND RD	Mailing Address: VILLALBA, RENDUELES RUOFF, LAURA A. TE 84 LITTLETON COUNTY RD HARVARD, MA 01451
Parcel Number: 69-11 CAMA Number: 69-11 Property Address: 53 HIGHLAND RD	Mailing Address: WINSTON, BERNARD J & CATHY-ANN 53 HIGHLAND ROAD BRISTOL, RI 02809
Parcel Number: 69-12 CAMA Number: 69-12 Property Address: 49 HIGHLAND RD	Mailing Address: BARRY, PATRICK C. & JENNIFER A. TE 49 HIGHLAND ROAD BRISTOL, RI 02809
Parcel Number: 70-53 CAMA Number: 70-53 Property Address: 42 RIDGE RD	Mailing Address: MILLER, MARK R & CARPENTER, SHELBY E TE 42 RIDGE RD BRISTOL, RI 02809
Parcel Number: 70-54 CAMA Number: 70-54 Property Address: 38 RIDGE RD	Mailing Address: WILSON, LISA J. J. EDWARD HANLEY 38 RIDGE ROAD BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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
June 05, 2026

Parcel Number: 70-63
CAMA Number: 70-63
Property Address: 39 ACACIA RD

Mailing Address: REMINGTON, GRACE
39 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 73-10
CAMA Number: 73-10
Property Address: 41 RIDGE RD

Mailing Address: WEAVER, MARGARET L & WOODRUFF,
EILEEN A TE
41 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 73-15
CAMA Number: 73-15
Property Address: RIDGE RD

Mailing Address: MALLOY, PAUL F & EILEEN H
TRUSTEES-MALLOY FAMILY TRUST
35 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 73-28
CAMA Number: 73-28
Property Address: 48 SUNSET RD

Mailing Address: GODFREY, JESSICA L. & DAVID W. TE
48 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 73-5
CAMA Number: 73-5
Property Address: 30 FOREST RD W

Mailing Address: PYNE, BEVERLY - TRUSTEE C/O
ROBERT PYNE
395 HIGHLAND ROAD
TIVERTON, RI 02878

Parcel Number: 73-6
CAMA Number: 73-6
Property Address: 46 HIGHLAND RD

Mailing Address: MORETTINI, ANTHONY B & SUSAN E -
TRUSTEES MORETTINI LIVING TRUST
46 HIGHLAND AVE
BRISTOL, RI 02809

Parcel Number: 73-7
CAMA Number: 73-7
Property Address: 38 HIGHLAND RD

Mailing Address: ANDREOZZI, DAVID S. & CHERYL
38 HIGHLAND RD
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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

ANDREOZZI, DAVID S. & CHE
38 HIGHLAND RD
BRISTOL, RI 02809

HOLLOWAY, CHARLES
ANNE TE
62 GIBSON RD
BRISTOL, RI 02809

REMINGTON, GRACE
39 ACACIA RD
BRISTOL, RI 02809

BARRY, PATRICK C. & JENNI
49 HIGHLAND ROAD
BRISTOL, RI 02809

HOLLOWAY, CHARLES F.
ANNE S. TE
62 GIBSON RD
BRISTOL, RI 02809

RIPA, JILL M. TRUSTEE
29 FOREST RD
BRISTOL, RI 02809

BULLOCK, PAUL D.
54 GIBSON RD
BRISTOL, RI 02809

LEVY, EDWARD & BERGMARK,
52 RIDGE RD
BRISTOL, RI 02809

SKELLY, STEPHANIE C & RIN
HAYES IRREVOCABLE TRUST
60 HIGHLAND RD
BRISTOL, RI 02809

BURMAN, GEORGE S. & YATCH
66 HIGHLAND RD
BRISTOL, RI 02809

LIMA, GEORGE C. JR. &
LIMA, BONNIE A. MORENCY T
64 GIBSON RD
BRISTOL, RI 02809

TRAVERS, LOUANNE M. TRUST
LOUANNE M. TRAVERS LIVING
57 GIBSON RD
BRISTOL, RI 02809

CALDWELL, HUGH W &
CALDWELL DOROTY JT
50 GIBSON RD
BRISTOL, RI 02809

MALLOY, PAUL F & EILEEN H
TRUSTEES-MALLOY FAMILY TR
35 RIDGE RD
BRISTOL, RI 02809

VADNAIS, KENNETH J & DORE
VADNAIS FAMILY TRUST
51 GIBSON AVE
BRISTOL, RI 02809

CONTNEY, MARY ELLEN
50 RIDGE RD
BRISTOL, RI 02809

MANCHESTER, LINDA C.
MANCHESTER, JAMES E. TE
44 GIBSON RD
BRISTOL, RI 02809

VILLALBA, RENDUELES
RUOFF, LAURA A. TE
84 LITTLETON COUNTY RD
HARVARD, MA 01451

CRANE, RONALD F TRUSTEE
RONALD F CRANE LIV TRUST
47 GIBSON RD
BRISTOL, RI 02809

MENEZES, MANUEL E & JUDIT
64 HIGHLAND RD
BRISTOL, RI 02809

WEAVER, MARGARET L & WOOD
41 RIDGE RD
BRISTOL, RI 02809

DAVIES, JENNIFER L &
LLEWELLYN L TE
33 FOREST RD
BRISTOL, RI 02809

MILLER, MARK R &
CARPENTER, SHELBY E TE
42 RIDGE RD
BRISTOL, RI 02809

WILSON, LISA J.
J. EDWARD HANLEY
38 RIDGE ROAD
BRISTOL, RI 02809

GODFREY, JESSICA L. & DAV
48 SUNSET RD
BRISTOL, RI 02809

MORETTINI, ANTHONY B & SU
MORETTINI LIVING TRUST
46 HIGHLAND AVE
BRISTOL, RI 02809

WINSTON, BERNARD J &
CATHY-ANN
53 HIGHLAND ROAD
BRISTOL, RI 02809

HERZIG, CHRISTOPER P.
LISA A. ETUX
49 RIDGE RD
BRISTOL, RI 02809

PYNE, BEVERLY - TRUSTEE
C/O ROBERT PYNE
395 HIGHLAND ROAD
TIVERTON, RI 02878



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-30

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

Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Sarah Miller

Owner of Record: Edward C. Miller and Sarah Lennox

Location: 169 FATIMA DR , BRISTOL, RI, 02809

Plat: 123B Lot: 33

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district.

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-26-30

169 FATIMA DRIVE 123B 33

June 9, 2026

Applicant	
Name of Applicant	Sarah Miller
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
	169 FATIMA DRIVE	123B	33

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: ADU

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	860 feet
Width in Feet	42 feet
Length in Feet	40 feet
Height Above Grade	20 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	10 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

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

1. Overview of the Requested Relief We are requesting **dimensional variances** to construct a detached, one-story Accessory Dwelling Unit (ADU). Relief is requested for the following specific elements:

Frontage Alignment: A variance to position the ADU in line with the existing primary dwelling's 20-foot frontage, rather than the required 30-foot setback.

Structure Dimensions: A variance to allow an 18 ft x 20 ft & 24 ft x 20 ft (840 sq ft) living area footprint to support fully accessible, zero-clearance, one-story living.

Attached Carports: A variance to allow a 24-foot wide structure (12 feet on each side of the unit) for protective carports to facilitate safe, weather-protected vehicle transfers.

2. Ground of Hardship: Reasonable Accommodation for Disability

The hardship giving rise to this request is not self-created, nor is it driven by financial gain. Rather, it is a **physical necessity**. The ADU is being built to house my elderly, severely handicapped parents who suffer from advanced mobility limitations and cannot safely navigate stairs or changes in elevation.

In accordance with **R.I. Gen. Laws § 45-24-41(a)**, the [Rhode Island Fair Housing Practices Act](#), and the [Americans with Disabilities Act \(ADA\)](#), we request a **Reasonable Accommodation** to modify standard dimensional setbacks and size limitations. Denying these variances would result in a hardship amounting to "more than a mere inconvenience," effectively denying these individuals a safe, accessible, and dignified housing solution.

3. Justification for Specific Dimensional Requests

The One-Story Requirement & 18' x 40' Footprint: Because my parents cannot use stairs, all essential living functions—bedroom, bathroom, kitchen, laundry, and living space—must exist on a single flat level. To accommodate a standard wheelchair turning radius, wide hallways, and an accessible roll-in shower compliant with standard ADA guidelines, a minimum footprint of 840 square feet is functionally required. A narrower or smaller layout would compromise the necessary clearances required for safe medical care and independent movement.

The 20-Foot Frontage Alignment: Aligning the ADU with the existing 20-foot frontage of the primary dwelling is critical to ensuring a flat, unified architectural plane. This eliminates the need for long, winding exterior ramps or complex grading changes between the two structures. A consistent frontage allows for a direct, level connection between the main home and the ADU, enabling us to move quickly between units.

The 12-Foot Dual Carports: The carports are not a luxury feature; they are an essential safety mechanism. My parents require extended times for vehicle ingress and egress, often involving wheelchairs or walkers. Protection from New England winters, ice, and rain is critical to prevent slips and falls during transfers. A 12-foot width on each side provides the minimum clear workspace required to fully open vehicle doors alongside mobility equipment while keeping them sheltered.

4. Preservation of Neighborhood Character

The proposed attached ADU design mimics the architectural character of the primary dwelling and the surrounding residential neighborhood. The unit will not alter the general characteristics of the surrounding area, impair the intent of the [Bristol Zoning Ordinance](#), or negatively impact neighboring properties. The structure represents the minimum relief necessary to grant my parents reasonable enjoyment of a permitted residential use.

Existing Lot Specifications

Current Use of Premises

Residential

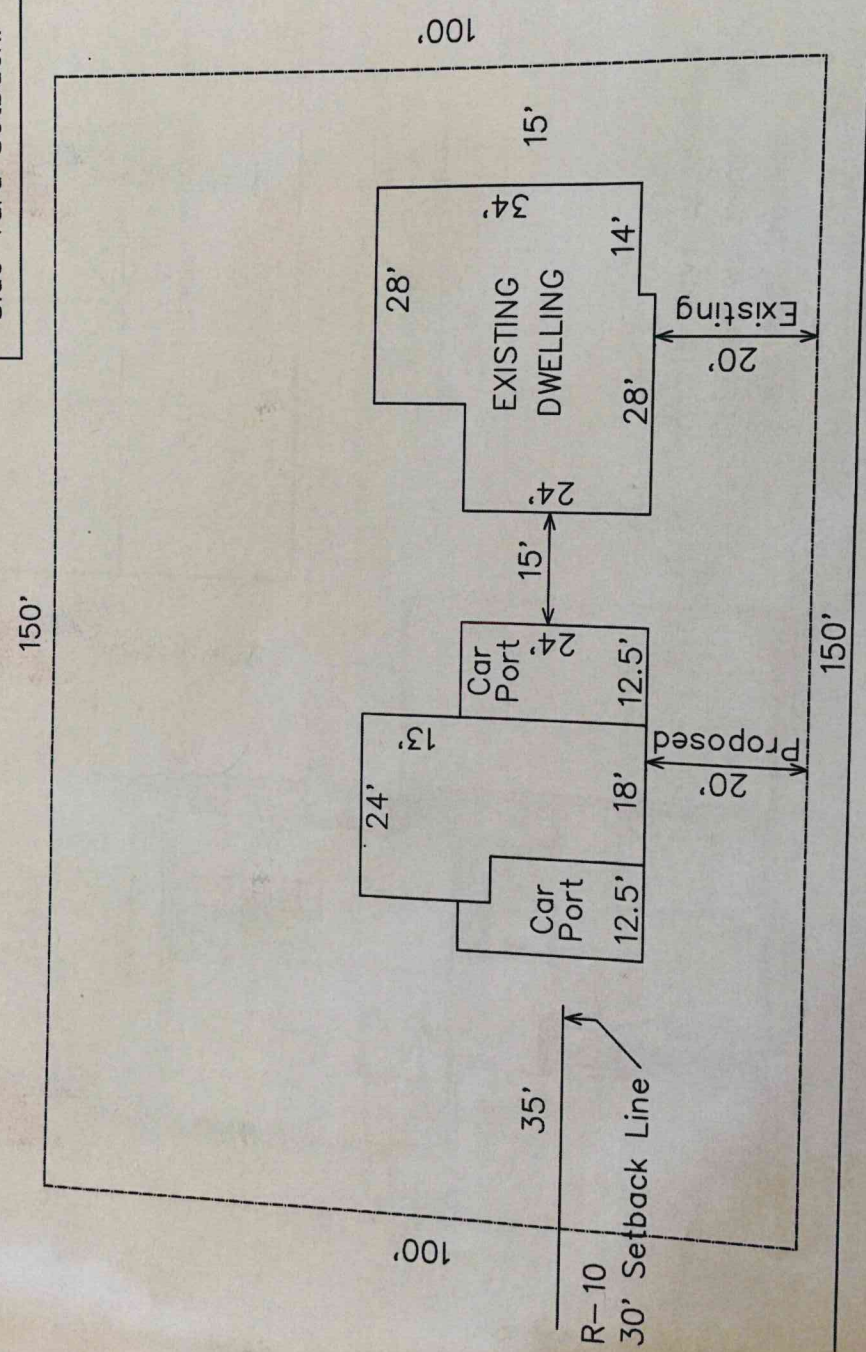
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	150
Lot Depth	100

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 860	Building/Structure Detail if Other:

Renovation Designers	169 Fatima Drive, Bristol RI Plat 123B Lot 33 Zone R-10
Miller ADU & Carport	Front Yard Setback: 30' Rear Yard Setback: 30' Side Yard Setback: 15'
169 Fatima Drive Bristol, RI	
Designed By: <u>A. Nunes</u> Drawing By: <u>A. Nunes</u> Approved By: _____	
Permit Date: _____ Revision Dates: <u>4/14/2026</u> <u>5/15/2026</u>	
Notes: Drawings will be to scale if printed to 18" x 24" Format	
These plans were prepared and created by the undersigned professional of design and engineering. The undersigned professional is not responsible for the accuracy of the information provided by the client. The undersigned professional is not responsible for the accuracy of the information provided by the client. The undersigned professional is not responsible for the accuracy of the information provided by the client.	
Drawing: SITE PLAN	
Sheet: S-1	

860 SF vs 22'x24' accessory building in R-10 Zoning code
But is well under the 900 SF ADU allowance

The lot is less than 15,000 SF and the Zoning Ordinance requires 20,000 SF for a detached ADU



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

FATIMA DRIVE

Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

Notes:
Drawings will be to scale if printed
to 18" x 24" Format

THESE DRAWINGS ARE PREPARED FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DRAWINGS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE DESIGNER IN WRITING.

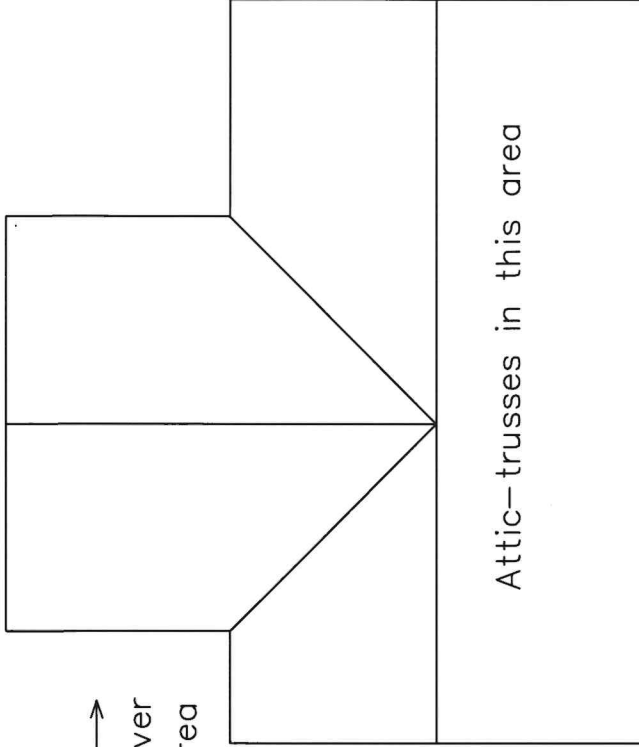
Drawing:

Floor &
Roof Plan

Item 4F.

Sheet:
A-1

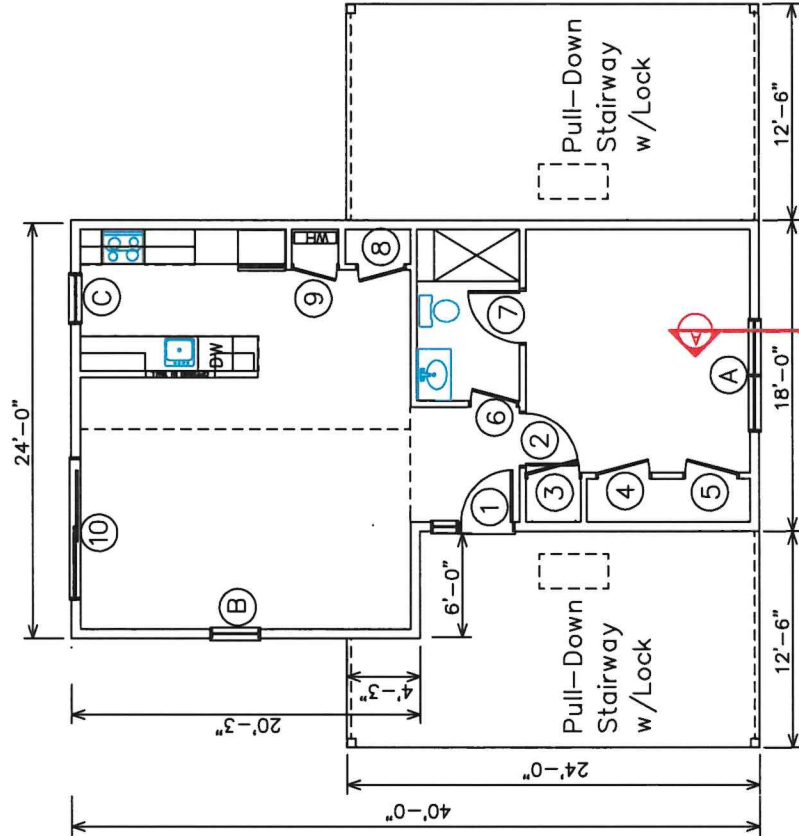
Scissor trusses in this area →
to create vaulted ceilings over
the Kitchen/Dining/Living area



Roof Plan

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

Note: Carports have open sides
Columns w/ beams shall support
the roof trusses
The ceilings shall receive 5/8"
fire-rated sheetrock



Floor Plan

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

Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

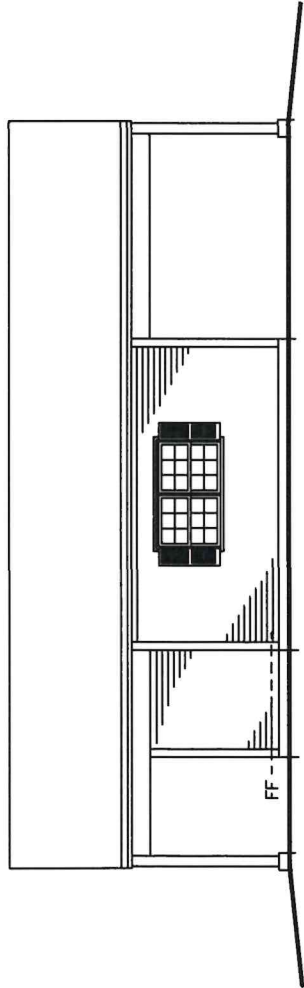
Notes:
Drawings will be to scale if printed
to 18" x 24" Format

These drawings were prepared by the architect for the purpose of obtaining a permit and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising from their use. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings.

Drawing:
Elevations

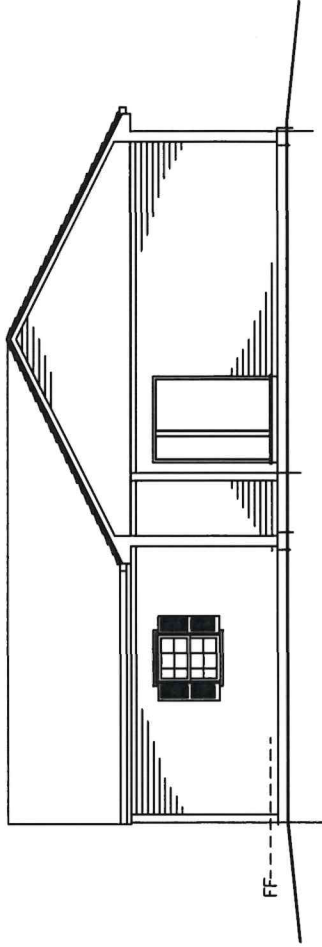
Sheet:
A-2

Item 4F.



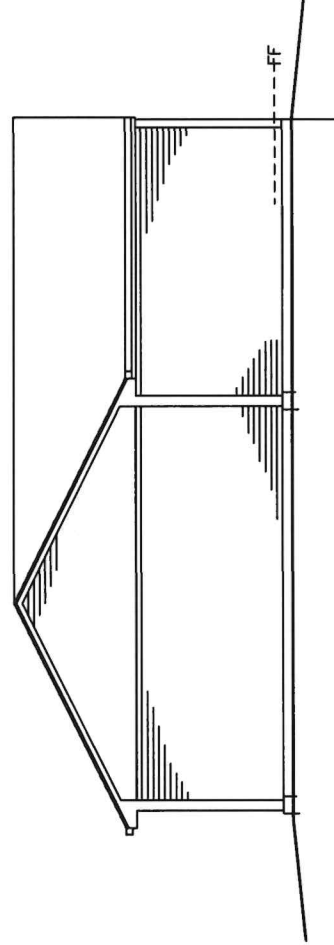
South Elevation

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



West Elevation

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



East Elevation

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



Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A. Nunes
Drawing By: A. Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
5/28/2026

Notes:
Drawings will be to scale if printed
to 18" x 24" Format

NOTES:
These drawings were prepared for the purpose of obtaining a permit for the proposed building and are not to be used for any other purpose. The drawings are the property of the designer and shall not be reproduced or used in any way without the written consent of the designer. The designer assumes no responsibility for the construction of the building or for the safety of the building. The drawings are to be used as a guide only and the contractor is responsible for the construction of the building.

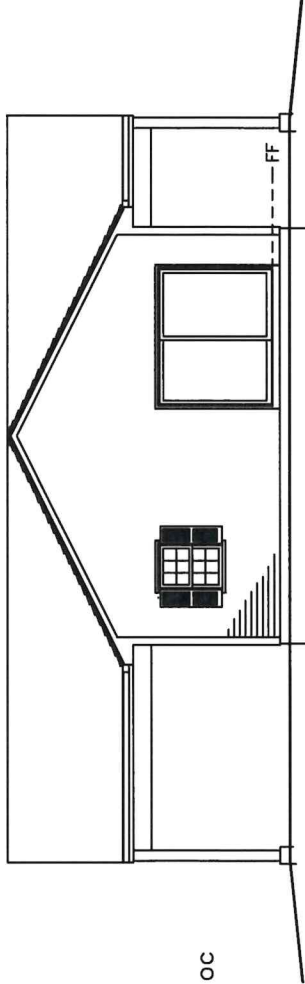
Drawing:

North
Elevation
&
Framing Plan

Sheet:

A-3

Item 4F.



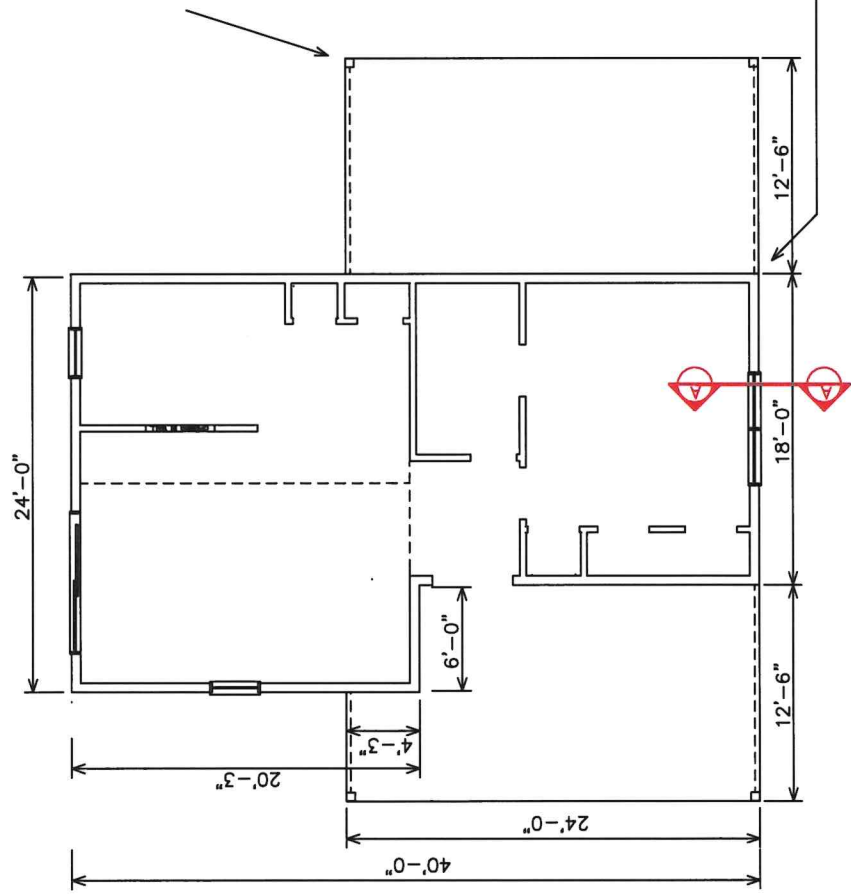
North Elevation

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

All exterior walls are to be 2x6 @16" oc

Interior walls are to be 2x4 @16" oc

Non-load-bearing interior door
headers may be double 2x4's



Framing Plan

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

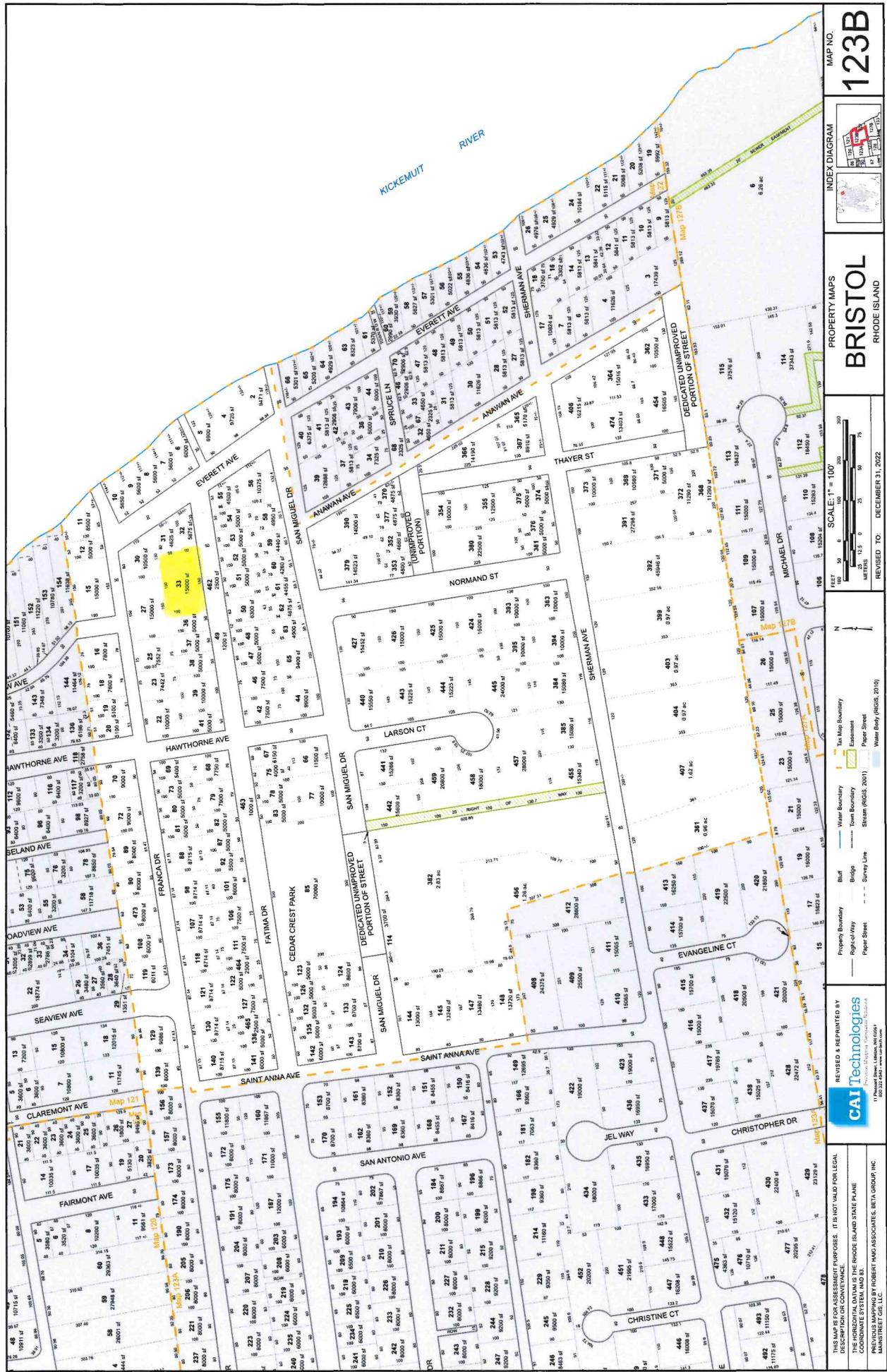
Support columns to be anchored to the concrete piers by means of a Simpson Strong-Tie ABU 6"x6" SS base anchor. Simpson Strong-Tie CC column cap shall be used at the connection to the roof framing.

The columns are to be triple PT 2x6's with 1 layer of 1/2" plywood and 1 1/2"x 5" steel plate, to make up the necessary 5 1/2". The laminations will run in the North-South direction, for added strength.

The bearing beams are to be triple 2x6's with 1 layer of 1/2" plywood and 1 1/2"x 9" steel flitch plate, sandwiched between the 2x's. They will be bolted together with 3/8" carriage bolts @ 20" on center.

The bearing beams will sit on the walls with a minimum of 6" of bearing. The studs in this area are to be solid beneath the beam.





1/2-4 11:40

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

Status	Description/Directions
Closed	Install EV charger
Closed	One or Two Family Dwelling
Closed	Change service drop and meter socket
Closed	Vinyl siding
Closed	strip and reroof
Closed	INSTALL WOOD BURNING INSERT
Closed	INSTALL NAVIEN COMBI GAS ON DEMAND HEAT AND HOT WATER AND RUN
Closed	INSTALL GAS HW HEATER AND GAS BOILER
Closed	REMOVE BEARING WALL 1ST FLR REPLACE W/SAVAGE BEAM AND POSTS 3

	Issue Date	Permit #	Closed Date	BP type	Est.
1	07/24/2024	E59424		ELEC	586
2	06/13/2024	S69080		SLR	39,755
3	01/04/2023	E55537		ELEC	1,000
4	12/02/2022	B55400		BLDG	8,500
5	06/26/2020	B51911		BLDG	4,000
6	01/09/2018	M45018		MECH	4,100
7	09/14/2016	M17865		MECH	0
8	09/14/2016	204-16-M	10/31/2016	MECH	7,200
9	08/18/2016	537-16-B	10/31/2016	BLDG	7,500

Item	AV	2024	0	TermRental
PriorID1c				
PriorID2a				
PriorID2b				
PriorID2c				
PriorID3a				
PriorID3b				
PriorID3c				



169 Fatima Dr, Bristol, RI

Map/Lot: 123-33

1 inch = 29 Feet



www.cai-tech.com

June 23, 2026



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.



169 Fatima Dr - 300' Radius

Town of Bristol, RI

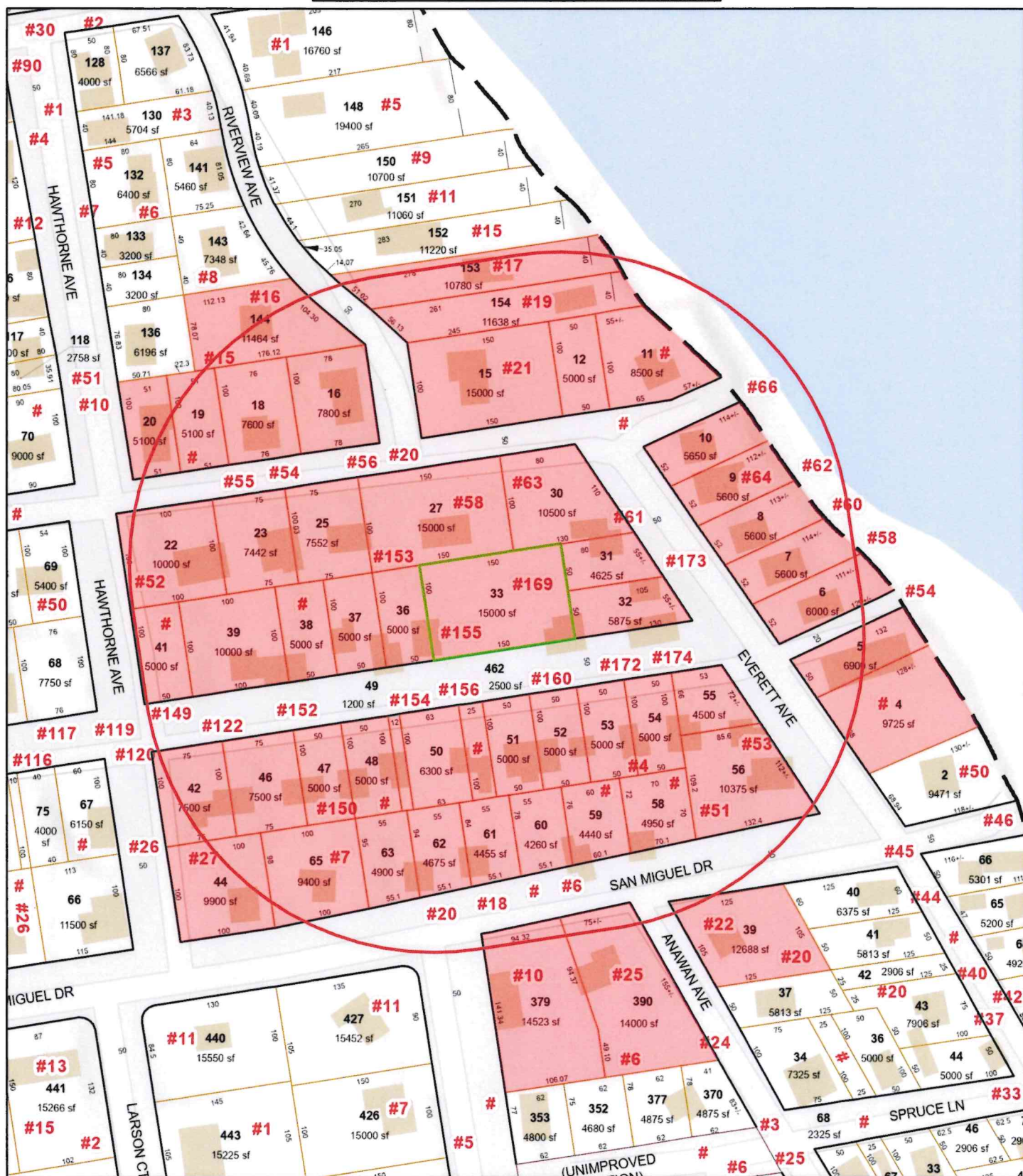
1 inch = 141 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 16, 2026

0 141 282 423



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
June 16, 2026

Subject Property:

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

Mailing Address: MILLER, EDWARD C & LENNOX, SARAH
JT
169 FATIMA DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 121-144
CAMA Number: 121-144
Property Address: 16 RIVERVIEW AVE

Mailing Address: DE REU, VIRGINIA D. JOHN A.
TRUSTEES & VIRGINIA D
406 JUNIPER PKWY
LIBERTYVILLE, IL 60048

Parcel Number: 121-153
CAMA Number: 121-153
Property Address: 17 RIVERVIEW AVE

Mailing Address: POISSANT, OLIVER & SANCHAS,
ROBERT & POISSANT, ANT STEVENS,
BETTINAN & FORTIN, EMILY LE
17 STEPHEN DRIVE
BRISTOL, RI 02809

Parcel Number: 121-154
CAMA Number: 121-154
Property Address: 19 RIVERVIEW AVE

Mailing Address: MCDERMOTT, RICHARD & BARBARA A
(CO-TRUSTEES) C/O NANCY
MCDERMOTT
500 MENDON RD UNIT 102
CUMBERLAND, RI 02864

Parcel Number: 122-39
CAMA Number: 122-39
Property Address: 22 ANAWAN AVE

Mailing Address: HUGHES, GREGORY A. & DEBORAH L
TE
19 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 123-10
CAMA Number: 123-10
Property Address: 66 EVERETT AVE

Mailing Address: LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-12
CAMA Number: 123-12
Property Address: EVERETT AVE

Mailing Address: COSTA, MICHAEL J. LAUREEN R ETUX
TE
70 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-15
CAMA Number: 123-15
Property Address: 21 RIVERVIEW AVE.

Mailing Address: DUBOIS, LINDA LOU BORGES-TRUSTEE
LINDA LOU BORGES DUBOIS TRUST
21 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 123-16
CAMA Number: 123-16
Property Address: 20 RIVERVIEW AVE

Mailing Address: COSTA, STEVEN R NANCY
20 RIVERVIEW AVE.
BRISTOL, RI 02809

Parcel Number: 123-18
CAMA Number: 123-18
Property Address: 55 FRANCA DR

Mailing Address: SCHERMA, JILL M. TRUSTEE
166 HOPE ST
SEEKONK, MA 02771



www.cai-tech.com

6/16/2026

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 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-20
CAMA Number: 123-20
Property Address: 10 HAWTHORNE AVE

Mailing Address: JOCELYN, CHERYL A & CHARLES LE
DANIEL, CHERIE & KISELKA, COLEEN &
10 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 123-22
CAMA Number: 123-22
Property Address: 52 FRANCA DR

Mailing Address: LAMORA, JOSEPH L. JR & SUSAN ANN
52 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-23
CAMA Number: 123-23
Property Address: 54 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
54 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-25
CAMA Number: 123-25
Property Address: 56 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
56 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-27
CAMA Number: 123-27
Property Address: 58 FRANCA DR

Mailing Address: CAMARA, THOMAS A. & JOANNE C.
TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 123-30
CAMA Number: 123-30
Property Address: 63 EVERETT AVE

Mailing Address: COSTA, MARIA LIFE ESTATE
DANIELSON, ELIZABETH
C/O 63 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-31
CAMA Number: 123-31
Property Address: 61 EVERETT AVE

Mailing Address: AMERAULT, SCOTT & SUZANNE TE
5 SANDY LN
BRISTOL, RI 02809

Parcel Number: 123-32
CAMA Number: 123-32
Property Address: 173 FATIMA DR

Mailing Address: PINE, LISA K. ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

Mailing Address: MILLER, EDWARD C & LENNOX, SARAH
JT
169 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-36
CAMA Number: 123-36
Property Address: 155 FATIMA DR

Mailing Address: CENTAZZO, DAVID P. ET AL CLAIRE
LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-37
CAMA Number: 123-37
Property Address: 153 FATIMA DR

Mailing Address: DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-379
CAMA Number: 123-379
Property Address: 10 NORMAND ST

Mailing Address: HARCOURT, KATHERINE M & HALT,
AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809



www.cai-tech.com

6/16/2026

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
June 16, 2026

Parcel Number: 123-38 CAMA Number: 123-38 Property Address: FATIMA DR	Mailing Address: DPC PROPERTIES, LLC 155 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-39 CAMA Number: 123-39 Property Address: 149 FATIMA DR	Mailing Address: MEDEIROS, TAMMY J. LAFLEUR, PAUL M. TE 149 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-390 CAMA Number: 123-390 Property Address: 25 ANAWAN AVE	Mailing Address: TRUDEAU, TERRY LEE SHARON TE 25 ANAWAN AVE BRISTOL, RI 02809
Parcel Number: 123-4 CAMA Number: 123-4 Property Address: EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-41 CAMA Number: 123-41 Property Address: FATIMA DR	Mailing Address: LAMORA JR, JOSEPH L. & SUSAN ANN TE 52 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-42 CAMA Number: 123-42 Property Address: 122 FATIMA DR	Mailing Address: VIEIRA, AMY M. 122 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-44 CAMA Number: 123-44 Property Address: 27 HAWTHORNE AVE	Mailing Address: CAMBRA, JONATHAN MELANIE TE 27 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 123-46 CAMA Number: 123-46 Property Address: 150 FATIMA DR	Mailing Address: SOUTO, RUTH E. 150 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-47 CAMA Number: 123-47 Property Address: 152 FATIMA DR	Mailing Address: BURKE, KEITH C. HELENA A. ETUX TE 152 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-48 CAMA Number: 123-48 Property Address: 154 FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-49 CAMA Number: 123-49 Property Address: FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-5 CAMA Number: 123-5 Property Address: 54 EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT 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.

6/16/2026

Page 3 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-50 CAMA Number: 123-50 Property Address: 156 FATIMA DR	Mailing Address: RHYNARD, LINDA L TRUSTEE 156 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-51 CAMA Number: 123-51 Property Address: 160 FATIMA DR	Mailing Address: FARIAS, THERESA LE FARIAS, MICHAEL J. 160 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-53 CAMA Number: 123-53 Property Address: 172 FATIMA DR	Mailing Address: CAMPAGNA, EVAN S 172 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-54 CAMA Number: 123-54 Property Address: 174 FATIMA DR	Mailing Address: BETTS, KYLA E TRUSTEE KYLA E BETTS REVOCABLE TRUST 174 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-55 CAMA Number: 123-55 Property Address: 53 EVERETT AVE	Mailing Address: WILSON, JOHN H. JR TRUSTEE (1/2) & STEFANOWSKI, AMY & KOSH, CYNTHIA CO-TRUSTEES (1/2) 53 EVERETT ST BRISTOL, RI 02809
Parcel Number: 123-56 CAMA Number: 123-56 Property Address: 51 EVERETT AVE	Mailing Address: TAMULAITES, MICHAEL ZAGORSKI, KAREN L TE 51 EVERETT ST BRISTOL, RI 02809
Parcel Number: 123-58 CAMA Number: 123-58 Property Address: SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-59 CAMA Number: 123-59 Property Address: 4 SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-6 CAMA Number: 123-6 Property Address: 58 EVERETT AVE	Mailing Address: PAVAO, JOSEPH L TERESA M TRUSTEES 58 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-60 CAMA Number: 123-60 Property Address: 6 SAN MIGUEL DR	Mailing Address: FARIAS, MICHAEL J. ET UX DIANNE M. FARIAS TE 160 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-61 CAMA Number: 123-61 Property Address: SAN MIGUEL DR	Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809



www.cai-tech.com

6/16/2026

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 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-62
CAMA Number: 123-62
Property Address: 18 SAN MIGUEL DR

Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE,
MARIA DEAGUIAR & TAVARES, DAVID
C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

Parcel Number: 123-63
CAMA Number: 123-63
Property Address: 20 SAN MIGUEL DR

Mailing Address: MARSHALL, RICHARD D JR - TRUSTEE
RICHARD D MARSHALL JR TRUST
20 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-65
CAMA Number: 123-65
Property Address: 7 SAN MIGUEL DR

Mailing Address: RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-7
CAMA Number: 123-7
Property Address: 60 EVERETT AVE

Mailing Address: BERGLUND, MARK S. & BERGLUND,
LAUREEN S. TRUSTEES
60 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-8
CAMA Number: 123-8
Property Address: 62 EVERETT AVE

Mailing Address: BAXTER, IAN C. & VISWANATHAN, NINA
CO-TRUSTEES
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

Parcel Number: 123-9
CAMA Number: 123-9
Property Address: 64 EVERETT AVE

Mailing Address: LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809



www.cai-tech.com

6/16/2026

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

4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

CENTAZZO, KEVIN & MELANIE
54 FRANCA DRIVE
BRISTOL, RI 02809

FARIAS, MICHAEL J. ET UX
DIANNE M. FARIAS TE
160 FATIMA DR
BRISTOL, RI 02809

AMEREAULT, SCOTT & SUZANNE
5 SANDY LN
BRISTOL, RI 02809

CENTAZZO, KEVIN & MELANIE
56 FRANCA DR
BRISTOL, RI 02809

FARIAS, THERESA LE
FARIAS, MICHAEL J.
160 FATIMA DRIVE
BRISTOL, RI 02809

BAXTER, IAN C. &
VISWANATHAN, NINA CO-TRUS
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

COSTA, MARIA LIFE ESTATE
DANIELSON, ELIZABETH
C/O 63 EVERETT AVE
BRISTOL, RI 02809

HARCOURT, KATHERINE M &
HALT, AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809

BERGLUND, MARK S. & BERGL
60 EVERETT AVE
BRISTOL, RI 02809

COSTA, MICHAEL J.
LAUREEN R ETUX TE
70 EVERETT AVE
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

COSTA, STEVEN R
NANCY
20 RIVERVIEW AVE.
BRISTOL, RI 02809

JOCELYN, CHERYL A & CHARL
DANIEL, CHERIE & KISELKA,
10 HAWTHORNE AVE
BRISTOL, RI 02809

BURKE, KEITH C.
HELENA A. ETUX TE
152 FATIMA DR
BRISTOL, RI 02809

DE REU, VIRGINIA D.
JOHN A. TRUSTEES & VIRGIN
406 JUNIPER PKWY
LIBERTYVILLE, IL 60048

LAMORA JR, JOSEPH L. & SU
52 FRANCA DR
BRISTOL, RI 02809

CAMARA, THOMAS A. & JOANN
15 WILCOX ST
BRISTOL, RI 02809

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

LAMORA, JOSEPH L. JR & SU
52 FRANCA DR
BRISTOL, RI 02809

CAMBRA, JONATHAN
MELANIE TE
27 HAWTHORNE AVE
BRISTOL, RI 02809

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

CENTAZZO, DAVID P. ET AL
CLAIRE LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

DUBOIS, LINDA LOU BORGES-
LINDA LOU BORGES DUBOIS T
21 RIVERVIEW AVE
BRISTOL, RI 02809

MARSHALL, RICHARD D JR -
RICHARD D MARSHALL JR TRU
20 SAN MIGUEL DR
BRISTOL, RI 02809

MCCANN, RAYMOND & MELLO,
154 FATIMA DR
BRISTOL, RI 02809

SOUTO, RUTH E.
150 FATIMA DRIVE
BRISTOL, RI 02809

MCDERMOTT, RICHARD & BARB
C/O NANCY MCDERMOTT
500 MENDON RD
UNIT 102
CUMBERLAND, RI 02864

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

MEDEIROS, TAMMY J.
LAFLEUR, PAUL M. TE
149 FATIMA DR
BRISTOL, RI 02809

TRUDEAU, TERRY LEE
SHARON TE
25 ANAWAN AVE
BRISTOL, RI 02809

MILLER, EDWARD C &
LENNOX, SARAH JT
169 FATIMA DR
BRISTOL, RI 02809

VIEIRA, AMY M.
122 FATIMA DR
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

PINE, LISA K.
ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

WILSON, JOHN H. JR TRUSTE
STEFANOWSKI, AMY & KOSH,
53 EVERETT ST
BRISTOL, RI 02809

POISSANT, OLIVER & SANCH
STEVENS, BETTINAN & FORTI
17 STEPHEN DRIVE
BRISTOL, RI 02809

RHYNARD, LINDA L TRUSTEE
156 FATIMA DR
BRISTOL, RI 02809

RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

SCHERMA, JILL M. TRUSTEE
166 HOPE ST
SEEKONK, MA 02771



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-31

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

Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Alfred P. Holtz

Owner of Record: Alfred P. and Kayla A. Holtz

Location: 43 OLIVER ST , BRISTOL, RI, 02809

Plat: 12 Lot: 41

Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district.

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-26-31

43 Oliver St 12 41

June 11, 2026

Applicant	
Name of Applicant	Paul Lawrence
Who is Submitting this Application	Other
	If other, Describe: Property Manager
Owner's Name (If Different than Applicant)	Alfred Peyton Holtz

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	43 Oliver St	12	41

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Landing platform and staircase for external access to storage above garage
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	174 feet
Width in Feet	8 feet
Length in Feet	13 feet
Height Above Grade	10.6 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	7.8 feet
Height in Feet	-0.4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Section 28-111, Table B. Dimensional Table. Requesting dimensional variances for overall size of an accessory structure and for right side yard setback.

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

Install steps/landing sizeable enough to allow use of the space for tenant storage, but not in such a manner as to impede the use of the existing garage door. the proposed plan provides for the least relief required (smallest practical solution) to gain permanent access to the 2nd story. the landing/stairs will match the property and similar exterior steps in the area (bay St) and so will not alter the characteristics of the area.

Existing Lot Specifications

Current Use of Premises	Multi Family
	If other, explain:
Number of Units	5
Lot Area	6,351
Lot Frontage	38.6
Lot Depth	161.8

Existing Buildings & Structures

Structure: Accessory	Square Footage: 581	Building/Structure Detail if Other: 1st floor garage, 2nd floor storage loft
----------------------	---------------------	--



43 Oliver St, Bristol, RI

Map/Lot: 12-41

1 inch = 26 Feet



www.cai-tech.com

June 23, 2026



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.

RE: Grounds for requested variance

Background: I purchased the property at 43 Oliver Street on 5 March 2020. The previous owner constructed a two story garage; the second story intended to provide resident storage. However, **there is currently no permanent access to the second story space from interior or exterior.** There is a south-facing door that provides temporary access from the exterior of the space by means of a ladder (see photo below). These are unique characteristics of the subject property.

Hardship: I am unable to access space on the second story of the garage except by temporary means of a ladder. Required use of ladder significantly limits the size/weight of what can be stored in what would otherwise be substantial storage space. Additionally, the inability to consistently access the space presents difficulty for proper maintenance of the structure. Consistent access will provide a means of ensuring that roof or other structural damage/degradation can be spotted in a timely manner and remedied for the safety of the residents and neighbors.

Requested Solution: Install steps/landing sizable enough to allow use of the space for tenant storage, but not in such a manner as to impede the use of the existing garage door(s). The proposed plan provides for the least relief required (smallest practical solution) to gain permanent access to the second story. The deck/stairs will match the property and similar exterior steps in the area (Bay Street) and so will not alter the characteristic of the neighborhood.

Current (No Access to only door except by ladder)



Current Ladder Access



Requested base on unique characteristics



Only Dimensional Variance Req. but impedes garage access





Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 00005479
BOOK 2034 PAGE 313

Item 4G.

DECISION FOR VARIANCE

FILE # 2020-18

RE: Application of: Alfred P. Holtz and Kayla Ann Holtz

For property located at **43 Oliver Street**, in Bristol, Rhode Island (Tax Assessor's Plat 12, Lot 41) in the following zoning district: **Residential R-6**.

This matter was heard before the Board at a public hearing on **May 4, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted and with less than the required right side yard for an accessory structure in a residential zoning district.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. This property is a narrow through lot located between Oliver Street and Bay Street. A previous owner constructed a garage on the Bay Street side of the property that does not have access to the second floor storage area except with a ladder. The applicant has provided testimony that he requires use of the additional storage space and has given several reasons for why the garage itself needs to remain intact so that access can be provided to the rear of the multi-family residence on the property. The proposed stairway and access deck to the second floor will avoid the need to an internal stairway which would impede use of the first floor garage.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The existing garage structure was not constructed by the applicant. The applicant is simply working to utilize the structure for additional storage and given the way that the lot and this structure is configured it appears quite reasonable and desirable to add an external stairway and deck to provide safe convenient access for storage.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. The existing garage is compliant, as it meets the requirements for size and height for an accessory structure in a residential zone. However, it was constructed without a stairway to access the second floor. The addition of the proposed deck and external stairway would not change the use of this structure as an accessory garage, and it would not be out of character with this residential neighborhood.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The Board discussed and considered numerous alternatives to provide access to the second floor of the garage, but the proposed deck and external stairway appear to be the most appropriate and would require the least relief.
5. The hardship that would be suffered by the owner if the dimensional variances were not granted would amount to more than a mere inconvenience because the existing ladder access is not an appropriate or safe solution for storage on the second story of a building.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting construction of an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to the existing accessory garage within three (3) feet of the easterly side property line; subject to the following **conditions**: (1) that there be no plumbing permits issued for the second floor of the garage; and (2) that there be no heat or air-conditioning source to service the second floor of the garage.

Voting to **Approve**: Asciola; Simoes; Brum; Burke; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 2nd day of June, 2020. Recorded Jun 02, 2020 at 03:46P.
Louis P. Cirillo Town Clerk

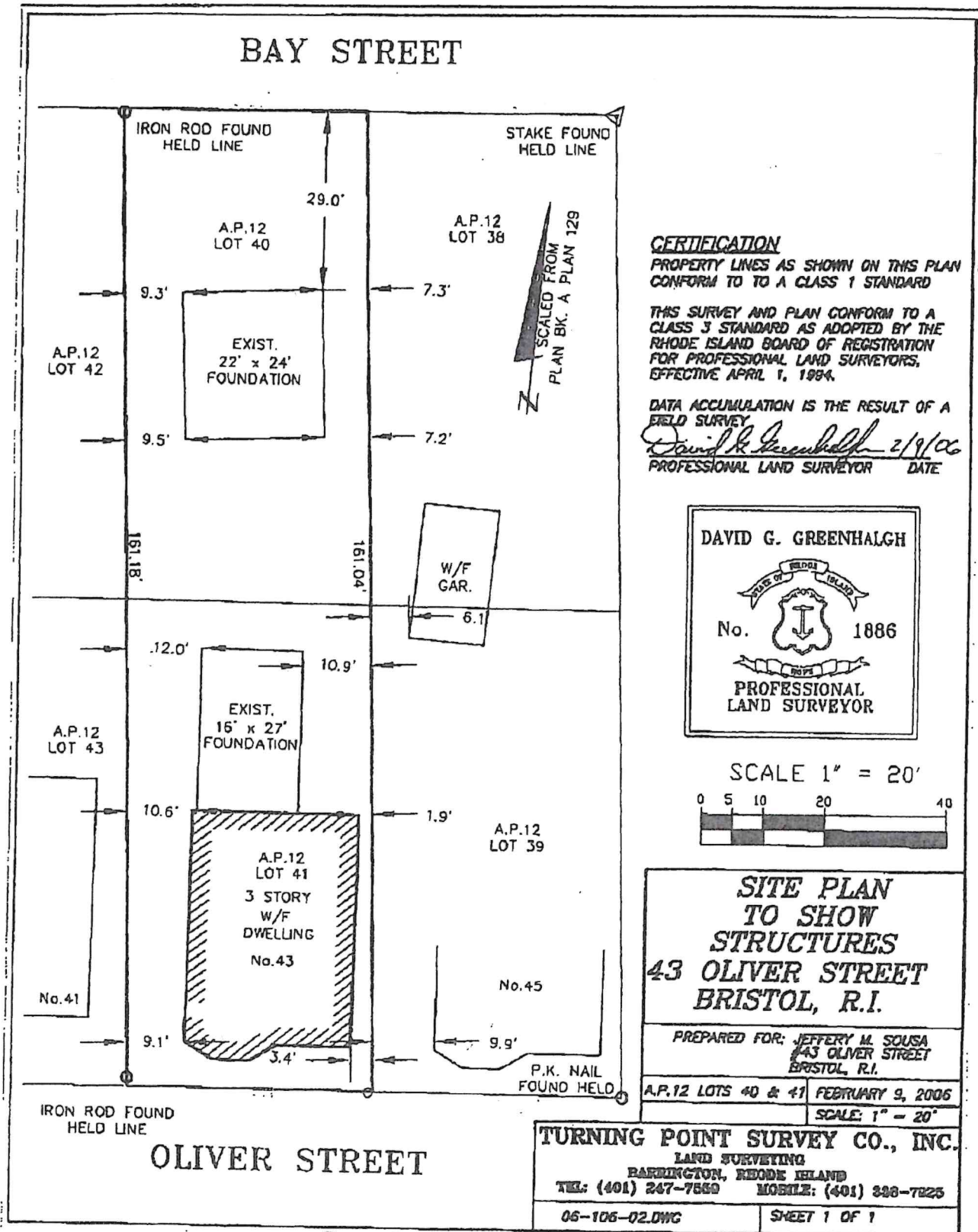
Diane M. Williamson
Diane M. Williamson, Director of Community Development

Feb 09 08 09:39a

Turning Point Survey Co.

4012477559

p.1

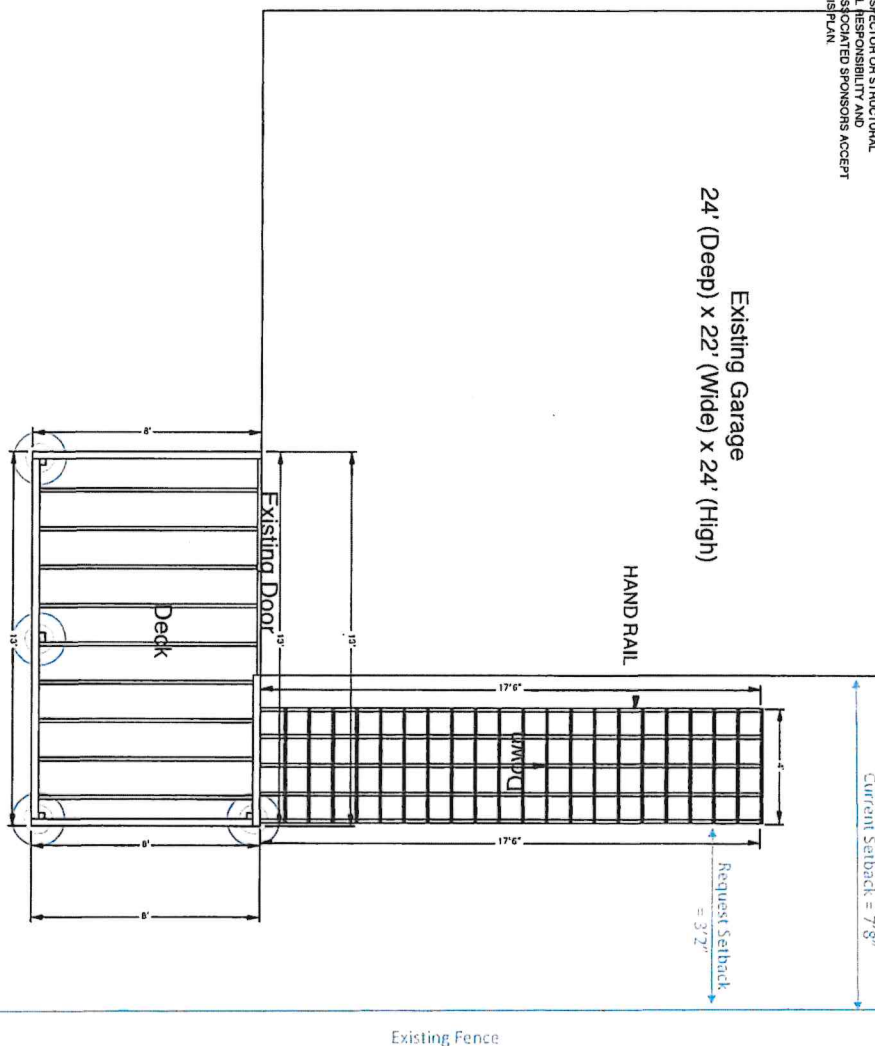


Dead End <- Bay Street -> High Street

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



Footings to be installed to 40" depth as is required by your local building ordinance. First footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assume one clay soil). See footing detail in deck construction guide.

Hope St <- Oliver Street -> High Street

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE
2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR
COMPOSITE FOR FRAMING MATERIALS.

2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

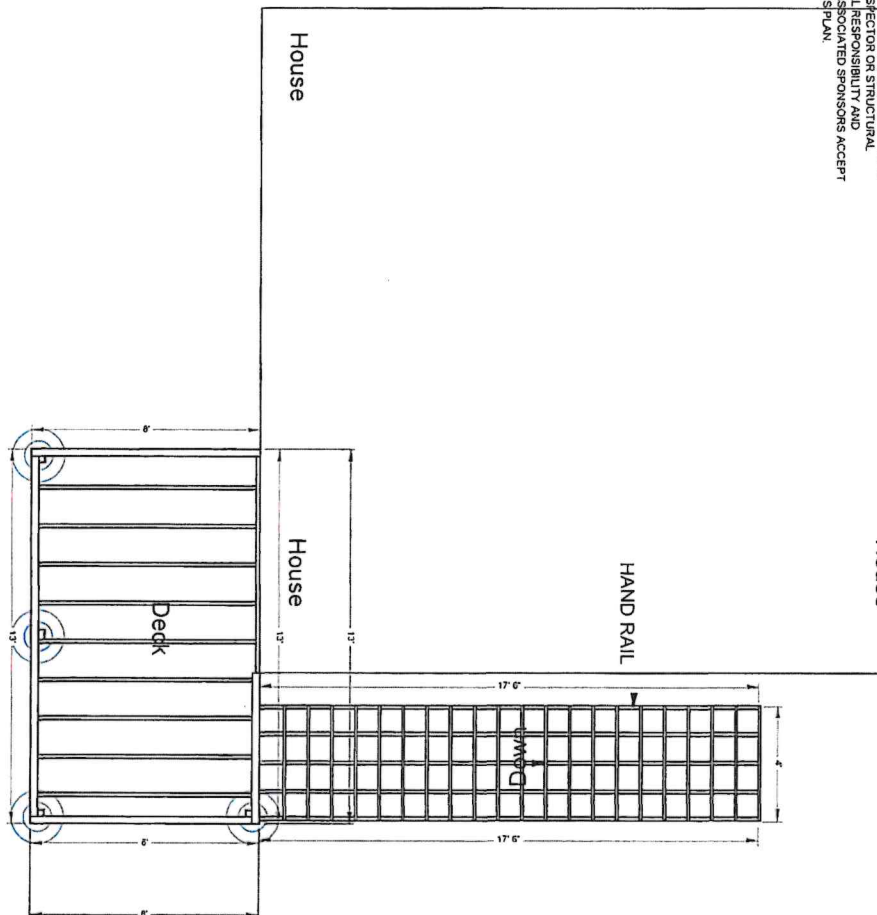


SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED



Total Depth: 48"
Rear Depth: 22"
Pier Diameter: 12"

Footings to be installed to 48" depth as is required by your local building ordinance. Foot loading size based on 55 lbs/sq ft. (See deck construction guide for more details on load capacity (assumed dry soil). See footing detail in deck construction guide.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. ©DECKS.COM LLC

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS

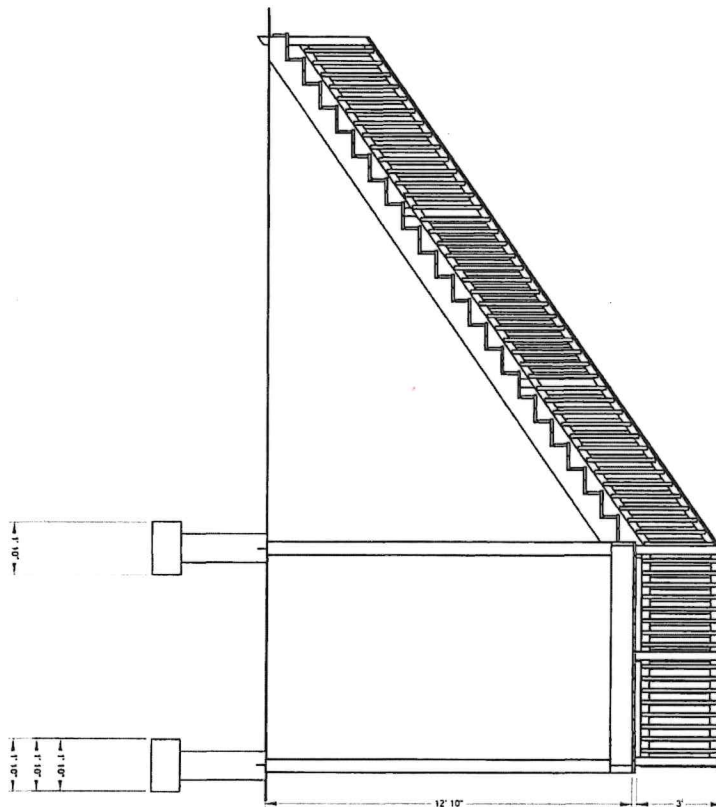


2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING DEPARTMENT OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC



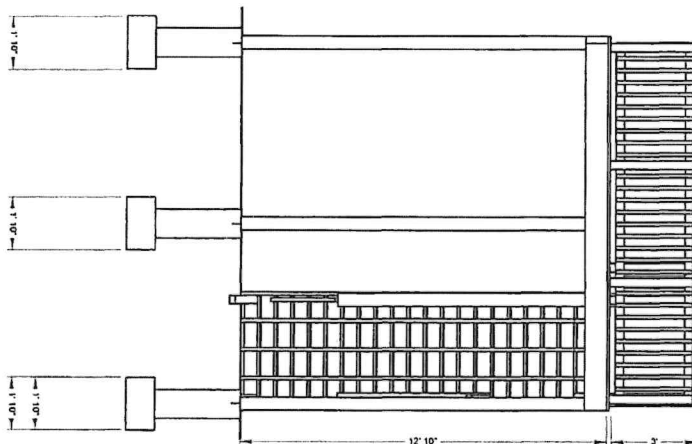
2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAY'S SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. ©DECKS.COM LLC

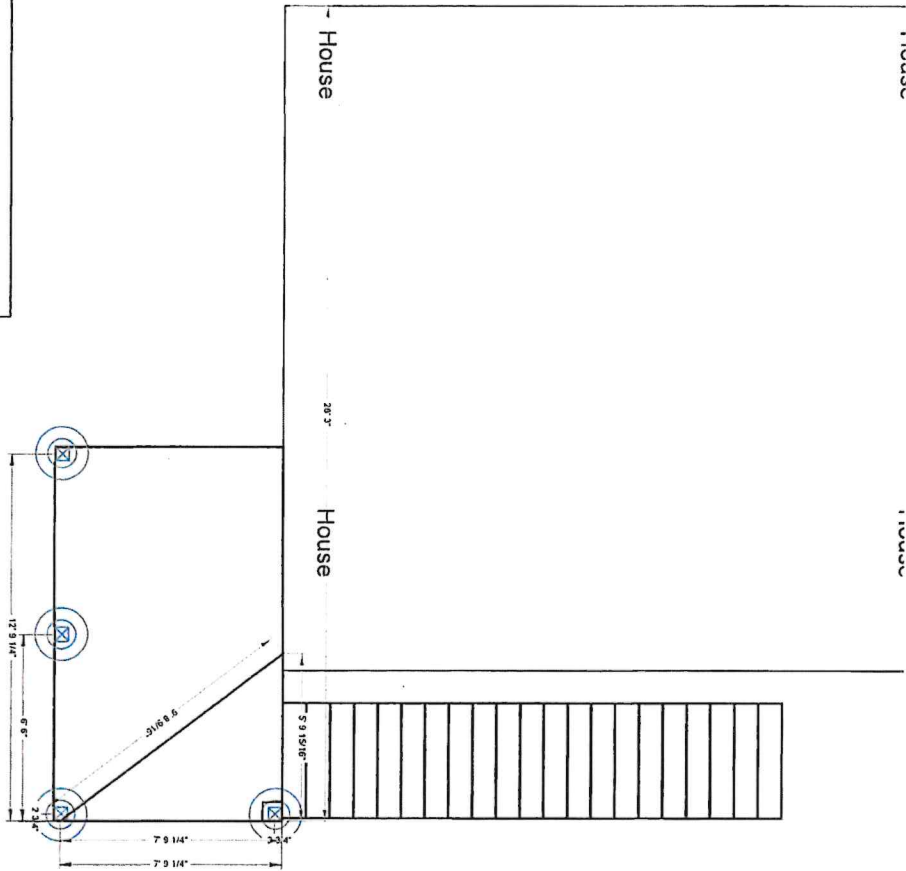


2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRUKES TO STAIR GUARDRAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS



Total Depth: 48"
Base Diameter: 22"
Pier Diameter: 12"

Footings to be installed to 48" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.



Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

► Bristol

► 43 OLIVER ST

Card 1 of 1

CATALIS

► Plat/Lot 012-0041-000

► Account: 682

LUC 02

Zone R-6

► Assessment

\$978,000

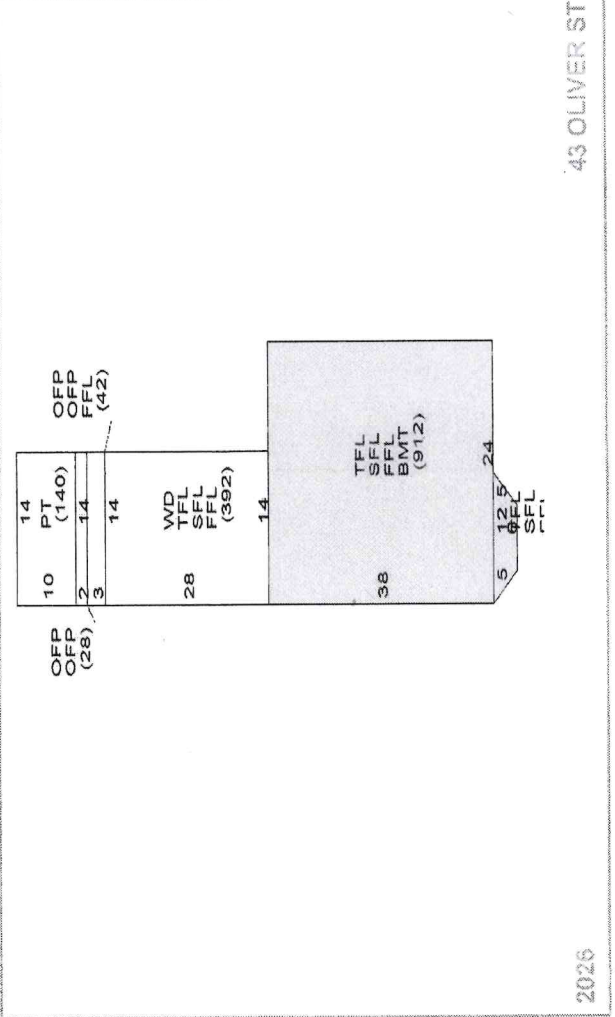
► Owner	► Owner Account #: 50-0070-12	% Owned
Owner 1	HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN	
Owner 2	CO-TRUSTEES, HOLTZ TRUST	
Owner 3		
Address	43 OLIVER ST, BRISTOL, RI 02809	

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HOLTZ, ALFRED P &	11/29/2021	0	2146-111		Q
SOSA, JEFFREY M. TRUSTEE	03/05/2020	695,000	2024-216		T
SOSA, JEFFREY M.	10/05/2011	0	1614-280	A	Q
DUPONT, ANGELINA C. (SURV)	06/05/2003	0	1008-231		W
DUPONT, GEORGE M.	01/01/1981	0	UNK-		

► Assessment							
Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	
02	677,000	38,200	0.15	262,800	0	978,000	
TOTAL	677,000	38,200	0.15	262,800	0	978,000	
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		172.12	VAL per SQ Unit/Parcel >		172.12

► Previous Assessments									
Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2025	02	677,000	38,200	0	262,800	0	978,000	978,000	
2024	02	405,700	38,200	0	219,000	0	662,900	662,900	
2023	02	405,700	38,200	0	219,000	0	662,900	662,900	
2022	02	405,700	38,200	0	219,000	0	662,900	662,900	
2021	02	271,100	21,300	0	210,500	0	502,900	502,900	
2020	02	271,100	19,200	0	210,500	0	500,800	500,800	



► 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	02 NR 2-5 Fan	0.13774	AC	P	1.00	1,842,000	1,864,382	I							256,800			1.00	0
2	02 NR 2-5 Fan	0.00808	AC	EX	0.20	1,842,000	742,574	I							6,000			1.00	0
3																			
4																			

Building Information

Description	Story Height	COM Units	BMT Floor	Concrete	%
BLDG Type	3 Family	0			
RES Units	3				
Foundation	Brick/Stone				
Frame 1	Wood				
EXT Wall 1	Vinyl Siding				
Roof Type 1	Flat				
Roof Cover 1	Other				
INT Wall 1	Drywall				
Floors 1	Hardwood				
BMT Garages					
Plumbing	Color				
Insulation	INT vs EXT				
Heat Fuel	Gas				
# Heat Sys	3				
% Solar HW	% A/C				
% COM Wall	% Vacuum				
Ceil HGHT	Ceiling Type				
Parking Type	% Sprinkled				
EXT View					

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	Street	Traffic
Year Built	1916	EFF Year				
Alt LUC		Alt %	0.00			
Bas \$/SQ	214.00	Size Adj	0.92			
Constr Adj	1.01					
Adj \$/SQ	198.16					
Other Feats	84,717					
Grade Fac	1.00					
Neigh Infl	1.00					
Land Factor	1.00					
Adj Total	927,418					
Depreciation	250,403					
Depr Total	677,015					
Total Depreciation %	> 27.0					

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,382	1,382	198.17	273,858
SFL	2nd FLOOR	1,340	1,340	198.16	265,535
TFL	3rd FLOOR	1,340	1,340	198.16	265,535
BMT	BASEMENT	948	0	29.72	28,175
OPF	OPEN PORCH	140	0	23.65	3,300
PT	PATIO	140	0	3.32	465
WD	WOOD DECK	392	0	14.88	5,833
Total		5,682	4,062		842,701

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
1/17/2022	Data Verifica	
8/6/2021	REVIEW	
4/30/2021	MEASURED	
11/20/2018	LISTED	
9/26/2018	REVIEW	
9/21/2018	MEASURED	
1/16/2008	LISTED	
1/16/2008	CALL BACK	MP

Notes

RENOVATIONS COMPLETE C/O 02/02/09 - LOT 0040 DROPPED INTO THIS LOT 5/11 EAS BK 1601 PG 314 || 04/30/2021 Remove wood deck from out buildings section (wood deck is attached to the dwelling), 3-residential units and 0-commercial units, add 100% central air conditioning, correct sketch per field inspection and measurements.

Remodeling History

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
Plumbing					
Electric					
Heating					
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
05/19/2020	B50366		BLDG	2,000	100	Closed	Adding deck and stairs to existing garage to access second story.
08/20/2018	F47167		FNC	500	100	Closed	add 50 feet chain link fence along the east side of the 3 family

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	33	Gar + 1s	1	Y	1	22	24	528	4	GD	1916	38,200
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	YES
xtTermRental	YES
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	U
2			
3			
4			
Totals	1	13	7



43 Oliver Street - 200' Radius

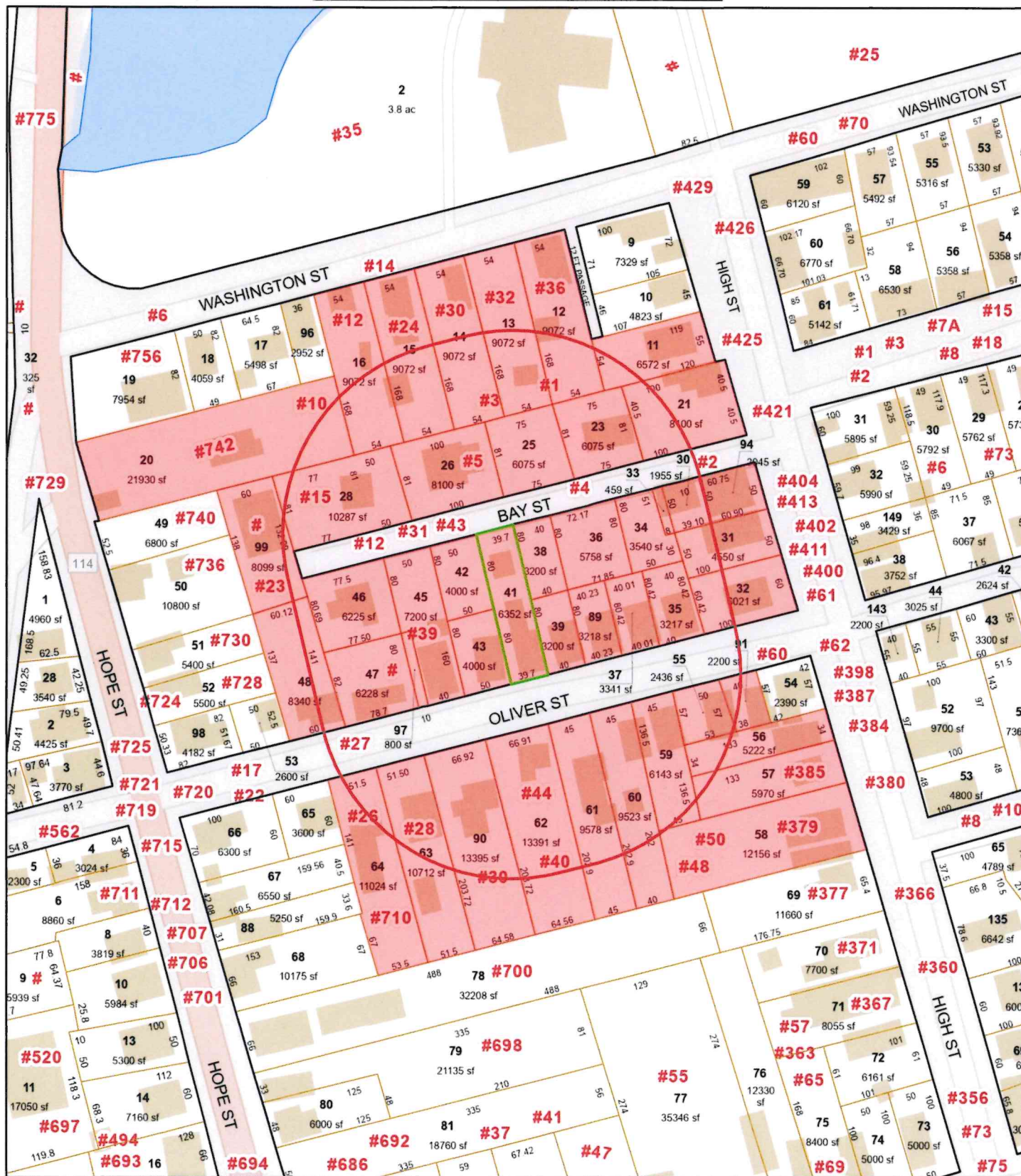
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 16, 2026



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
June 16, 2026

Subject Property:

Parcel Number: 12-41
CAMA Number: 12-41
Property Address: 43 OLIVER ST

Mailing Address: HOLTZ, ALFRED PEYTON TYREE &
KAYLA ANN CO-TRUSTEES, HOLTZ
TRUST
43 OLIVER ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 12-11
CAMA Number: 12-11
Property Address: 425 HIGH ST

Mailing Address: DA SILVA, JOSE F. & MARY LE
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

Parcel Number: 12-12
CAMA Number: 12-12
Property Address: 36 WASHINGTON ST

Mailing Address: TINKLER, HELENE & KIERAN
16 BULL ST
NEWPORT, RI 02840

Parcel Number: 12-13
CAMA Number: 12-13
Property Address: 32 WASHINGTON ST

Mailing Address: LEARY, DANIEL M. & GONZALEZ,
LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-14
CAMA Number: 12-14
Property Address: 30 WASHINGTON ST

Mailing Address: MARIA TEOTONIO LE
TEOTONIO, JOSEPH E. & MARIE
C. MARABELLO &
30 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-15
CAMA Number: 12-15
Property Address: 24 WASHINGTON ST

Mailing Address: ALMEIDA-OLIVEIRA, SUSAN M
24 WASHINGTON ST.
BRISTOL, RI 02809

Parcel Number: 12-16
CAMA Number: 12-16
Property Address: 14 WASHINGTON ST

Mailing Address: MACHADO, WALTER J. HEADY,
KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-20
CAMA Number: 12-20
Property Address: 742 HOPE ST

Mailing Address: SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

Parcel Number: 12-21
CAMA Number: 12-21
Property Address: 421 HIGH ST

Mailing Address: AG ENTERPRISES, INC.
50 RICHMOND ST
BRISTOL, RI 02809

Parcel Number: 12-23
CAMA Number: 12-23
Property Address: 1 BAY ST

Mailing Address: CASSISI, JASON C. & LORI A. TE
1 BAY ST
BRISTOL, RI 02809



www.cai-tech.com

6/16/2026

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 4



200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 12-25 CAMA Number: 12-25 Property Address: 3 BAY ST	Mailing Address: KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
Parcel Number: 12-26 CAMA Number: 12-26 Property Address: 5 BAY ST	Mailing Address: KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
Parcel Number: 12-28 CAMA Number: 12-28 Property Address: 15 BAY ST	Mailing Address: LAWRENCE, PAUL J. & LAWRENCE, RAE-ANN TRUSTEES 15 BAY ST BRISTOL, RI 02809
Parcel Number: 12-30 CAMA Number: 12-30 Property Address: 2 BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-31 CAMA Number: 12-31 Property Address: 411 HIGH ST	Mailing Address: PELOSI LISA A TRUSTEE 20 RIVER RUN ST EAST GREENWICH, RI 02818
Parcel Number: 12-32 CAMA Number: 12-32 Property Address: 61 OLIVER ST	Mailing Address: CHAN, CHUN QIN 11 ASHBURTON ROAD EAST PROVIDENCE, RI 02914
Parcel Number: 12-33 CAMA Number: 12-33 Property Address: BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-34 CAMA Number: 12-34 Property Address: BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-35 CAMA Number: 12-35 Property Address: 51 OLIVER ST	Mailing Address: CONTE, ANDREW JR. WC 51 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-36 CAMA Number: 12-36 Property Address: 4 BAY ST	Mailing Address: ORRELL, LAURA 49 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-37 CAMA Number: 12-37 Property Address: 49 OLIVER ST	Mailing Address: ORRELL, LAURA & SEBILIAN, CHRISTOPHER J JT 49 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-38 CAMA Number: 12-38 Property Address: OLIVER ST	Mailing Address: ALL PEOPLE RE INVESTMENT, LLC 1830 NW 80TH CT CLIVE, IA 50325



www.cai-tech.com

6/16/2026

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



200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 12-39 CAMA Number: 12-39 Property Address: 45 OLIVER ST	Mailing Address: ALL PEOPLE RE INVESTMENT, LLC 22 Harding St Apt 1 Pawtucket, RI 02861
Parcel Number: 12-41 CAMA Number: 12-41 Property Address: 43 OLIVER ST	Mailing Address: HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN CO-TRUSTEES, HOLTZ TRUST 43 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-42 CAMA Number: 12-42 Property Address: BAY ST	Mailing Address: CAMARA, JOANNE C & THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 12-43 CAMA Number: 12-43 Property Address: 39 OLIVER ST	Mailing Address: CAMARA, JOANNE C. THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 12-45 CAMA Number: 12-45 Property Address: 31 OLIVER ST	Mailing Address: MARKS, PAULA J. 31 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-46 CAMA Number: 12-46 Property Address: 12 BAY ST	Mailing Address: DANIEL, CLIFTON III 2 HORIZON ROAD #1208 FORT LEE, NJ 07024
Parcel Number: 12-47 CAMA Number: 12-47 Property Address: 27 OLIVER ST	Mailing Address: MCCOMBE, SPENCER C 7 THURSTON AVE NEWPORT, RI 02840
Parcel Number: 12-48 CAMA Number: 12-48 Property Address: 23 OLIVER ST	Mailing Address: HOLMES, WILLIAM E & CATHERINE A TE 23 OLIVER ST. BRISTOL, RI 02809
Parcel Number: 12-55 CAMA Number: 12-55 Property Address: 58 OLIVER ST	Mailing Address: COSTA, CECILIA M. LE COSTA, STEVE S AND FORTIN, EDUINA MARIA TC 58 OLIVER ST Bristol, RI 02809
Parcel Number: 12-56 CAMA Number: 12-56 Property Address: 387 HIGH ST	Mailing Address: TEIXEIRA, JOSEPH T JR TRUSTEE JOSEPH T TEIXEIRA JR LIV TRUST 387 HIGH ST BRISTOL, RI 02809
Parcel Number: 12-57 CAMA Number: 12-57 Property Address: 385 HIGH ST	Mailing Address: BERGENHOLTZ, THOMAS M.& MARIANNE TE 112 SOUTH MAYHEW TURNPIKE HEBRON, NH 03241
Parcel Number: 12-58 CAMA Number: 12-58 Property Address: 379 HIGH ST	Mailing Address: MASCENA, STEPHEN R & MICHELLE, CO-TRUSTEES MASCENA FAMILY TRUST 379 HIGH 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.

6/16/2026

Page 3 of 4



200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 12-59 CAMA Number: 12-59 Property Address: 50 OLIVER ST	Mailing Address: PIETTE, RICHARD J. TRUSTEE 50 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-60 CAMA Number: 12-60 Property Address: 48 OLIVER ST	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 12-61 CAMA Number: 12-61 Property Address: 44 OLIVER ST	Mailing Address: NEWCITY, LISA L 12 CHURCH ST BARRINGTON, RI 02806
Parcel Number: 12-62 CAMA Number: 12-62 Property Address: 40 OLIVER ST	Mailing Address: BOOTH, JANE MARIE NATHANIEL TE 40 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-63 CAMA Number: 12-63 Property Address: 28 OLIVER ST	Mailing Address: COSTA, JAMES A. ET UX SUSAN M. COSTA TE 28 OLIVER ST. BRISTOL, RI 02809
Parcel Number: 12-64 CAMA Number: 12-64 Property Address: 26 OLIVER ST	Mailing Address: AMARAL, BRIAN & AMANDA TE 26 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-89 CAMA Number: 12-89 Property Address: 47 OLIVER ST	Mailing Address: LAPRE, LORI E 19 ANNAWAMSCUTT DR BRISTOL, RI 02809
Parcel Number: 12-90 CAMA Number: 12-90 Property Address: 30 OLIVER ST	Mailing Address: CARPENTER, NOAMI S. 30 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-91 CAMA Number: 12-91 Property Address: 60 OLIVER ST	Mailing Address: BRETL, VALERIE H & SILVEIRA, TONY A JT 601/2 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-94 CAMA Number: 12-94 Property Address: 413 HIGH ST	Mailing Address: NPT EAST BAY LLC 17 MEMORIAL BLVD NEWPORT, RI 02840
Parcel Number: 12-97 CAMA Number: 12-97 Property Address: OLIVER ST	Mailing Address: TOWN OF BRISTOL 10 COURT 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.

6/16/2026

Page 4 of 4

AG ENTERPRISES, INC.
50 RICHMOND ST
BRISTOL, RI 02809

CARPENTER, NOAMI S.
30 OLIVER ST
BRISTOL, RI 02809

HOLTZ, ALFRED PEYTON TYRE
CO-TRUSTEES, HOLTZ TRUST
43 OLIVER ST
BRISTOL, RI 02809

ALL PEOPLE RE INVESTMENT,
1830 NW 80TH CT
CLIVE, IA 50325

CASSISI, JASON C. & LORI
1 BAY ST
BRISTOL, RI 02809

KOMOROSKI, BATTAGLIA DEBO
5 BAY ST
BRISTOL, RI 02809

ALL PEOPLE RE INVESTMENT,
22 Harding St Apt 1
Pawtucket, RI 02861

CHAN, CHUN QIN
11 ASHBURTON ROAD
EAST PROVIDENCE, RI 02914

LAPRE, LORI E
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

ALMEIDA-OLIVEIRA, SUSAN M
24 WASHINGTON ST.
BRISTOL, RI 02809

CONTE, ANDREW JR. WC
51 OLIVER STREET
BRISTOL, RI 02809

LAWRENCE, PAUL J. & LAWRE
15 BAY ST
BRISTOL, RI 02809

AMARAL, BRIAN & AMANDA TE
26 OLIVER ST
BRISTOL, RI 02809

COSTA, CECILIA M. LE
COSTA, STEVE S AND FORTIN
58 OLIVER ST
Bristol, RI 02809

LEARY, DANIEL M. &
GONZALEZ, LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

BERGENHOLTZ, THOMAS M.& M
112 SOUTH MAYHEW TURNPIKE
HEBRON, NH 03241

COSTA, JAMES A. ET UX
SUSAN M. COSTA TE
28 OLIVER ST.
BRISTOL, RI 02809

MACHADO, DONNA L.
DONALD & LORNA RIPPERGER
2 BAY STREET
BRISTOL, RI 02809

BOOTH, JANE MARIE
NATHANIEL TE
40 OLIVER ST
BRISTOL, RI 02809

DA SILVA, JOSE F. & MARY
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

MACHADO, WALTER J.
HEADY, KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

BRETL, VALERIE H & SILVEI
601/2 OLIVER STREET
BRISTOL, RI 02809

DANIEL, CLIFTON III
2 HORIZON ROAD #1208
FORT LEE, NJ 07024

MARIA TEOTONIO LE
TEOTONIO, JOSEPH E. & MARI
30 WASHINGTON ST
BRISTOL, RI 02809

CAMARA, JOANNE C &
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

MARKS, PAULA J.
31 OLIVER STREET
BRISTOL, RI 02809

CAMARA, JOANNE C.
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

HOLMES, WILLIAM E & CATHE
23 OLIVER ST.
BRISTOL, RI 02809

MASCENA, STEPHEN R & MICH
MASCENA FAMILY TRUST
379 HIGH ST
BRISTOL, RI 02809

MCCOMBE, SPENCER C
7 THURSTON AVE
NEWPORT, RI 02840

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

NEWCITY, LISA L
12 CHURCH ST
BARRINGTON, RI 02806

NPT EAST BAY LLC
17 MEMORIAL BLVD
NEWPORT, RI 02840

ORRELL, LAURA
49 OLIVER STREET
BRISTOL, RI 02809

ORRELL, LAURA & SEBILIAN,
49 OLIVER STREET
BRISTOL, RI 02809

PELOSI LISA A TRUSTEE
20 RIVER RUN ST
EAST GREENWICH, RI 02818

PIETTE, RICHARD J. TRUSTE
50 OLIVER ST
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TEIXEIRA, JOSEPH T JR TRU
JOSEPH T TEIXEIRA JR LIV
387 HIGH ST
BRISTOL, RI 02809

TINKLER, HELENE & KIERAN
16 BULL ST
NEWPORT, RI 02840



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 29, 2026
File #: ZBR-26-32

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

Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Douglas M. & Susan E. Dahl

Owner of Record: Douglas M. and Susan E. Dahl

Location: 61 SMITH ST , BRISTOL, RI, 02809

Plat: 133 Lot: 128

Zoning District: R-15

Applicant is requesting **Special Use Permit and Dimensional Variances** to:

construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck.

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-26-32

61 Smith Street 133 128

June 22, 2026

Applicant	
Name of Applicant	Douglas M. & Susan E. Dahl
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Douglas M. & Susan E. Dahl

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	61 Smith Street	133	128

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,818 feet
Width in Feet	28 feet
Length in Feet	46 feet
Height Above Grade	34 feet
Number of Stories	3

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-150(e)(e)(e)

Describe the extent of the proposed alterations and the reasons for the requesting relief
Applicant seeks a special use permit to demolish an existing fire damaged residential structure and construct a new 28ft. x 46ft. single-family residential structure exceeding 25 ft in height in a flood zone and dimensional variance to permit greater gross floor area than permitted.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	4,782
Lot Frontage	50
Lot Depth	100

Existing Buildings & Structures

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

Project Narrative

Application of Douglas M. and Susan E. Dahl

Property: 61 Smith Street, Bristol, Rhode Island

Assessor's Plat 133, Lot 128

Zoning District: Residential R-15

Relief Requested: Special Use Permit pursuant to Section 28-150(e)(e)(e) and Dimensional Variances related to Gross Floor Area standards.

Introduction and Project Description

The Applicants, Douglas M. and Susan E. Dahl, respectfully request approval to demolish an existing fire damaged residential structure and replace it with a new 28ft x 46 ft. elevated 2-bedroom single-family residence at 61 Smith Street, Bristol, Rhode Island. The subject property is a nonconforming waterfront lot of record containing approximately 4,782 square feet and located along the Kickemuit River within a FEMA flood hazard area. The lot is situated within a neighborhood consisting primarily of older waterfront homes developed prior to the adoption of modern zoning and floodplain regulations. The parcel is characterized by irregular lot lines and limited developable area.

The property was previously the subject of Zoning Board approvals in 2020 authorizing demolition of a fire-damaged dwelling and construction of a replacement residence. Those approvals have expired and, as a result, the Applicants must reapply for zoning relief. The previously approved project received dimensional relief from front and rear setback requirements. Since that time, the Town has adopted new flood zone regulations that govern residential structures exceeding twenty-five (25) feet in height from grade, and the proposed project is now reviewed under those provisions. The project no longer needs any setback relief because of the changes to the state law governing setbacks on substandard lots of record.

The proposed residence has been designed to comply with current FEMA floodplain construction requirements and coastal resiliency standards. The structure elevates the living area above the required flood elevation and incorporates parking, storage, and utility space beneath the habitable floors. Architectural plans indicate a building height of approximately 33 feet 11 inches measured from existing grade to ridge, requiring review under Section 28-150(e)(e)(e).

Relief Requested

A. Special Use Permit – Section 28-150(e)(e)(e)

The Applicants seek a Special Use Permit pursuant to Section 28-150(e)(e)(e) because the proposed residence exceeds twenty-five (25) feet in height from grade within a residential flood zone.

The proposal satisfies the intent and requirements of the ordinance as follows:

1. Floodplain Compliance

The residence has been designed in accordance with FEMA floodplain standards and state building code requirements applicable to structures located within flood hazard areas. Habitable space is elevated above the base flood elevation, with the lower level utilized for parking and storage purposes.

2. Roof Design

The proposed roof system utilizes pitched roof forms substantially exceeding the minimum 4:12 roof pitch required by the ordinance. The design maintains the traditional architectural character of waterfront homes within the neighborhood.

3. Neighborhood Compatibility

The proposed dwelling is consistent with the scale and character of surrounding waterfront residences. The design reflects contemporary flood-resistant construction while maintaining residential architectural elements common throughout the Smith Street waterfront area. The project replaces a long-vacant, fire-damaged structure with a well-designed owner-occupied residence that will improve the appearance of the property and surrounding neighborhood. The Zoning Board previously found that redevelopment of this property would benefit the neighborhood and fit within the character of the area.

4. Lot Configuration and Coastal Conditions

The subject lot is uniquely constrained by its location between Smith Street and the Kickemuit River, flood zone requirements, and CRMC coastal restrictions. Elevated construction necessary to meet flood standards inherently increases overall building height. The Special Use Permit process recognizes this reality and provides a mechanism for reviewing structures that must be elevated to safely accommodate residential use.

B. Dimensional Variance – Gross Floor Area

The Project meets all applicable standards relative to building lot coverage; however dimensional variances are necessary from the Gross Floor Area standards contained in Section 28-150(e)(e)(e)(4).

Requirement	Permitted	Proposed
Gross Floor Area (GFA)	1,434.6 sq. ft.	1,818 sq. ft.
First Floor Footprint	60% of GFA (861 sq. ft.)	1,093 sq. ft. (76%)
Second Floor Footprint	40% of GFA (573.8 sq. ft.)	725 sq. ft. (50%)
Deck Area	15% of GFA (215 sq. ft.)	472 sq. ft. (26%)

The requested relief therefore consists of:

1. Variance to permit total GFA of 1,818 square feet where 1,434.6 square feet is permitted.
2. Variance to permit a first-floor living area of approximately 1,093 square feet (76% of GFA) where 60% is permitted.
3. Variance to permit a second-floor living area comprising approximately 50% of total GFA where 40% is permitted.
4. Variance to permit second-floor deck area equal to approximately 26% of GFA where 15% is permitted.

Grounds Supporting the Variances

A. Hardship Arises From the Unique Characteristics of the Land

The hardship results from the unique physical characteristics of this waterfront parcel and not to the general characteristics of the surrounding area or any economic disability of the applicant.

The lot is an undersized lot of record containing approximately 4,782 square feet and is constrained by:

- Its location within a FEMA flood hazard area;
- Its location adjacent to the Kickemuit River;
- Irregular lot geometry;
- Existing neighborhood development patterns consisting of older nonconforming waterfront lots;
- Modern floodplain regulations requiring elevation of habitable space; and
- CRMC coastal requirements governing development near the shoreline.

These physical conditions substantially limit design flexibility and reduce the ability to achieve the ordinance's prescribed floor-area allocations while maintaining a practical family residence.

B. Hardship Is Not Self-Created

The Applicants did not create the lot, the flood zone designation, the coastal location, or the dimensional limitations associated with the parcel. The proposal is simply an effort to replace a fire-damaged residence and construct a code-compliant home suitable for year-round occupancy. Previous Board decisions specifically found that the hardship was not self-created.

C. No Alteration of Neighborhood Character

The project will not alter the general character of the neighborhood or impair the intent of the Comprehensive Plan.

The surrounding area consists largely of waterfront homes of varying ages, sizes, and architectural styles. Many nearby residences have been renovated, elevated, or reconstructed to meet modern floodplain requirements. The proposed residence is consistent with these development trends and will replace a vacant, deteriorated property with an attractive new home.

Previous Board findings specifically concluded that redevelopment of this property would benefit the neighborhood and fit within its established character.

D. More Than a Mere Inconvenience

Strict application of the GFA standards would prevent construction of a reasonably sized 2-bedroom, flood-compliant residence on this unique undersized waterfront parcel.

Reducing the structure to the ordinance-prescribed floor area would significantly impair the functionality of the dwelling and would prevent the Applicants from achieving a reasonable replacement home while complying with FEMA elevation requirements and modern building standards. The resulting hardship is substantially greater than a mere inconvenience and satisfies the legal standard for dimensional relief. Previous Board decisions reached the same conclusion with respect to redevelopment of this property.

Conclusion

The Applicants respectfully submit that the proposed project satisfies the standards for issuance of a Special Use Permit under Section 28-150(e)(e)(e) and the standards for dimensional variances under Rhode Island law and the Bristol Zoning Ordinance.

The proposal replaces a long-vacant fire-damaged structure with a FEMA-compliant waterfront residence designed to meet modern safety standards while respecting the character of the surrounding neighborhood. The requested relief results from the unique physical constraints of the property, is not self-created, constitutes the minimum relief necessary to permit reasonable residential use, and will not adversely affect neighboring properties or the public interest.

Accordingly, the Applicants respectfully request that the Zoning Board grant:

1. A Special Use Permit pursuant to Section 28-150(e)(e)(e) for a residential structure exceeding 25 feet in height within the flood zone; and
2. Dimensional Variances for Gross Floor Area, first-floor floor area ratio, second-floor floor area ratio, and deck area as described herein.

STATE OF RHODE ISLAND
BRISTOL, SC

TOWN OF BRISTOL
ZONING BOARD OF REVIEW

Owner Authorization Letter

Date: June 19, 2026

To: Bristol Zoning Board of Review

Subject: Authorization for Attorney to File Zoning Application

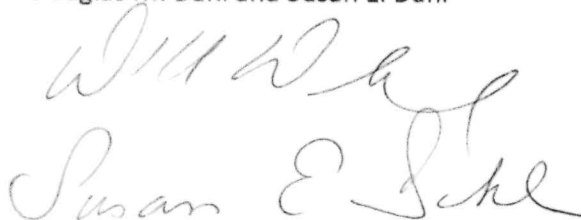
We, Douglas M. and Susan E. Dahl, owners of 61 Smith Street, hereby authorize Attorney David P. Martland to act on our behalf concerning the filing of a zoning application for the property located at 61 Smith Street, Bristol, RI, designated as Plat 133, Lot 128.

This authorization is provided to facilitate the submission and processing of the zoning application with the Zoning Board of Review for the Town of Bristol, Rhode Island.

This authorization shall remain in effect until the completion of the zoning application process, or until written notice is provided to revoke this authorization.

Sincerely,

Douglas M. Dahl and Susan E. Dahl

The block contains two handwritten signatures in cursive. The first signature is for Douglas M. Dahl, and the second is for Susan E. Dahl. Both signatures are written in dark ink and are positioned one above the other.



Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

June 23, 2026



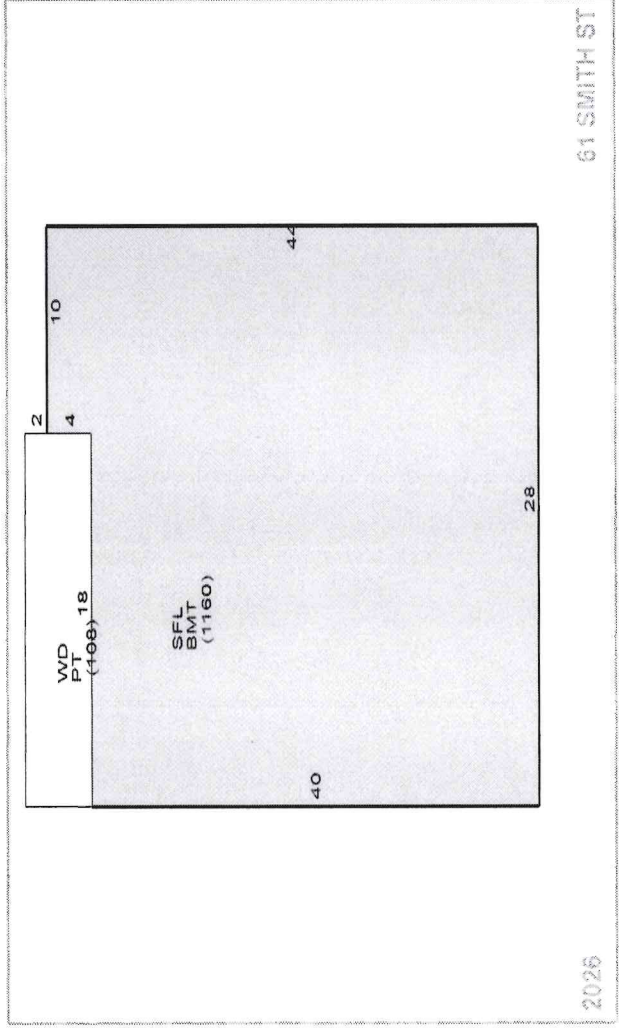
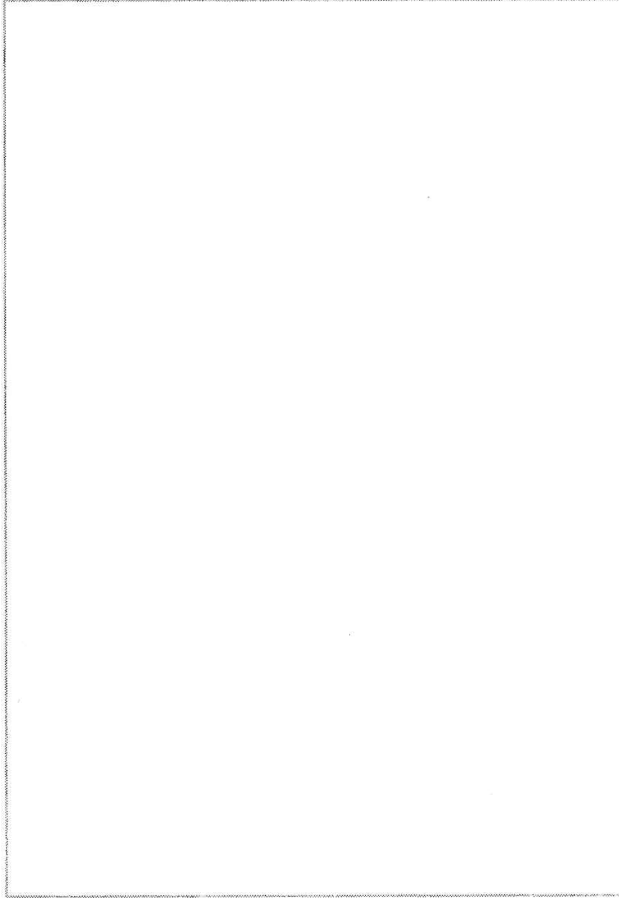
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

▶ Owner	▶ Owner Account #: 50-0047-25	% Owned
Owner 1	DAHL, DOUGLAS M &	
Owner 2	SUSAN E TE	
Owner 3		
Address	C/O DOUGLAS DAHL 84 BAY STATE RD, WESTON, MA 02493	

▶ Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JUDGE, TERRENCE P.	12/20/2018	225,000	1967-308		W
WAZ, GRACE J.	12/21/2011	0	1627-65		Q

▶ Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
13	0	0	0.09	250,800	0
TOTAL	0	0	0.09	250,800	0
Source > Mkt Adj Cost			VAL per SQ Unit/Card >	0.00	VAL per SQ Unit/Parcel > 98.90

▶ Previous Assessments					
Year	LUC	Building	SF/YI	Land Size	Land
2025	01	310,600	10,600	0	250,800
2024	13	0	0	0	209,000
2023	13	0	0	0	209,000
2022	13	0	0	0	209,000
2021	01	40,600	0	0	186,400
2020	01	40,600	0	0	186,400
				AGR Credit	Appraised Value
				0	572,000
				0	209,000
				0	209,000
				0	209,000
				0	227,000
				0	227,000



▶ Land Information					
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price
13 Res Vacant	0.09394	AC	P	1.00	774,000
Adjusted					2,669,789

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
B	WF	200					250,800			1.00	0

Rate	Undep Val	Visit History		
		Date	Result	By
0.00	0	2/24/2025	BP	JF
0.00	0	1/29/2025	REVIEW	MP
0.00	0	8/3/2021	REVIEW	
0.00	0	5/4/2018	REVIEW	
		4/17/2018	MEASURED	
		8/25/2007	LISTED	
		8/25/2007	CALL BACK	MP
		6/29/2007	CALL BACK	
		6/13/2007	MEASURE	

Est	% Done	Status	Description/Directions
0	Open		Original home burned down in a fire. We are rebuilding a home from the ground

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

	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
Other Info.							
AFDU							
TermRental							
PriorID1c							
PriorID2a							
PriorID2b							
PriorID2c							
PriorID3a							
PriorID3b							
PriorID3c							



MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions		
No.	Date	Description

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION
11/1/2022

Drawing Title
PROPOSED FLOOR PLANS

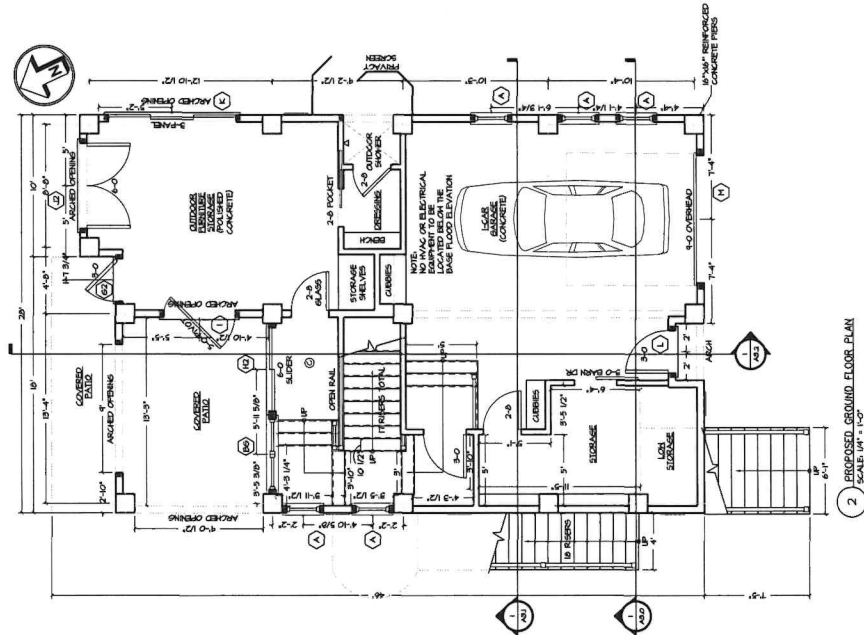
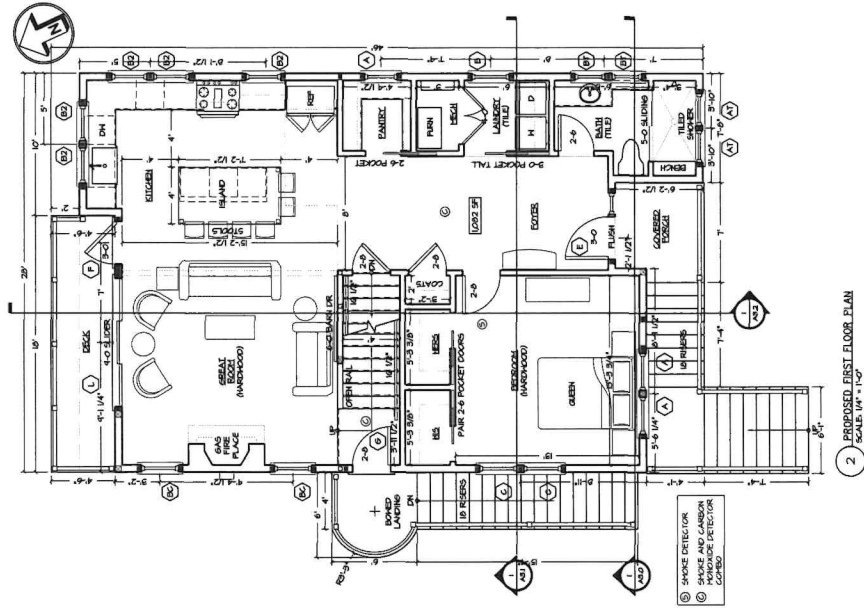
Scale: 1/4" = 1'-0"
Date: November 7, 2022

Drawing Number

A1.1

07-11-2022

Item 4H.





MH Architect, LLC

203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION
DATE: 1/11/2022
SHEET 1 OF 1

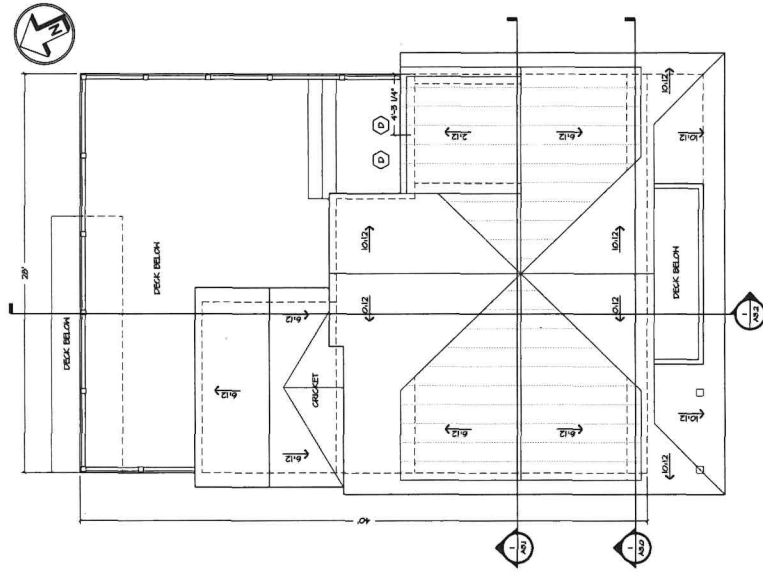
Drawing Title
PROPOSED FLOOR PLANS

Date: November 7, 2022
Scale: 1/4" = 1'-0"

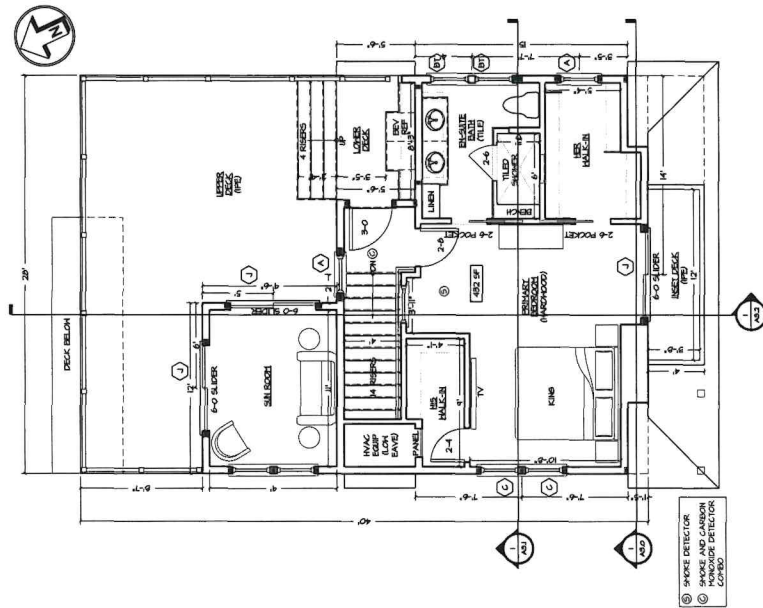
Drawing Number

A1.2

Item 4H.



4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

[illegible]

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

NOTICE FOR CONSTRUCTION
Issued on 11/17/2022

Drawing Title	PROPOSED EXTERIOR ELEVATIONS
---------------	------------------------------

Date: November 7, 2022 Scale: $1/4" = 1'-0"$

A2.0

Copyright © 2007

Item 4H.





MMH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

NOTICE FOR CONSTRUCTION
ISSUED FOR
11/17/2022

Drawing Title	DETAILED CROSS SECTION
---------------	------------------------

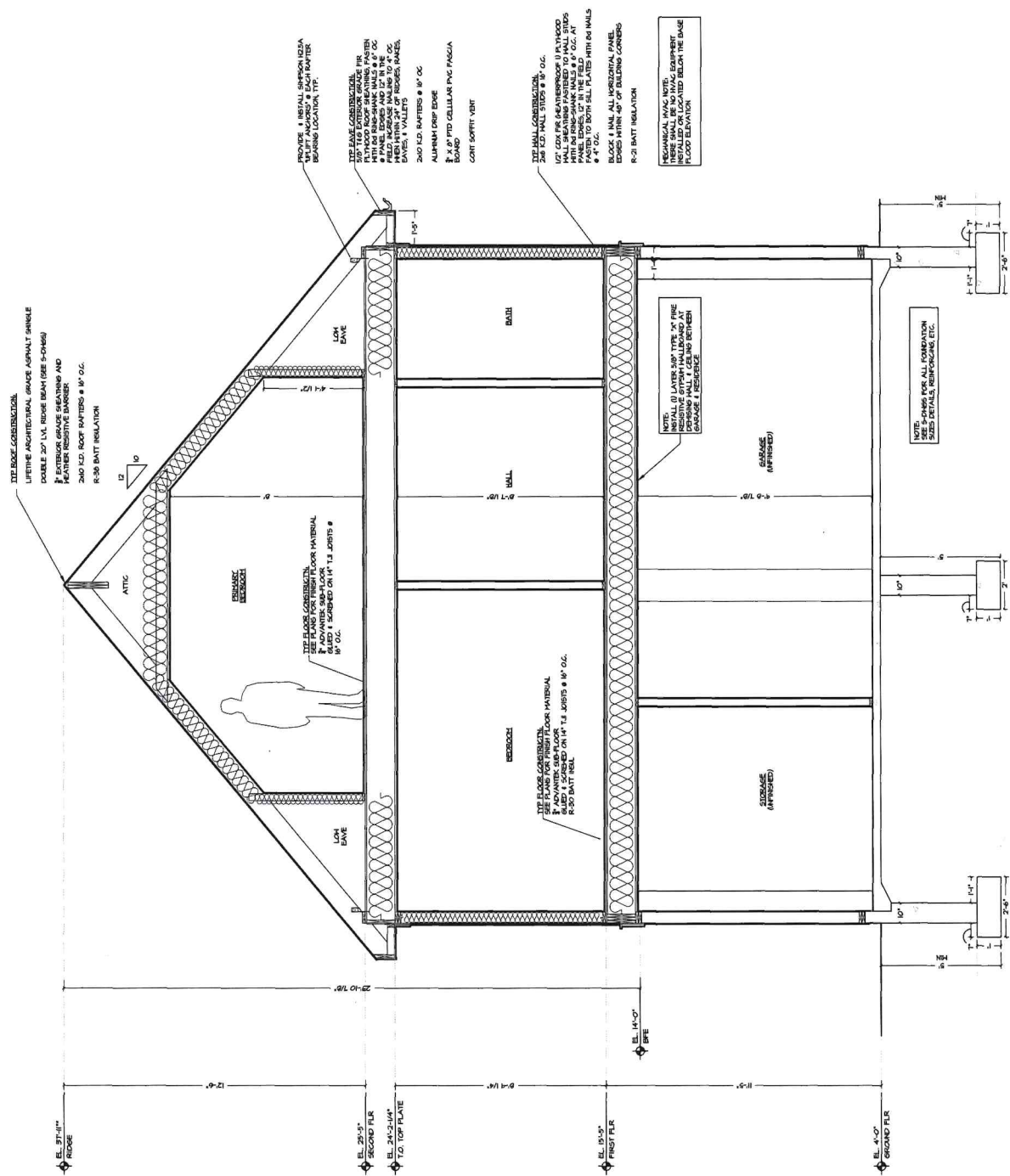
Date: November 7, 2022 Scale: 1/2" = 1'-0"

Drawing Number

A3.0

© 2007 Pearson Education, Inc.

Item 4H.



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

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

[illegible]

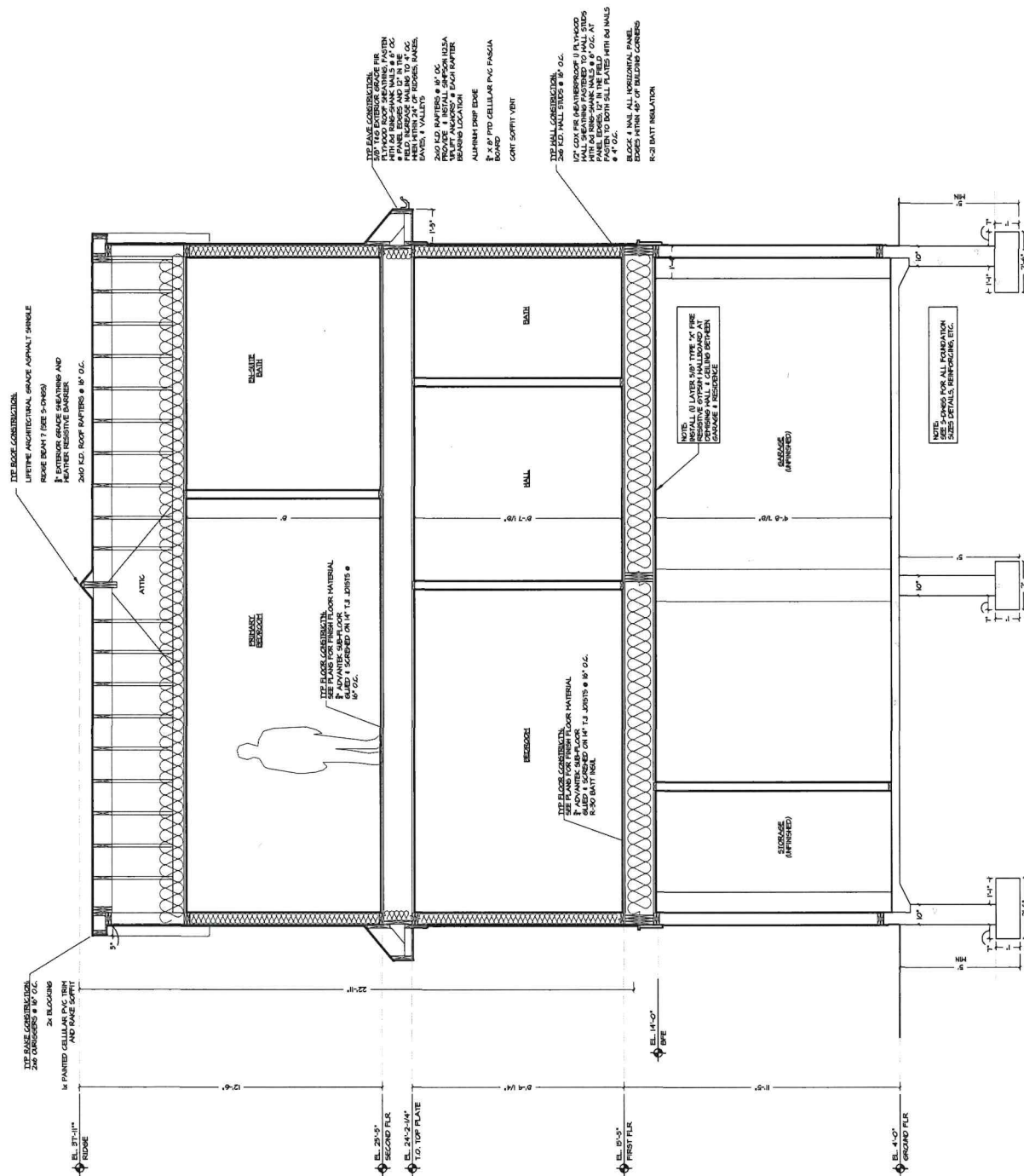
NOTICE
ISSUED FOR CONSTRUCTION
APPROVED
DATE 11/17/2022

Drawing Title
DETAILED CROSS SECTION

Scale
1/2" = 1'-0"

Drawing Number

A3.1



Item 4H.



MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

[illegible]

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION
APPROVED 11/7/2022

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

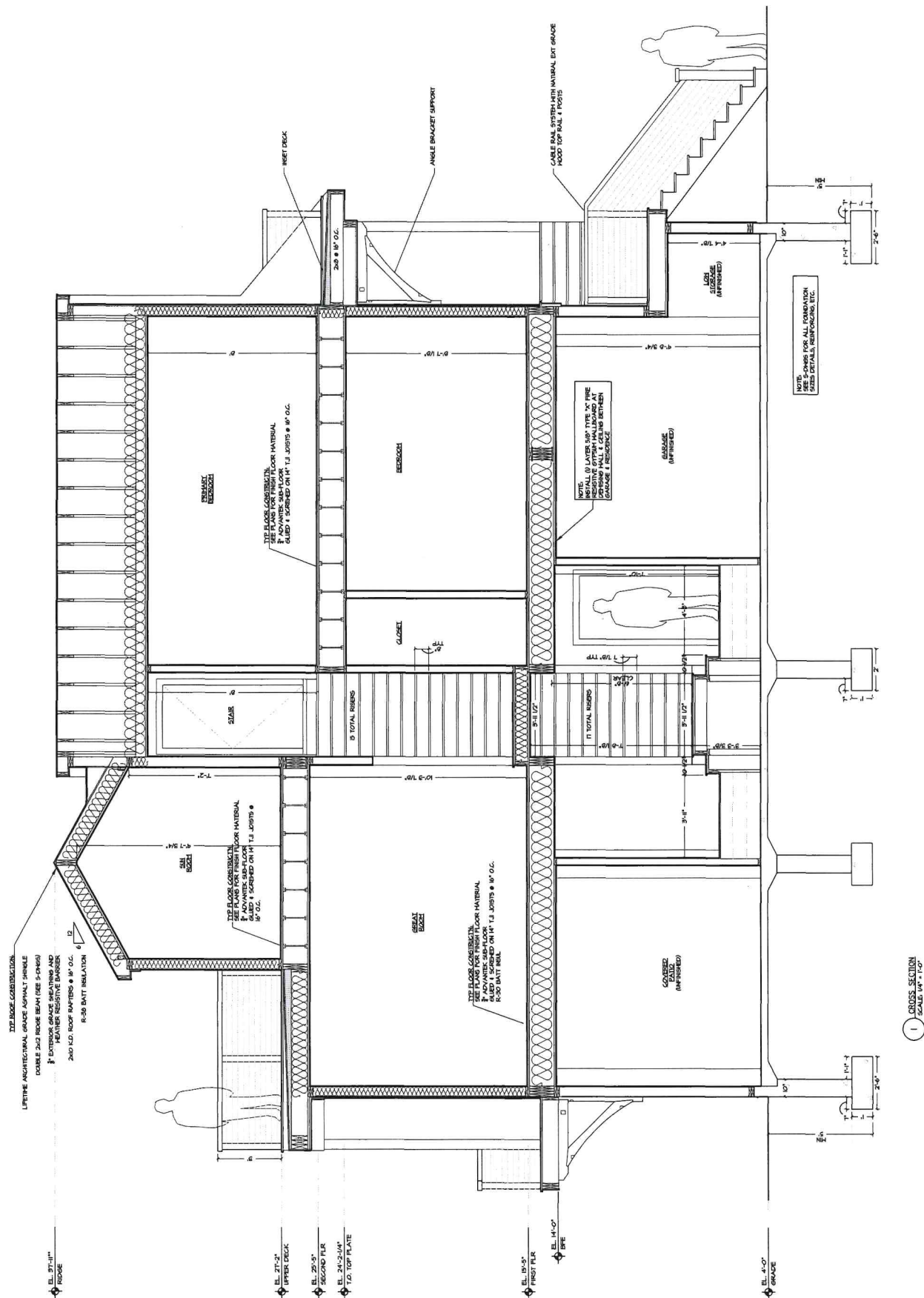
Date: November 7, 2022
 Scale: $1/2" = 1'-0"$

Drawing Number

A3.2

Copyright 2013

Item 4H.





MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

[illegible]

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION

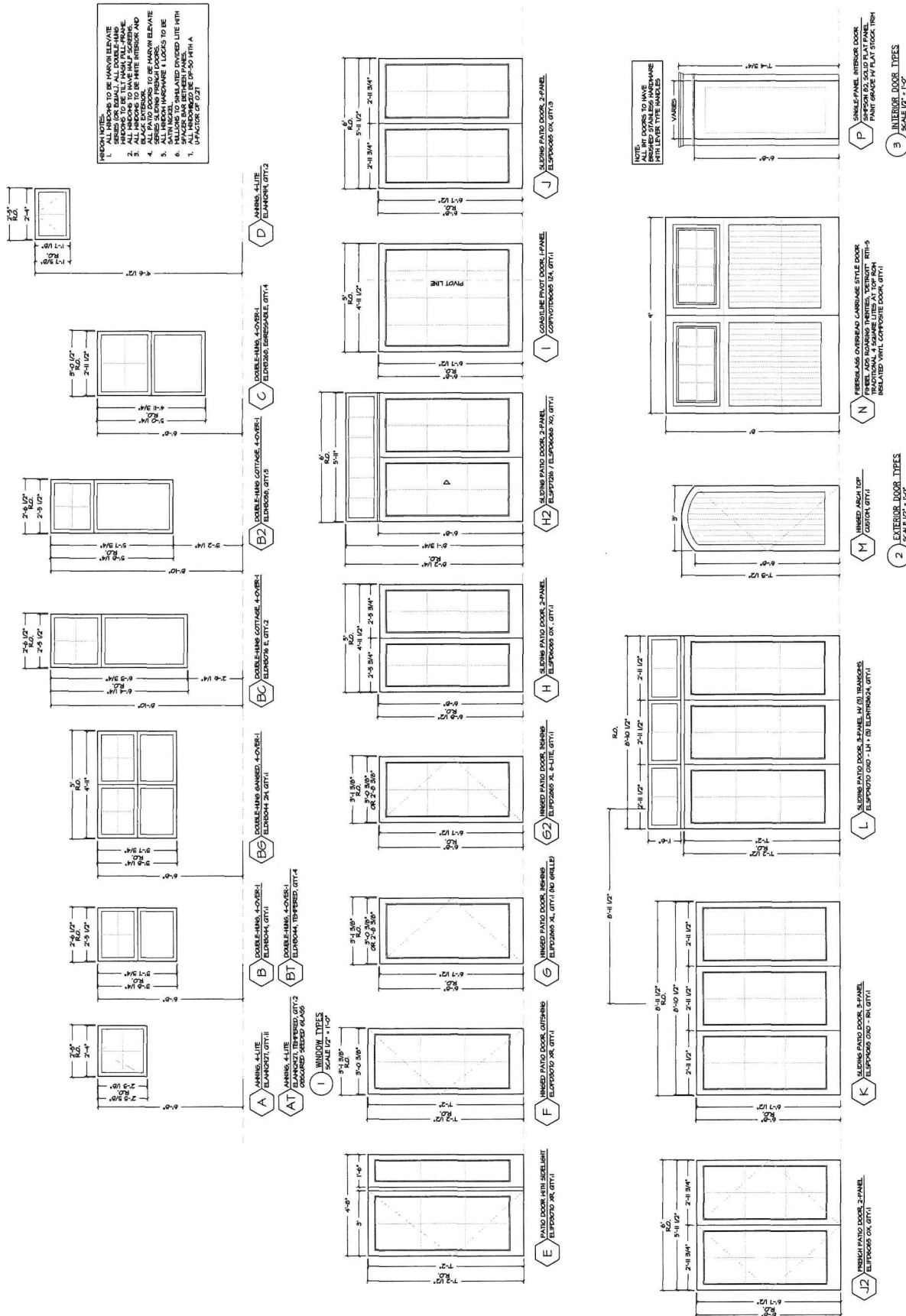
Drawing Title	PROPOSED FLOOR PLANS
---------------	----------------------

Date: November 7, 2022
Scale: $1/4" = 1'-0"$

Drawing Number

A4.0.

Item 4H.



[illegible]

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

NOTICE FOR CONSIDERATION
ISSUED FOR
ISSUED ON 01/17/2022

Drawing Title	PROPOSED FLOOR PLANS
---------------	----------------------

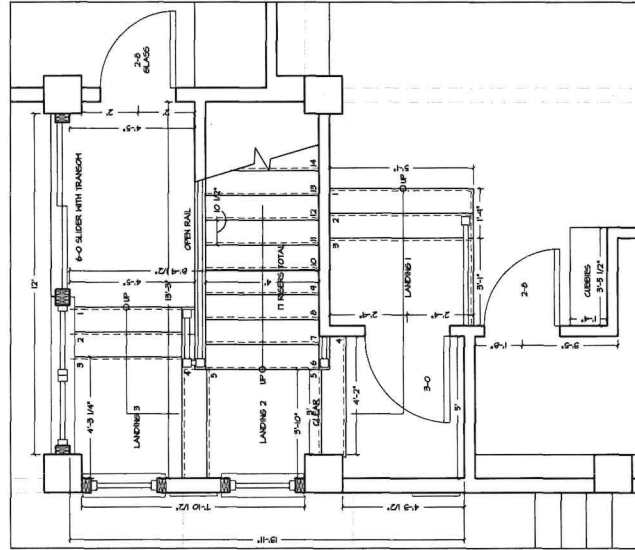
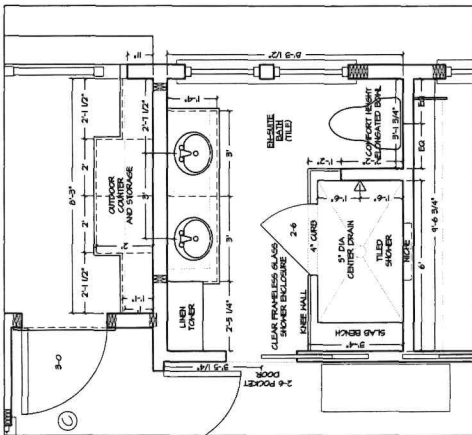
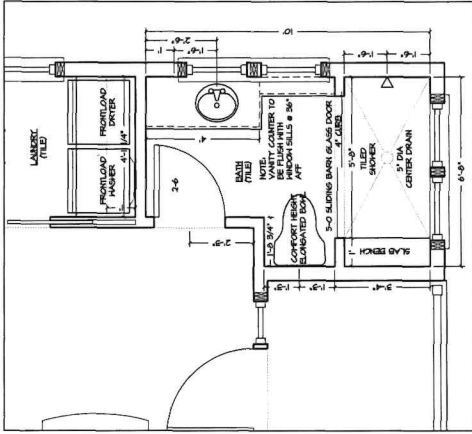
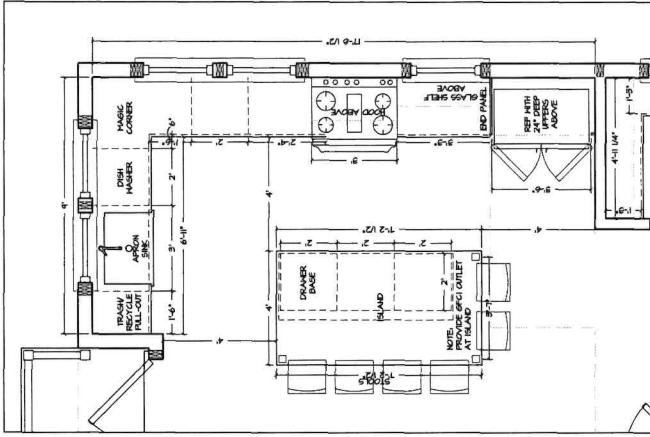
Date: November 7, 2022
 Scale: $1/4" = 1'-0"$
 Drawing Number

Drawing Number

A5.0

© 2007 Pearson Education, Inc.

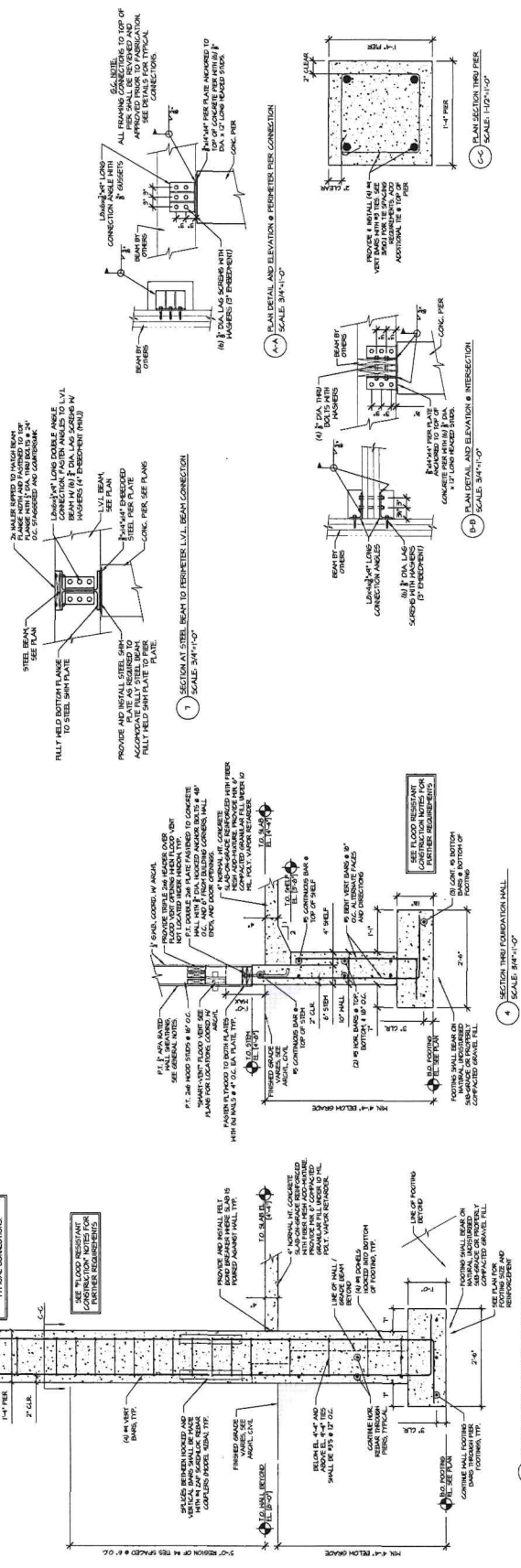
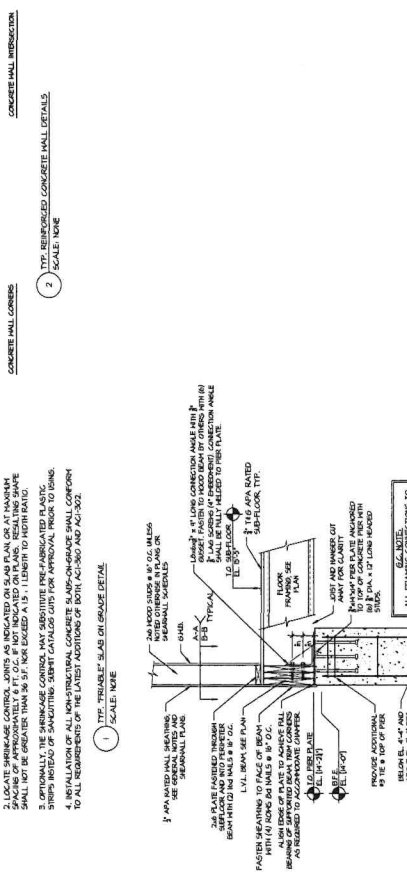
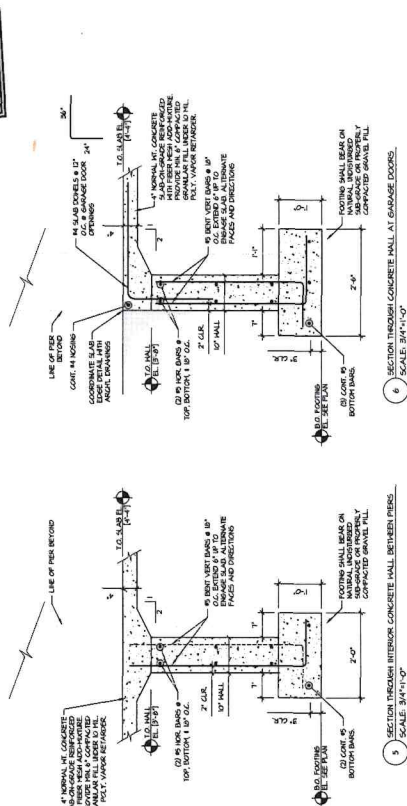
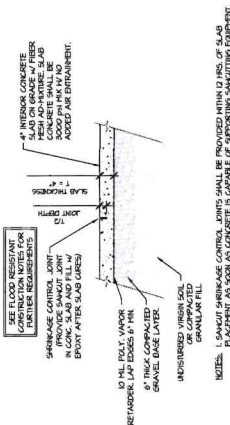
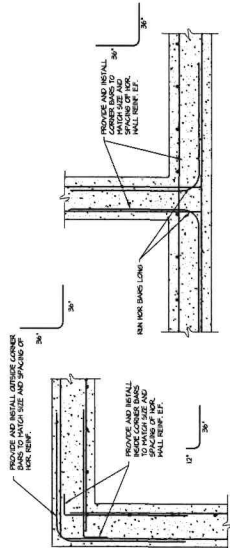
Item 4H.



BRISTOL, RI 02809



MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

[illegible]

NOTES:

1. SAWCUT SHRINKAGE CONTROL JOINTS SHALL BE PROVIDED WITHIN 2' OF SLAB PLACEMENT, AS SOON AS CONCRETE IS CAPABLE OF SUPPORTING SCAFFOLDING EQUIPMENT.
2. LOCATE SHRINKAGE CONTROL JOINTS AS INDICATED ON SLAB PLAN OR AT MAXIMUM SPACING OF APPROXIMATELY 6 FT. OC. IF NOT NOTED ON PLANS, RESULTING SLABE SHALL NOT BE GREATER THAN 30 FT. NOR EXCEED A 1:5 LENGTH IN BOTH DIRECTIONS.
3. OPTIONALLY, THE SHRINKAGE CONTROL MAY SUBSTITUTE PRE-FABRICATED PLASTIC STRIPS INSTEAD OF SCAFFOLDING. SUBMIT CATALOGS WITH APPROVAL PRIOR TO USING.
4. INSTALLATION OF ALL NON-STRUCTURAL CONCRETE SHRINKAGE CONTROL SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITIONS OF BOTH ACI-308 AND ACI-302.

TYP. TRIANGLE "S" ON GRADE SHEET



MA Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions
Rev. Description

DAHL RESIDENCE 61 SMITH STREET BRISTOL, RI 02809

Drawing Title
SECOND FLOOR FRAMING

Date: November 1, 2022
Drawing Number
S2.0

Item 4H.



MA Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions
Rev. Description

DAHL RESIDENCE 61 SMITH STREET BRISTOL, RI 02809

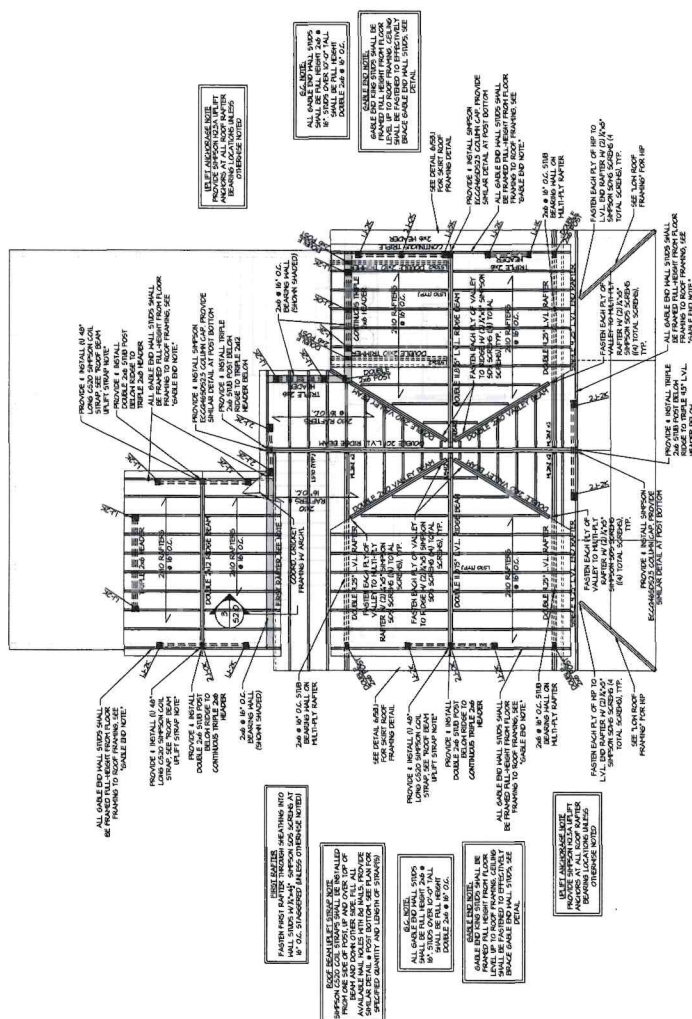
Drawing Title
SECOND FLOOR FRAMING

Date: November 1, 2022
Drawing Number
S2.0

Item 4H.

BRISTOL, RI 02809

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

[illegible]

- [illegible]

A ROOF FRAMING



MH Architect, LLC
203 Hooper Street
Thorton, RI 02878
401.569.1957
mharchitect.com

Revisions
No.
Date
Description
Drawn
Check
Appr.

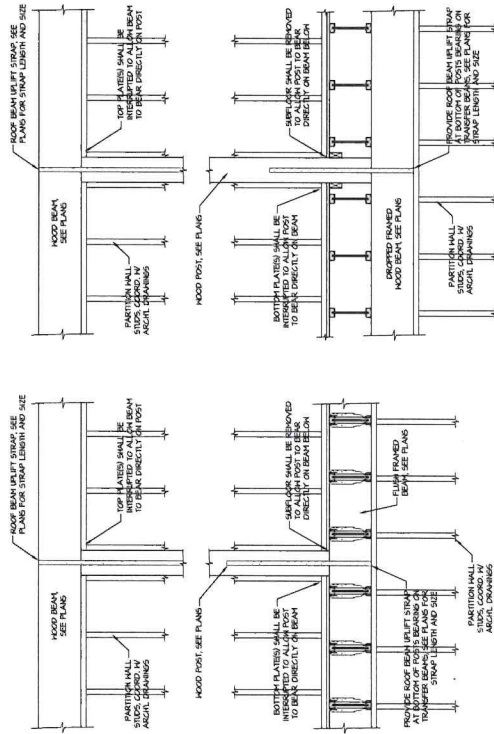
DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

Drawing Title
DETAILS

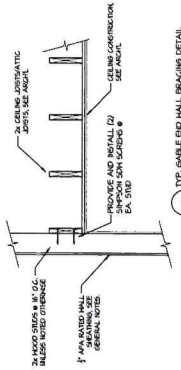
Drawing Number
S3.1

Date
November 4, 2012

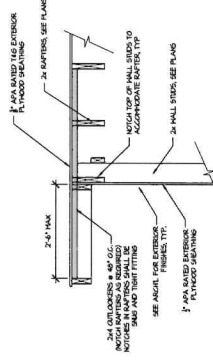
Scale
AS NOTED



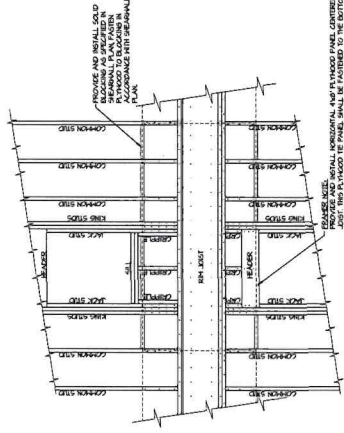
1. TYPICAL ROOF BEAM LIFT STRAP DETAIL
SCALE: 3/4"=1'-0"



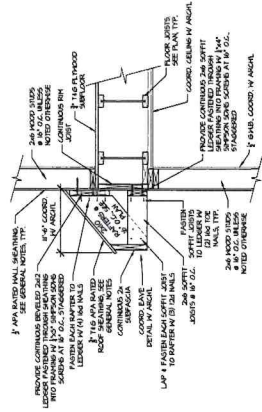
2. TYP. CABLE END HALL BRACING DETAIL
SCALE: 3/4"=1'-0"



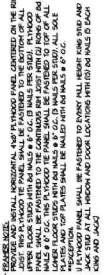
3. SECTION THROUGH CABLE ENDRAISE - LADDER FRAME DETAIL
SCALE: 3/4"=1'-0"



4. SECTION THROUGH CABLE ENDRAISE - LADDER FRAME DETAIL
SCALE: 3/4"=1'-0"



5. SECTION THROUGH CABLE ENDRAISE - LADDER FRAME DETAIL
SCALE: 3/4"=1'-0"



6. SECTION THROUGH CABLE ENDRAISE - LADDER FRAME DETAIL
SCALE: 3/4"=1'-0"



MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.555.1957
mharchitect.com

Revisions		
No.	Date	Description

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

Drawing Title
FIRST FLOOR SHEARWALLS

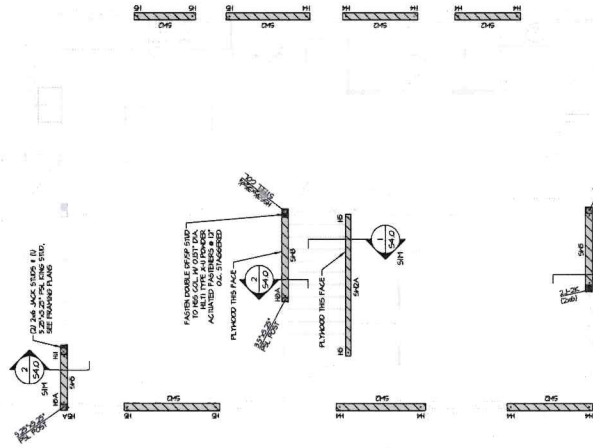
Sheet
November 4, 2022
AS NOTED

Drawing Number

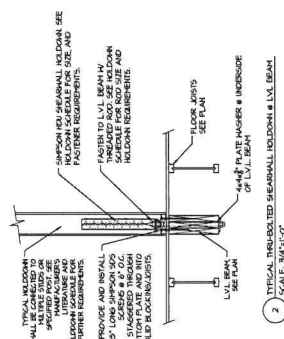
S4.0

01-11-2022

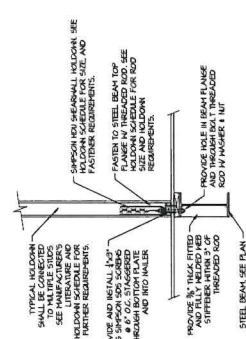
Item 4H.



1 TYPICAL INTERIOR SHEARWALL CONNECTION TO BEAM ABOVE
SCALE: 3/4\"/>



2 TYPICAL THREADED SHEARWALL HOLDOWN & L.V. BEAM
SCALE: 3/4\"/>



3 TYPICAL TRUSS-LOCATED SHEARWALL HOLDOWN & STEEL BEAM
SCALE: 3/4\"/>

- NOTES:**
1. ALL FOUNDATION HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HELI-ROD ANCHORS. SEE H-100 FOR DETAILS.
 2. ALL FOUNDATION HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HELI-ROD ANCHORS. SEE H-100 FOR DETAILS.
 3. ALL FOUNDATION HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HELI-ROD ANCHORS. SEE H-100 FOR DETAILS.
 4. ALL FOUNDATION HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HELI-ROD ANCHORS. SEE H-100 FOR DETAILS.
 5. ALL FOUNDATION HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HELI-ROD ANCHORS. SEE H-100 FOR DETAILS.

FIRST FLOOR SHEARWALLS

SHEARWALL	TYPE	FACE	THICKNESS	HEIGHT	REINFORCEMENT	NOTES
SW-1	W-16	INTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
SW-2	W-16	EXTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
SW-3	W-16	INTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
SW-4	W-16	EXTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN

HOLDOWN SCHEDULE

HOLDOWN	TYPE	FACE	THICKNESS	HEIGHT	REINFORCEMENT	NOTES
H-1	W-16	INTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
H-2	W-16	EXTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
H-3	W-16	INTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN
H-4	W-16	EXTERIOR	24"	10'-0"	4#4 TOP, 4#4 BOT, 4#4 MID	SEE PLAN



61 Smith Street - 300' Radius

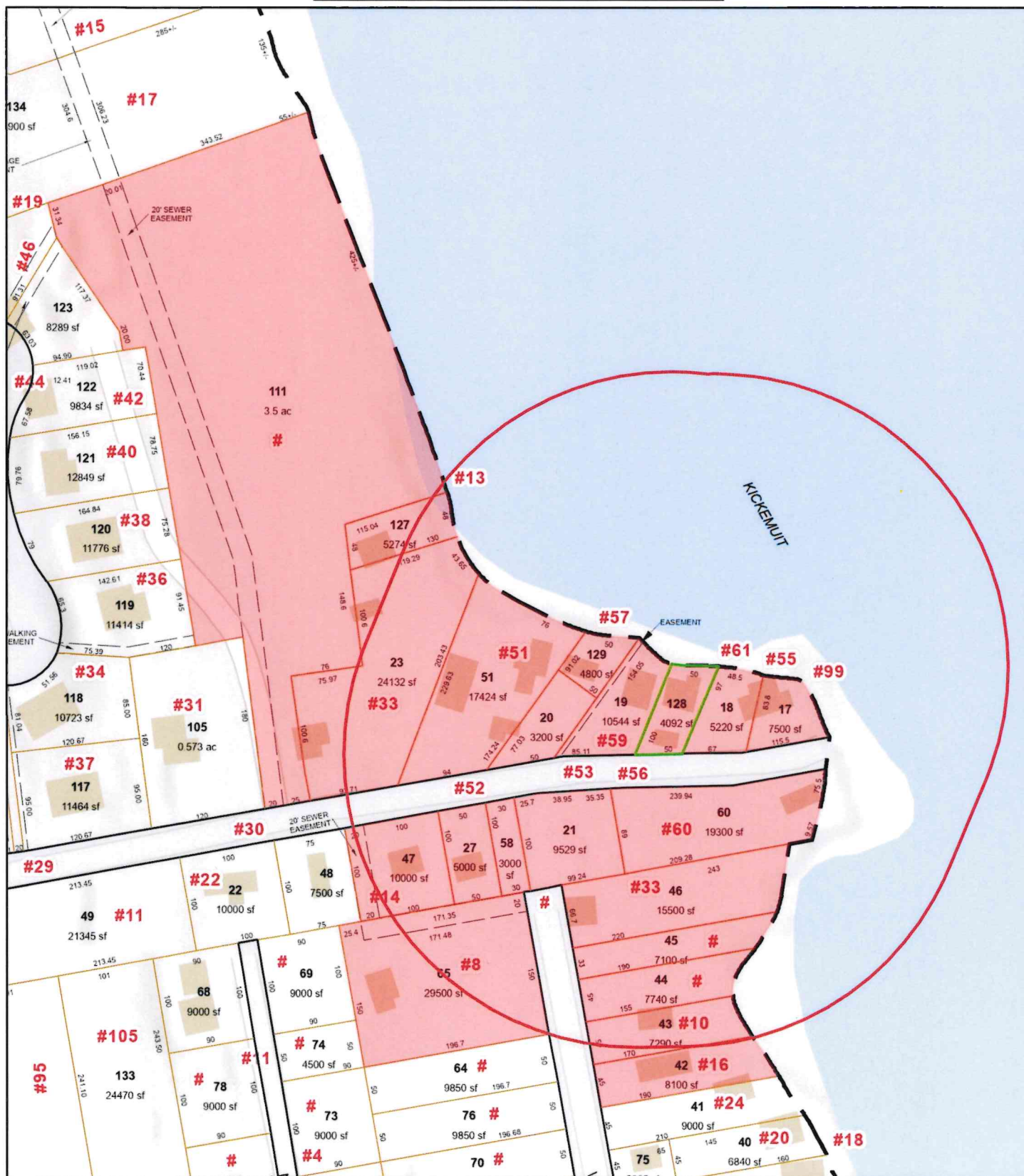
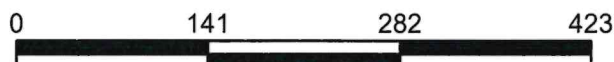
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 23, 2026



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
June 23, 2026

Subject Property:

Parcel Number: 133-128
CAMA Number: 133-128
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE
C/O DOUGLAS DAHL 84 BAY STATE RD
WESTON, MA 02493

Abutters:

Parcel Number: 133-127
CAMA Number: 133-127
Property Address: 13 .5 SMITH ST

Mailing Address: JOHNSON, KEITH N DEANNE M
TRUSTEE & DEANNE & K
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-128
CAMA Number: 133-128
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE
C/O DOUGLAS DAHL 84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-129
CAMA Number: 133-129
Property Address: 57 SMITH ST

Mailing Address: GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

Parcel Number: 133-17
CAMA Number: 133-17
Property Address: 99 SMITH ST

Mailing Address: JANICKI, THEODORE P.
99 SMITH ST
BRISTOL, RI 02809-0063

Parcel Number: 133-18
CAMA Number: 133-18
Property Address: 55 SMITH ST

Mailing Address: MATRONE, CHRISTINE F & RICHARD M
TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-19
CAMA Number: 133-19
Property Address: 59 SMITH ST

Mailing Address: BIELECKI DENNIS D JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

Parcel Number: 133-20
CAMA Number: 133-20
Property Address: 53 SMITH ST

Mailing Address: BIELECKI, DENNIS & JANET TE
53 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-21
CAMA Number: 133-21
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN
84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-23
CAMA Number: 133-23
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO
TRST & KEITH N
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27
CAMA Number: 133-27
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. DINGEE, SANDRA
M. TE
52 SMITH ST.
BRISTOL, RI 02809



www.cai-tech.com

6/23/2026

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 2



300 feet Abutters List Report

Bristol, RI
June 23, 2026

Parcel Number: 133-42 CAMA Number: 133-42 Property Address: 16 WILCOX ST	Mailing Address: CALISE, CAROL A. LE TIROCCHI, LAURIE J. 16 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-43 CAMA Number: 133-43 Property Address: 10 WILCOX ST	Mailing Address: EATON, JAMES STEVEN TRUSTEE 10 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-44 CAMA Number: 133-44 Property Address: WILCOX ST	Mailing Address: CLUKIES, DONALD F. 173 HEIDI DR PORTSMOUTH, RI 02871
Parcel Number: 133-45 CAMA Number: 133-45 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D. TRUSTEE 8 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-46 CAMA Number: 133-46 Property Address: 33 WILCOX ST	Mailing Address: KICKEMUIT COVE, LLC c/o Susan Dahl 84 Bay State Road Weston, MA 02493-2172
Parcel Number: 133-47 CAMA Number: 133-47 Property Address: 14 SMITH ST	Mailing Address: ROCHA NORMA TRUSTEE ROCHA FAMILY REVOOCABLE TRUST 100 BEECHWOOD DRIVE CRANSTON, RI 02921
Parcel Number: 133-51 CAMA Number: 133-51 Property Address: 51 SMITH ST	Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE E 51 SMITH ST BRISTOL, RI 02809
Parcel Number: 133-58 CAMA Number: 133-58 Property Address: SMITH ST	Mailing Address: DAHL, DOUGLAS & SUSAN TE 84 BAY STATE RD WESTN, MA 02493
Parcel Number: 133-60 CAMA Number: 133-60 Property Address: 60 SMITH ST	Mailing Address: GRAY, ELANIE M. TRUSTEE P.O. BOX 812340 WELLESLEY, MA 02482
Parcel Number: 133-65 CAMA Number: 133-65 Property Address: 8 WILCOX ST	Mailing Address: VAUGHN, MICHAEL D. TRUSTEE 8 WILCOX ST BRISTOL, RI 02809



www.cai-tech.com

6/23/2026

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 2

BIELECKI DENNIS D
JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

JANICKI, THEODORE P.
99 SMITH ST
BRISTOL, RI 02809-0063

BIELECKI, DENNIS & JANET
53 SMITH ST
BRISTOL, RI 02809

JOHNSON, KEITH N
DEANNE M TRUSTEE & DEANNE
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

CALISE, CAROL A. LE
TIROCCHI, LAURIE J.
16 WILCOX ST
BRISTOL, RI 02809

JOHNSON, KEITH N.
DEANNE M., CO TRST & KEIT
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

CLUKIES, DONALD F.
173 HEIDI DR
PORTSMOUTH, RI 02871

KICKEMUIT COVE, LLC
c/o Susan Dahl
84 Bay State Road
Weston, MA 02493-2172

DAHL, DOUGLAS
SUSAN
84 BAY STATE RD
WESTON, MA 02493

MATRONE, CHRISTINE F & RI
104 KICKEMUIT AVE
BRISTOL, RI 02809

DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493

NYBERG, PETER H.
DINGEE, SANDRA M. TE
52 SMITH ST.
BRISTOL, RI 02809

DAHL, DOUGLAS M &
SUSAN E TE
C/O DOUGLAS DAHL
84 BAY STATE RD
WESTON, MA 02493

PRINCIPE, ELIN A LE
MASSA, MELONIE E
51 SMITH ST
BRISTOL, RI 02809

EATON, JAMES STEVEN TRUST
10 WILCOX ST
BRISTOL, RI 02809

ROCHA NORMA TRUSTEE
ROCHA FAMILY REVOOCABLE T
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

VAUGHN, MICHAEL D. TRUSTE
8 WILCOX ST
BRISTOL, RI 02809

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

From: Hutchinson, Melissa **Sent:** Thursday, July 9, 2026 8:36 AM

Subject: 61 Smith St - Dahl Updates

Team-

I have updated the design drawings for the Dahl Residence based on our TRC meeting
(see attached).

The following changes have been made:

1. Eliminated the Second Floor SunRoom (-190 sf)
2. Reduced the size of the Second Floor Deck (-61 sf)
3. Replaced the East side of the deck with a 4:12 pitch roof

Mr. Tanner - please feel free to share these updates with the Zoning Board in advance of our
7/13 petition hearing for the Special Use Permit.

Please let me know if there is anything additional info required.

Thanks so much,
Melissa

--

Melissa R. Hutchinson
MH Architect, LLC

222 Narragansett Blvd.
Portsmouth, RI 02878

401.559.1957

203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

No.	Date	Description	Initials
1	1/9/2023	DECK STAIRS	MRH
4	12/10/2025	STAIR SIMPLIFICATION	MRH
6	3/1/2026	ROOF SIMPLIFICATION	MRH
9	7/8/2026	REMOVE SUNRM, REDUCE DECK	MRH

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

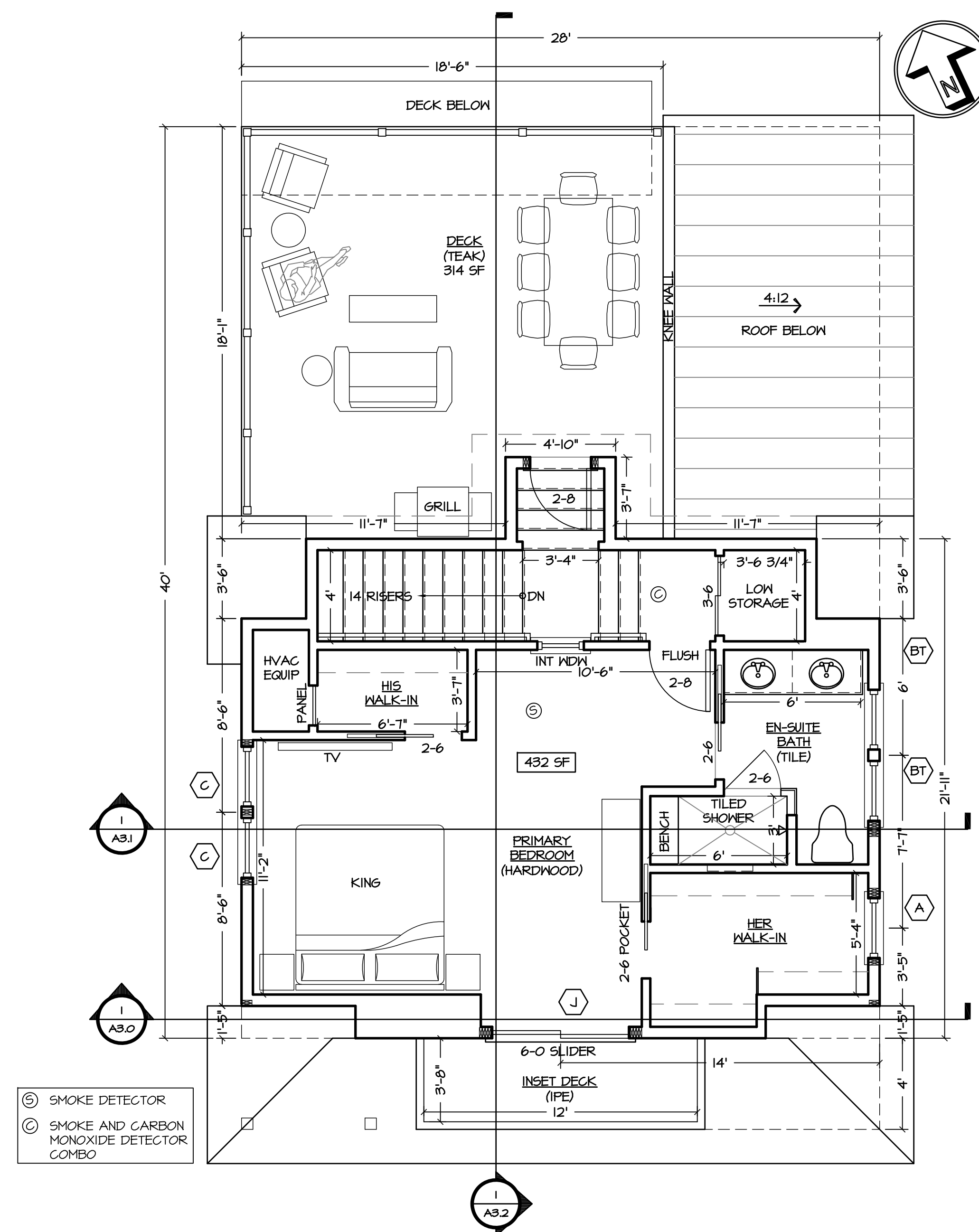
drawing status
ISSUED FOR CONSTRUCTION
issued on 11/7/2022

Drawing Title
PROPOSED FLOOR PLANS

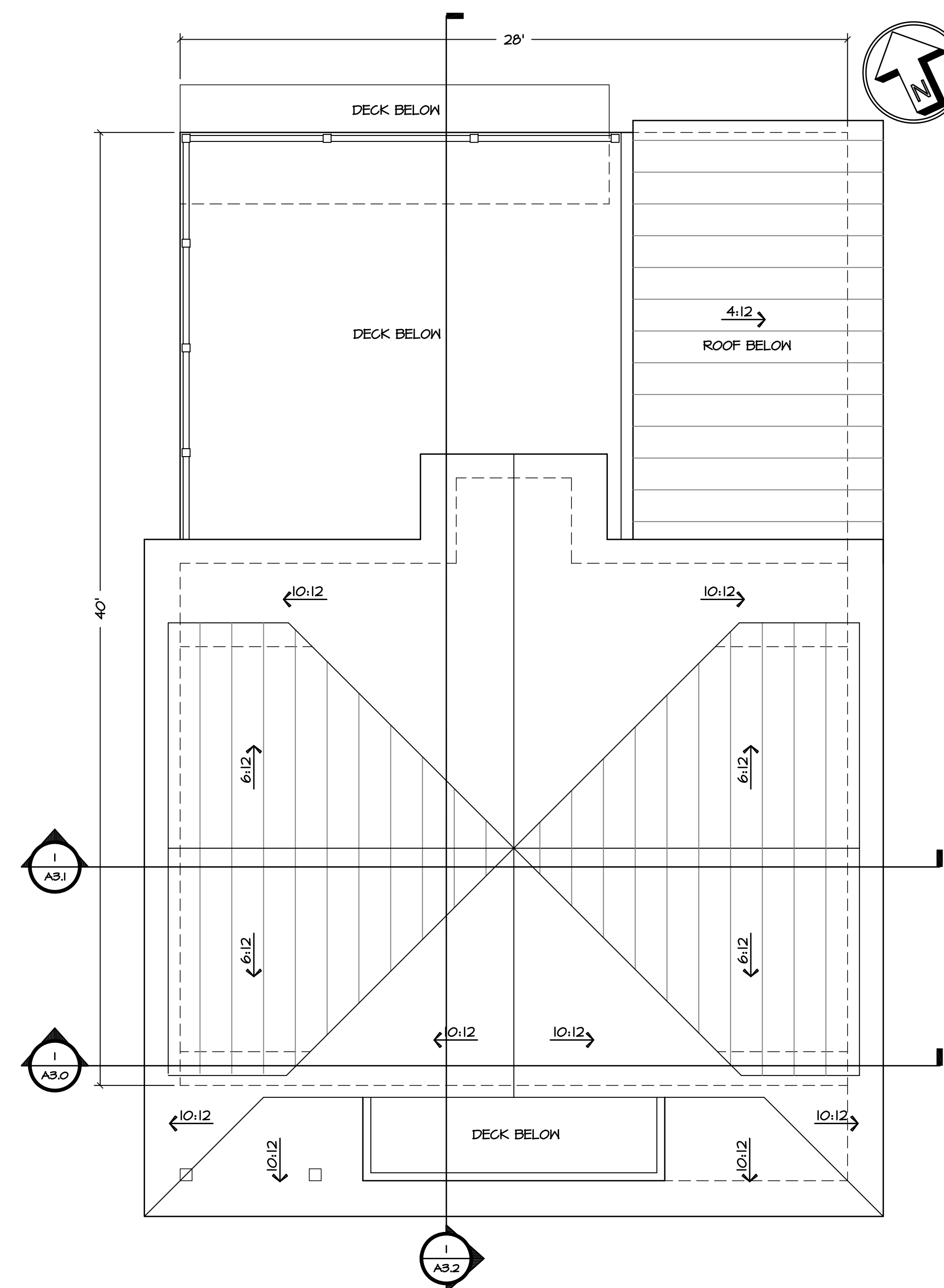
Date	Scale
November 7, 2022	1/4" = 1'-0"

Drawing Number

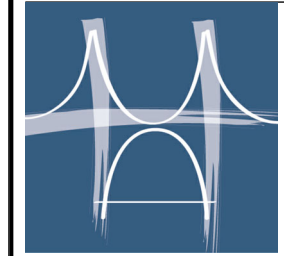
A1.2



3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"


MH Architect, LLC

 203 Hooper Street
 Tiverton, RI 02878
 401.559.1957

mharchitect.com
Revisions

No.	Date	Description	Initials
1	1/9/2023	DECK STAIRS	MRH
6	3/17/2026	ROOF SIMPLIFICATION	MRH
9	7/6/2026	REMOVE SUNRM, REDUCE DECK	MRH

DAHL RESIDENCE 61 SMITH STREET BRISTOL, RI 02809

drawing status
 ISSUED FOR CONSTRUCTION
 issued on 11/7/2022

Drawing Title
 PROPOSED EXTERIOR ELEVATIONS

Date November 7, 2022 Scale 1/4" = 1'-0"

Drawing Number

A2.0



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-25**

APPLICANT: Daniel Ferreira / FWP High Street, LLC
 LOCATION: 145 High Street
 PLAT: 15 LOT: 21 ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district.

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.

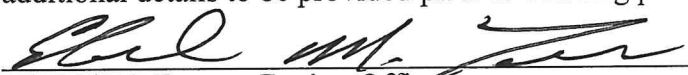
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of an approximate 1,732 square foot one- and two-story addition to the rear of the existing single-family dwelling on this property located at the westerly side of High Street. This property has been undergoing extensive renovation and "clean up", as the existing dwelling and property were in disrepair. The applicant now proposes to renovate the existing dwelling and add additional living and garage space to the structure.

The proposed additions would extend off the rear of the existing dwelling and includes two floors of additional living space for the dwelling, a single-story entranceway / mudroom area, and a two vehicle garage with a one bedroom dwelling unit located above. As proposed, the additions would be in line with the right side wall of the existing dwelling, but it would be located approximately 6.75 feet from the right side northerly property line. The zoning ordinance requires a minimum 10 foot side yard setback for principal structures in the R-6 zone.

The applicant is also seeking a dimensional variance for lot width to add a second principal dwelling unit to the property, making the structure a legal two-family dwelling. This property contains approximately 68 feet of lot frontage and lot width. The zoning ordinance requires a minimum 80 feet of lot width for a two-family dwelling in the R-6 zoning district. The proposed dwelling unit above the garage does, however, appear to meet the dimensional requirements for an accessory dwelling unit (ADU) per Section 28-151 of the zoning ordinance. If this unit was to be permitted as an ADU, with the primary unit considered a single-family residence, it would remove the need for a lot width variance. However, there are some restrictions on ADU's such as a prohibition on use as a short-term rental.

This property is also located within the Bristol Historic District overlay zone. As such, exterior additions and renovations require review and approval by the Bristol Historic District Commission (HDC). It is my understanding that earlier development concept designs for this property were rejected by the HDC, but that the current proposal presented with this application has been approved with conditions for additional details to be provided prior to building permits.

 7/7/2026
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-26**

APPLICANT: Cruz Goler / Prudence Restaurant

LOCATION: 1 State Street

PLAT: 9 LOT: 65 ZONE: W

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront zoning district.

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 proposing installation of a new projecting sign to be located off the southerly side of this commercial building located at the intersection of State and Thames Streets. The former J.R. Bean restaurant/tavern building is being rebranded as a new restaurant to be named "Prudence". The applicant is proposing a projecting sign to be located above the primary entrance door facing State Street. The proposed sign would consist of a carved boat image attached to the building by a metal bracket. A rectangular double-sided sign board with the word "Prudence" will hang by chain below the boat image. The overall size of the sign will measure approximately 43 inches x 48 inches, or 14.33 square feet. The zoning ordinance permits a maximum size of 6 square feet for a projecting sign in the Waterfront zoning district. Please note that Section 28-373(d) of the zoning ordinance states that the size of the sign shall be measured by determining the area of the entire sign limits within an enclosed area. Thus, the size of the sign includes the entire area surrounding the boat image and the sign board hanging beneath.

This property is also located within the Bristol Historic District overlay zone. As such, exterior improvements, including signage, require review and approval by the Bristol Historic District Commission (HDC). The HDC approved the installation of this sign, along with other signage to be placed on the building, at its February 5, 2026 meeting (see attached Decision Letter).

 7/7/2026
Edward M. Tanner, Zoning Officer



02/13/2026
12:39:39 PM
1 Pages

Item 41.

DECISION
Bk: 2311 Pg: 168
Instr: 2026-332

TOWN HALL

10 COURT ST.

BRISTOL, RI 02809

401-253-7000

Application HDC-
26-7



Bristol Historic District Commission
Decision Letter

February 11, 2026

1 STATE ST , BRISTOL, RI, 02809 , MBL # 009-0065-000

Cruz Goler /Federal Properties
RE: BHDC Review

Dear Applicant:

At its February 5, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Approve 26-7 for erection of a new sign as show in application to be constructed of marine grade plywood with an aluminum rectangular tube bracket, size as shown as long as dimensions conform with zoning ordinance.

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

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

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

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

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol Department of Community Development

Received for record at Bristol, RI
2/13/2026 12:39:39 PM



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-27

APPLICANT: Kelly Halligan

LOCATION: 11 Academy Avenue

PLAT: 155

LOT: 23

ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

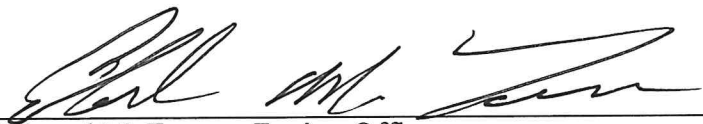
Install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot.

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 proposing construction of a six-foot high stockade fence to enclose portions of this residential property located on the northerly side of Academy Avenue and easterly side of Metacom Avenue. The proposed fence would enclose the northerly portion of the property to the rear of the existing dwelling and detached garage structures. As proposed, the fence would be six feet in height and would be constructed of flat cedar wood boards. Portions of the proposed fence would be located within the 30 foot front yard from Metacom Avenue. According to information presented by the applicant, the proposed fence would extend approximately 17 feet into the front yard in this area and it would run parallel with Metacom Avenue for approximately 42 feet before turning back towards the interior of the property. Section 28-146(b)(1) of the zoning ordinance permits fences within a front yard setback to a maximum height of four (4) feet. Beyond this front yard area, fences are permitted to a maximum height of six (6) feet. Thus, the applicant is requesting a dimensional variance for that approximate 17ft. x 42ft. portion of fencing to be located within 30 feet of the Metacom Avenue property line.

 7/7/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-28

APPLICANT: Andrew Mulvey

LOCATION: 6 Ansonia Avenue

PLAT: 44

LOT: 85

ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an 8ft. x 11ft. 8in. rear mudroom addition to an existing single-family dwelling with less than the required rear 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 proposing construction of a new "mudroom" and entranceway addition to the rear of the existing single-family dwelling at this property located on the easterly side of Ansonia Avenue. The dwelling consists of a single-story ranch-style house with an attached single-stall garage. The existing garage extends partially into the rear yard of the property to within approximately 26.7 feet of the rear property line. The proposed addition would be located to the rear of the dwelling within an area located between the garage and the kitchen/dining room portion of the dwelling. The proposed addition would measure approximately 8 feet x 11 feet 8 inches and would project approximately three feet beyond the rear of the garage. Thus, the proposed addition would extend to within approximately 23.7 feet of the rear property line. The zoning ordinance requires a minimum 30 foot rear yard setback for principal structures in the R-10 zoning district.

 7/7/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-29

APPLICANT: Jill Ripa

LOCATION: 29 Forest Road W

PLAT: 68

LOT: 19

ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 8ft. x 12ft. addition to the second story of an existing single-family dwelling with less than the required rear yard; and to construct a 20ft. x 20ft. two-story addition connecting the existing dwelling and an existing detached accessory garage structure with 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 proposing construction of several additions to the existing single-family dwelling at this property located on the northerly side of Forest Road (west). This property is a rather deep and narrow lot, and it is improved with the existing dwelling and a detached garage which are positioned to the northerly rear portion of the lot. The existing dwelling's footprint extends approximately 3 feet into the rear yard setback. The existing dwelling includes a partial second story with living space; and the applicant proposes to add an approximate 8 foot x 12 foot closet addition to the rear of the second floor. This proposed addition would extend partially into the rear yard setback and be located approximately 32 feet from the northerly rear property line. The zoning ordinance requires a minimum 35 foot rear yard in the R-20 zoning district.

The applicant also proposes an approximate 20 foot x 20 foot two-story addition off the right side of the existing dwelling which would connect to the existing single-story garage. This proposed addition would include a front porch, mudroom and living space on the first floor with a bedroom and bathroom on the second floor. The proposed addition would be located approximately 26 feet from the right side property line, and would comply with dimensional requirements for the R-20 zone. However, the existing accessory garage structure, once connected to the dwelling, would become part of the principal structure. Thus, it will be subject to the dimensional requirements for a principal structure (rather than the setbacks for an existing accessory structure). The garage structure is located approximately 10 feet from the easterly right side property line. The zoning ordinance requires a minimum 20 foot side yard for principal structures in the R-20 zone.

 7/8/2026

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-30

APPLICANT: Sarah Miller

LOCATION: 169 Fatima Drive

PLAT: 123

LOT: 33

ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district.

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 proposing construction of a single-story detached accessory dwelling unit (ADU) structure on this residential property located on the northerly side of Fatima Drive. The proposed structure would be located at the central-front portion of the property to the left of the existing single-family residence. The proposed ADU would measure approximate 24' x 40' and consist of approximately 840 square feet of living space. The structure would also have two 12.5 foot wide roof covered carports extending off the sides of the structure for an overall structure size of approximately 40' x 43'. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-10 zoning district. The proposed accessory structure would be located in line with the front of the existing dwelling on the property at approximately 20 feet from the front property line at Fatima Drive. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone.

As noted above, the applicant is proposing to construct an ADU within a new detached structure. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed one bedroom ADU would be occupied by aging parents with disabilities. Thus, the proposed detached structure may be permissible as an ADU, but the size of the structure is limited to what is allowed by the zoning ordinance for accessory structures. Although Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for one bedroom units, it is my opinion, and that of the Town Solicitor's office, that the dimensional requirements of Section 28-111 limiting the size of accessory structures on residential properties is still applicable. Thus dimensional variances are needed for both the overall size of the structure and for placement of the structure within the front yard.

 7/8/2026
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-31**

APPLICANT: Alfred P. Holtz

LOCATION: 43 Oliver Street

PLAT: 12

LOT: 41

ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district.

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 is requesting dimensional variances to construct a second story deck and stairway addition to an existing accessory garage structure on this lot located on the northerly side of Oliver Street and southerly side of Bay Street. The proposed stairway and deck would provide direct access to the second floor storage area within the garage, as there is reportedly no access to the second floor currently other than by use of a ladder. The garage does have an exterior door on the second floor, and the applicant, who purchased the property several years ago with the garage structure already existing, proposes to add the deck and stairway to utilize this existing door. The proposed deck would measure 8ft. wide and 13 ft. long and would wrap from the southerly side of the garage to the easterly side where the proposed 4ft. wide and 17ft. long stairway would run down along the easterly side of the structure to ground level.

The existing garage structure measures 22ft. x 24ft., which is the maximum size permitted for an accessory structure in the R-6 zoning district. Adding the proposed deck and stairway addition would increase the overall size of the structure. In addition, portions of the proposed deck and stairway would extend to within approximately 3 feet of the easterly right side property line. The zoning ordinance requires a minimum 6 foot side yard setback for accessory structures in a residential zone.

Please note that the applicant was before the Board with this same proposal for dimensional variances and received approval in May 2020 (File #2020-18). However, the previous approval has since expired and no work has been started on the proposed deck or stairway. A copy of the previous decision is included with this application.

 7/8/2026
Edward M. Tanner, Zoning Officer



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

STAFF REPORT FOR:

FILE NO. 2026-32

APPLICANT: Douglas M. and Susan E. Dahl

LOCATION: 61 Smith Street

PLAT: 133 LOT: 128 ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with dimensional relief required for greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on June 30, 2026 to review this application. The TRC voted to recommend that the zoning board consider recommendations to remove the top floor "sun room" and to reduce the size of the top floor deck to reduce the amount of dimensional standards relief needed (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a special use permit to construct a new single-family dwelling on a vacant waterfront lot located on the northerly side of Smith Street. The property consists of a legal nonconforming lot containing approximately 4,782 square feet of lot area (per survey plan). The house location plans submitted with this application depict the proposed structure to be in compliance with applicable zoning setbacks for this nonconforming lot per Section 28-221(a) of the zoning ordinance.

Please note that the applicants were before the Board in September 2020 (File #2020-32) and received approval for a substantially similar request to redevelop this lot after a previous cottage on the property had been destroyed by fire (see previous decision attached). The previous request required dimensional relief for front and rear yard setbacks. However, these setback variances are no longer required per changes to state law that have been adopted in Bristol's zoning ordinance for dimensional relief on nonconforming lots of record. The requirements for a special use permit relating to construction in the flood zone found in Section 28-150(eee), however, were not in effect when the applicant previously applied to the Board in 2020.

EMT

This property is located within a mapped AE 14 flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have vehicle parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 34 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 feet above grade in the R-15 zone. However, as this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed up to 54 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards, with the exception of standard (4) relating to overall gross floor area (GFA) of the parcel; the size of the first floor relative to GFA; the size of the second floor relative to the first floor footprint; and the size of second story decks relative to the calculated GFA. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on June 30, 2026 to review this application. At that meeting it was noted that the size of this nonconforming lot relative to the requirements for overall GFA of the proposed structure impact the size and shape of any dwelling that could be constructed on the parcel. TRC members agreed that overall design and height of the structure were appropriate for this location; however, some modifications to the upper floor decks and removal of the sunroom would help to reduce the amount of dimensional relief needed from the standards of Section 28-150(eee)(4)a. & c.

 7/8/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

July 1, 2026

TO: Zoning Board of Review

FROM: Diane M. Williamson, Administrative Officer

RE: **Special Use Permit for 61 Smith Street**
ZBR – 26-32

Diane W.

The Technical Review Committee (TRC) met on June 30, 2026 to review the above mentioned application for a Special Use Permit. The proposal is for a new residential home in the Flood Zone.

The TRC also reviewed the specific standards for the Special Use Permit. It was noted that the proposed design complies with all of the standards except for 3 dimensional standards related to the overall gross floor area of the building, footprint of first and second floors, and area of the deck. The TRC discussed the possibility of removing the “sun room” from the second floor which seemed like a feasible alternative and would reduce the area of this floor. The TRC also discussed the possibility of reducing the area of the deck which would also then need a revised roof line. These changes to the plan would reduce the amount of relief needed.

The TRC passed a motion to refer the above comments to the Zoning Board for their consideration in reviewing the application.

Thank you.



Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 00007736
BOOK 2067 PAGE 255

Item 41.

DECISION FOR VARIANCE

FILE # 2020-32

RE: Application of: Douglas M. and Susan E. Dahl

For property located at **61 Smith Street**, in Bristol, Rhode Island (Tax Assessor's Plat 133, Lot 128) in the following zoning district: **Residential R-15**.

This matter was heard before the Board at a public hearing on **September 14, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing fire damaged residential structure and construct a new 28ft. x 46ft. single-family residential structure with less than the required front yard and less than the required rear yard.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. This neighborhood consists of many nonconforming lots and homes that do not meet the Town's current Zoning Ordinances and were constructed 60 or 70 years ago and previous to the dimensional requirements that we currently hold new developments to. This specific property is a nonconforming lot of record at 4,782 square feet of land area and with side lot lines that are angled from the street. The property also contains a fire damaged dwelling that was built many years ago and has been in its current condition and unoccupied for several years. The lot could not be developed without some dimensional relief for the front and rear yards. The property owners were before the Board earlier in 2020 and received dimensional relief for nearly the same proposal, but were since requested by the Rhode Island Coastal Resources Management Council (CRMC) to move the house further away from the shoreline and towards Smith Street.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicants are proposing to take what is a semi-abandoned property, with a burned out structure, and building a new single-family residence to be used as an owner-occupied single-family dwelling.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This is a residential neighborhood with many smaller waterfront nonconforming lots created prior to zoning. The proposed project to construct a new single-family dwelling to replace the existing fire-damaged residence on this lot would fit in with the neighborhood, as many of the dwellings in the area and the surrounding homes have been renovated and upgraded from summer cottages to more aesthetically pleasing homes. Given the current state of the property, any construction will benefit the neighborhood, as opposed to creating additional hardship or deficits to the properties.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The applicants are attempting to work with Residential R-15 setback requirements on a 4,700 square foot lot. By constructing the proposed replacement structure on this lot, the applicants will be eliminating a rather significant side yard nonconformity; while also moving the structure back from the shoreline while attempting to comply with CRMC requirements. The applicants are also staying within a reasonable footprint similar to the existing dwelling, as the proposed structure is only 16 feet larger than the original dwelling's footprint.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure is in need of replacement, and a two-bedroom home as proposed on this property is a reasonable structure.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting the construction of a new 28ft. x 46ft. single-family dwelling within 24.6 feet of the front lot line at Smith Street; within 25 feet of the rear lot line at the Kickemuit River.

Voting to Approve: Asciola; Brum; Burke; Kern; and White

Voting to Deny: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 30th day of October, 2020.

Diane M. Williamson
Diane M. Williamson, Director of Community Development

Recorded Oct 30, 2020 at 12:09P.
Louis P. Cirillo Town Clerk



Town of Bristol, Rhode Island Zoning Board of Review

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

File #ZAPL-26-1
#ZAPL-26-3
#ZAPL-26-4

PUBLIC HEARING

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

Monday, June 1, 2026
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPELLANT: **David J. Ramos / Ramos Landscaping, LLC**
PROPERTY OWNER: **David J. Ramos and Stephanie L. Ramos**
LOCATION: **668 & 670 Metacom Avenue**
PLAT: 128 LOTS: 15 & 16
ZONE: **General Business (GB)**

APPLICANT HAS FILED APPEALS OF: three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. *These appeals will be consolidated into one public hearing.*

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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. Written comments should be received no later than 12:00 p.m. on Thursday, May 28, 2026.



Joseph V. Cavanagh, Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765
 Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 27th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809
etanner@bristolri.gov

RE: Request to Consolidate Appeals and for Continuance of Public Hearing.

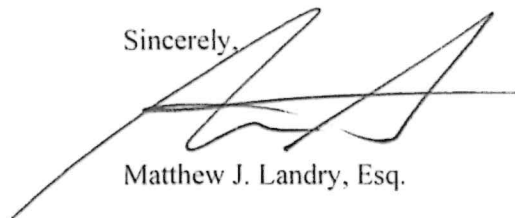
Dear Members of the Board:

Our office represents the Appellant, David Ramos (d/b/a Ramos Landscaping), in connection with property situated at 668 and 670 Metacom Avenue. Mr. Ramos has filed three (3) separate notices of appeal in response to Notices of Violation dated, February 12th, February 25th, and March 11th, 2026, all pending review before the Zoning Board of Review.

Please accept this correspondence as a formal request to consolidate each of the three (3) appeals to allow the Zoning Board to hear arguments during a single public hearing. Doing so will be more efficient and beneficial to all interested parties. To allow sufficient time for the Zoning Board to review the consolidated appeals, Mr. Ramos is also requesting a continuance to the June 11th, 2026 Zoning Board hearing. In the interim, we anticipate submitting a formal request to the Planning Board to review and consider an amendment of the Planning Board's December 11th, 2025, approval, that may assist in the disposition of these appeals. The additional time will allow for that submission and subsequent review by the Planning Board.

Please advise if you should require anything additional from our office in connection with this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', written over a horizontal line.

Matthew J. Landry, Esq.

Cc: Diane Williamson
Amy Goins, Esq.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-4

Date Certified Complete: March 26,
2026

Appellant	Name:		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 670 Metacom Ave	
Plat(s): 128	Lot(s): 15, 16
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: Notice of Violation Dated March 11, 2026	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh, Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765

Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 26th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated March 11th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises") (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. According to a police report dated March 4th, 2026, the Town of Bristol Police Department received a noise complaint from an abutting property owner who had purportedly shared videos taken of the Premises allegedly depicting snow plows and other equipment operating prior to 7am. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and disputes any alleged violations. As grounds for appeal, Petitioner avers that the activities were minimal and were outside the scope of conditions applicable to the property. Mr. Ramos notified police that two nursing homes needed road salt due to the recent storm and that he would need to prepare his vehicles to provide that service. The vehicles were on the property no longer than ten (10) minutes. The activities were incidental to the historic operations occurring on the property and did not involve the loading and/or unloading of materials or "materials processing" contemplated by the Planning Board conditions of approval.

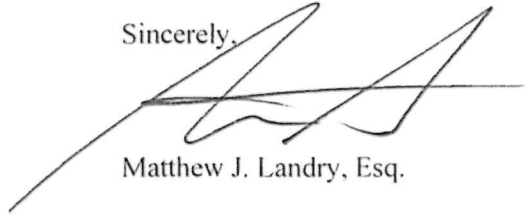
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a “garage” to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as “materials processing”, which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from the recent snowfall and safety concerns that are abated through road salt and snow plowing services Mr. Ramos provides. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3.

Further, the Planning Board’s conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Landry", is written over a horizontal line. The signature is stylized with a large, sweeping initial 'M' and a long, horizontal stroke extending to the right.

Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

March 11, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in black ink that reads "Diane M. Williamson". The signature is fluid and cursive.

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-3

Date Certified Complete: March 17,
2026

Appellant	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 670 Metacom Ave	
Plat(s): 128	Lot(s): 15
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: February 25, 2026 Notice of Violation from Administrative Officer	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry
 Philip R. Primeau
 Matthew A. Gruneberg

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765
 Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 17th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 25th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises") (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 21st, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed the property owner, David Ramos preparing for the workday along with two pick-up trucks. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the only activity observed on site was the property owner arriving for work and starting two pick-up trucks in preparation for the workday. The activity was minimal and incidental to employees arriving for work.

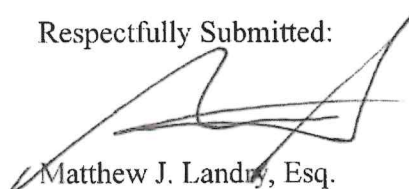
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to "shipping and/or receiving hours" to limit activities performed in conjunction with "materials processing". The

alleged violations stem from the property owner merely arriving to the property in advance of the workday and preparing two pickup trucks for business operations that would occur within normal business hours. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3. Further, the Planning Board's conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board's conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', is written over a horizontal line.

Matthew J. Landry, Esq.

Town of Bristol, Rhode Island

Department of Community Development



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

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

Zoning Board
Appeal
Application
ZAPL-26-1

Your submission

Submitted Mar 4, 2026 at 2:02pm

Your Submission

Attachments

Guests (0)

- ✔ Application Fee
- 🕒 Appeal Received & Completeness Review
- Application Complete
- Schedule Hearing
- Send Abutter Notice
- Notice of Hearing
- Upload Decision

Contact Information

Matthew Landry

Email address

mjl@blishcavlaw.com

Phone Number

4018318900

Mailing Address

Blish & Cavanagh, LLP Attn: Matthew Landry 30
Exchange Terrace, Providence, RI 02903

Locations

1 location
total

PRIMARY LOCATION



670 METACOM AVE

BRISTOL, RI 02809

Appellant Information

Name *

David Ramos

Street Address *

670 Metacom Ave

City *

Bristol

State *

RI

ZIP Code *

02809

Telephone Number *

4018318900

Email

ramoslandscaping401@gmail.com

Property Owner is
Appellant



Name of attorney or agent, if any, who is
authorized to represent the applicant

Matthew Landry, Esq.

Agent or Attorney
Telephone

401-831-8900

Agent or Attorney
Mailing Address

30 Exchange
Terrace, Providence,
RI 02903

**Location
of Subject
Property**

Address of Subject
Property *
670 & 668 Metacom
Ave

Assessor's Plat(s) *
128

Assessor's Lot(s) *
15 & 16

Zoning District(s) of
Property *
Business

**Appeal
Information**

File/Application Number of Decision being
Appealed OR Description of Decision *
Notice of Violation issued February 12th, 2026

Upon which agency or officer is this appeal being
taken?: *

Administrative Officer

In an attachment, Please provide a written
statement describing the decision in which you
are appealing, the applicable section(s) of the

Zoning Ordinance that apply to your appeal, and the specific grounds for the appeal.

Signature

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature

*

✓ Matthew Landry

Mar 3, 2026

Town of Bristol, RI

Your Profile

Your Records
(/dashboard/records)

Resources

Search for
Records (/search)

Claim a Record
(/claimRecord)

Employee Login
(https://bristolri.workflow



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry
 Philip R. Primeau
 Matthew A. Gruneberg

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765
 Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 4th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 12th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises"). (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 8th, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed "unloading of materials". The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the vehicles observed on site were merely spinning salt on the Premises that was used in connection with the recent snowstorm that had just come through area. As you may know, Ramos Landscaping has a contract with the State of Rhode Island that provides plowing and salt services for state roads throughout the Town during snowstorms. The activities observed on site lasted no longer than ten (10) to fifteen (15) minutes as was discussed with the police officer conducting the inspection. This is clearly depicted on bodycam footage obtained from the Town.

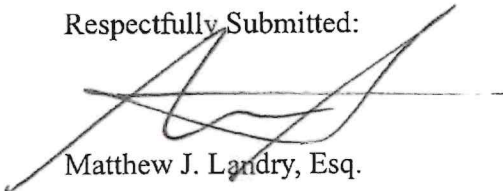
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include

screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from “spinning salt” on the Premises, not “unloading or loading of materials” nor “materials processing” that comprise a portion of the Ramos Landscaping business that were contemplated by Condition #3. The remaining conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:



Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in cursive script that reads "Diane M. Williamson".

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Town of Bristol, Rhode Island
Planning Board

01/02/2026
02:12:50 PM
3 Pages

DECISION
Bk: 2306 Pg: 209
Instr: 2026-8

10 Court Street
Bristol, RI 02809
www.Bristolri.us
401-253-7000
253-7010

Item 5A.

PLANNING BOARD DECISIONS

OWNER: David J. Ramos (Lot 15) /Lionel J. Ramos (Lot 16)
APPLICANT: David J. Ramos
ADDRESS: 668 and 670 Metacom Avenue
PLAT AND LOT: Plat 128 Lots 15 and 16
APPLICATION: Unified Development/Special Use Permit
Minor Land Development Preliminary Plan
"668 and 670 Metacom Avenue"

SPECIAL USE PERMIT

The Planning Board finds that:

- A. The Application is for a Special Use Permit for a contract construction use on Lots 15 and 16 on Plat 128 in the General Business Zone. The Board finds it meets the standards for the Special Use Permit as follows:
- The use is specifically authorized by the Zoning Ordinance;
 - The proposal meets all the standards in the subsection of the Zoning Ordinance, specifically Section 28-150 (jj);
 - The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan with the conditions of approval.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

- 1) The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the "limit of work line" shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
- 2) The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows:
General Business Hours: Monday through Friday 7am – 5pm; Saturday 8am – 3pm;
Closed Sundays/holidays.
- 3) No materials processing or unloading/loading of trucks ("shipping and/or receiving hours") before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
- 4) The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.
- 5) Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.

- 6) During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- 7) There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- 8) All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- 9) An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- 10) Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- 11) All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.
- 12) To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- 13) The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- 14) Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- 15) There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- 16) Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

- 17) A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.
 - a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.
- 18) Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitae, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.
 - a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.
- 19) All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

- 20) The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.

Motion was made by Board member Katz, seconded by Board member Clark.
 Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard
 Opposed: None

MINOR LAND DEVELOPMENT

The Planning Board finds that:

1. The subject property consists of two parcels on Plat 128, Lots 15 and 16.
2. The proposal is the construction of a new contract construction building on Lot 16 and the operations of the contract construction business on Lot 15.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance. The property is in the General Business zone. The contract construction business use requires a Special Use Permit which the Board has granted with conditions as a Unified Development.
6. The proposed development has adequate and permanent physical access to Metacom Avenue.
7. The Board has considered the testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

The Board grants a waiver for the installation of a sidewalk along Lot 15 as required in the Metacom Avenue Overlay Zone since this lot is not being developed at this time.

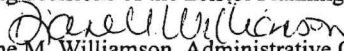
Preliminary Plan approval is granted for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled "Preliminary Submission for 668 & 670 Metacom Avenue" dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered PE and Karen Beck, Registered Landscape Architect Sheets 1-10 of 10.

Subject to:

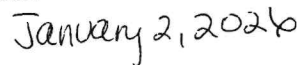
1. Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84, if agreed to by the owner of Lot 84.
2. Revised Plans to indicate an 8' wide aisle space for the ADA van accessible parking space.
3. If, and when, Lot 15 is further developed, a sidewalk will be required along Lot 15.

Motion made by Board Member Katz, seconded by Board Member Clark
 Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard
 Opposed: None

Being decisions of the Bristol Planning Board on December 11, 2025.

By: 
 Diane M. Williamson, Administrative Officer

Date:



Received for record at Bristol, RI
 1/2/2026 02:12:50 PM





Town of Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

March 16, 2026



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.



668 & 670 Metacom Ave - 300' Radius

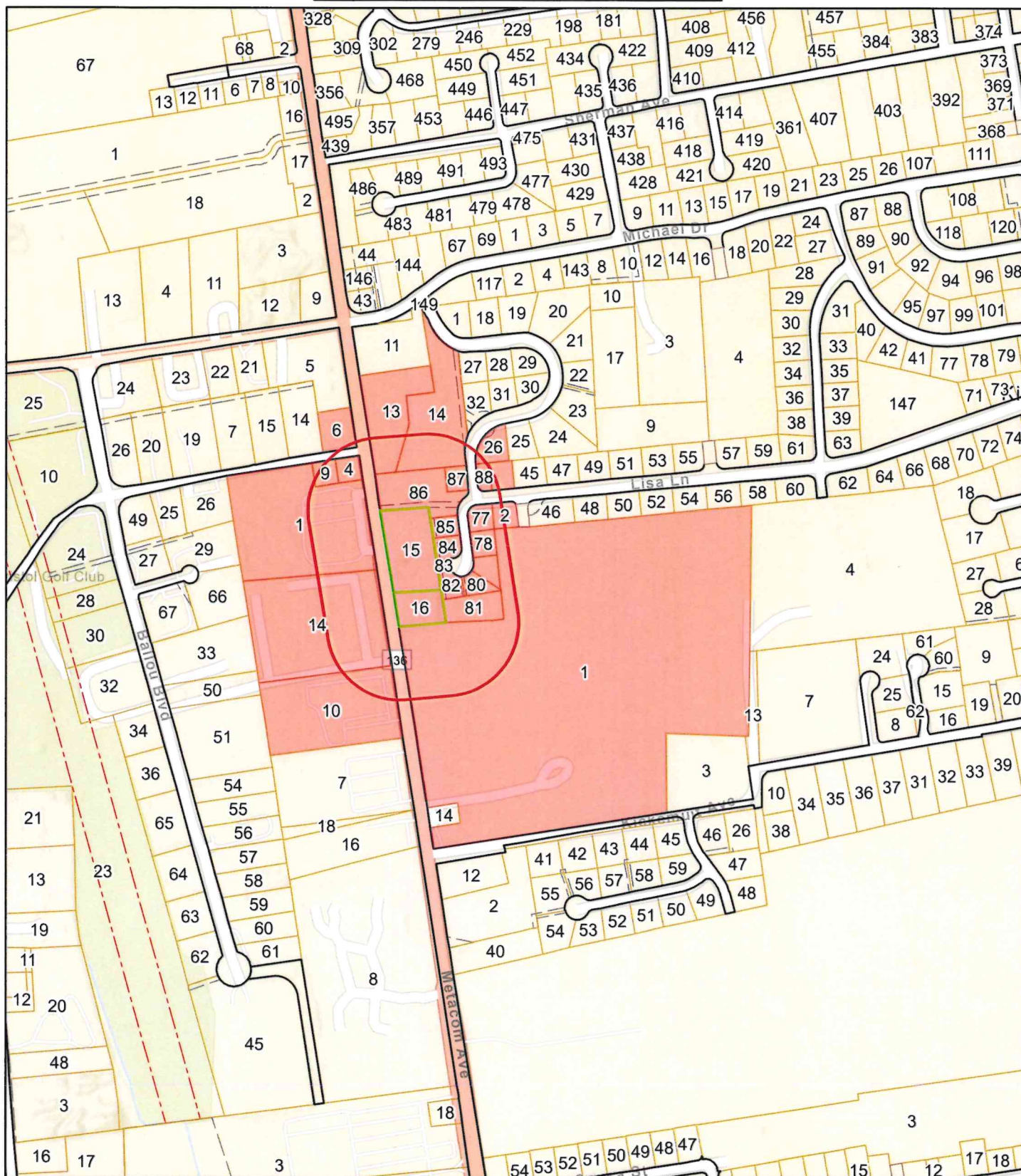
Town of Bristol, RI

1 inch = 563 Feet



www.cai-tech.com

March 12, 2026



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
March 12, 2026

Subject Properties:

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 128-13
CAMA Number: 128-13
Property Address: METACOM AVE

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

Parcel Number: 128-14
CAMA Number: 128-14
Property Address: CASEY DR

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

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Parcel Number: 128-2
CAMA Number: 128-2
Property Address: 36 LISA LN

Mailing Address: SYLVIA JR GEORGE M TRUSTEE
SYLVIA KAREN ANN TRUSTEE
36 LISA LN
Bristol, RI 02809

Parcel Number: 128-26
CAMA Number: 128-26
Property Address: 26 CASEY DR

Mailing Address: HANON, JAMES W & SHARON A TE
26 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-77
CAMA Number: 128-77
Property Address: 38 LISA LN

Mailing Address: DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

Parcel Number: 128-78
CAMA Number: 128-78
Property Address: 40 LISA LN

Mailing Address: RICHMOND, JONATHAN W & NICOLE M.
TE
40 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-79
CAMA Number: 128-79
Property Address: 42 LISA LN

Mailing Address: TROCCHIO, MATTHEW J. & HAUGH,
CIRI E. TE
42 LISA LN
BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 128-80
CAMA Number: 128-80
Property Address: 44 LISA LN

Mailing Address: ANNIS, JAMES D. JAMES A. JT
44 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-81
CAMA Number: 128-81
Property Address: LISA LN

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

Parcel Number: 128-82
CAMA Number: 128-82
Property Address: 46 LISA LN

Mailing Address: LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-83
CAMA Number: 128-83
Property Address: LISA LN

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

Parcel Number: 128-84
CAMA Number: 128-84
Property Address: 43 LISA LN

Mailing Address: PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-85
CAMA Number: 128-85
Property Address: 41 LISA LN

Mailing Address: DESANO, ANTHONY R. JR. JENNIFER L
TE
41 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-86
CAMA Number: 128-86
Property Address: METACOM AVE

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

Parcel Number: 128-87
CAMA Number: 128-87
Property Address: 29 CASEY DR

Mailing Address: CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-88
CAMA Number: 128-88
Property Address: LISA LN

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

Parcel Number: 128-89
CAMA Number: 128-89
Property Address: 37 LISA LN

Mailing Address: PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

Parcel Number: 134-1
CAMA Number: 134-1
Property Address: 648 METACOM AVE

Mailing Address: FALES, FRANK M. JR. DONALD G. TRST
& THE FALES FA
648 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 87-6
CAMA Number: 87-6
Property Address: 697 METACOM AVE

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



www.cai-tech.com

3/12/2026

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 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

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

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

Parcel Number: 94-10
CAMA Number: 94-10-001
Property Address: 661 METACOM AVE

Mailing Address: CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-002
Property Address: 661 METACOM AVE

Mailing Address: CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-003
Property Address: 661 METACOM AVE

Mailing Address: KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

Parcel Number: 94-10
CAMA Number: 94-10-004
Property Address: 661 METACOM AVE

Mailing Address: FOISY, SHARON A
661 METACOM AVE UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-005
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-006
Property Address: 661 METACOM AVE

Mailing Address: HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-007
Property Address: 661 METACOM AVE

Mailing Address: FATINI, WALTER A & LEAH J TE
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-008
Property Address: 661 METACOM AVE

Mailing Address: DEANGELIS, DEBORAH
661 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-009
Property Address: 661 METACOM AVE

Mailing Address: FARIAS, CHERYL
661 METACOM AVE UNIT 9
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-010
Property Address: 661 METACOM AVE

Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA
P JANARIO IRREVOCABLE TRUST
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-011
Property Address: 661 METACOM AVE

Mailing Address: HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-10
CAMA Number: 94-10-012
Property Address: 661 METACOM AVE

Mailing Address: PELOQUIN, JEANNE UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-013
Property Address: 661 METACOM AVE

Mailing Address: LEAL, DORA & JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-014
Property Address: 661 METACOM AVE

Mailing Address: FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-015
Property Address: 661 METACOM AVE

Mailing Address: GOODWIN, LYDIA
661 METACOM AVE UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-016
Property Address: 661 METACOM AVE

Mailing Address: PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-017
Property Address: 661 METACOM AVE

Mailing Address: SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-018
Property Address: 661 METACOM AVE

Mailing Address: ROY, JOSHUA P. & MCGREGOR, SARAH
A. JT
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-019
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-020
Property Address: 661 METACOM AVE

Mailing Address: ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-021
Property Address: 661 METACOM AVE

Mailing Address: GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-022
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-023
Property Address: 661 METACOM AVE

Mailing Address: DEFREITAS, MARIA J & ERNESTO TE
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-001 Property Address: 663 METACOM AVE	Mailing Address: FUSCO, JAMIE & SUNHE TE 663 METACOM AVE, UNIT 1 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-002 Property Address: 663 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-003 Property Address: 663 METACOM AVE	Mailing Address: KAMIYAMA, MASAKUNI & FUJII- KAMIYAMA, MINO 663 METACOM AVE, Unit 3 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-004 Property Address: 663 METACOM AVE	Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA LANORA TE 663 METACOM AVE, UNIT 4 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-005 Property Address: 665 METACOM AVE	Mailing Address: MCLEOD, LAURA K. 665 METACOM AVE, UNIT 5 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-007 Property Address: 665 METACOM AVE	Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX 665 METACOM AVE UNIT 7 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-008 Property Address: 665 METACOM AVE	Mailing Address: BOUCHARD, MARIANNE L 665 METACOM AVE UNIT 8 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-009 Property Address: 665 METACOM AVE	Mailing Address: BERWICK, JULIA 425 EAST 82ND ST APT 3-B NEW YORK, NY 10028
Parcel Number: 94-14 CAMA Number: 94-14-010 Property Address: 665 METACOM AVE	Mailing Address: DANSEREAU, JASON C 665 METACOM AVE UNIT 10 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-011 Property Address: 667 METACOM AVE	Mailing Address: MEDEIROS, SHAUNI-LEE 667 METACOM AVE UNIT 11 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-012 Property Address: 667 METACOM AVE	Mailing Address: BORGES, GEORGE E & ROSE TE 667 METACOM AVE UNIT 12 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-013 Property Address: 667 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-014
Property Address: 667 METACOM AVE

Mailing Address: KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-015
Property Address: 667 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-016
Property Address: 667 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-017
Property Address: 669 METACOM AVE

Mailing Address: BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-018
Property Address: 669 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-019
Property Address: 669 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-020
Property Address: 669 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-021
Property Address: 669 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-022
Property Address: 669 METACOM AVE

Mailing Address: CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-023
Property Address: 669 METACOM AVE

Mailing Address: RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-024
Property Address: 669 METACOM AVE

Mailing Address: BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-025
Property Address: 669 METACOM AVE

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



www.cai-tech.com

3/12/2026

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 6 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-026 Property Address: 669 METACOM AVE	Mailing Address: KRUSHNOWSKI, JOHNA A. TRUSTEE 669 METACOM AVE, UNIT 26 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-027 Property Address: 669 METACOM AVE	Mailing Address: TRIVISONNO, TIA TRUSTEE OF THE KAREN TRIVISONNO IRREVOCABLE TRUST 669 METACOM AVE, UNIT 27 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-028 Property Address: 669 METACOM AVE # 28	Mailing Address: TROIA, DANIEL B 669 METACOM AVE # 28 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-029 Property Address: 671 METACOM AVE	Mailing Address: MCKENNA, JARED D 671 METACOM AVE UNIT 29 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-030 Property Address: 671 METACOM AVE	Mailing Address: PEREIRA, DANNY 1 LANDMARK RD WALLINGFORD, CT 06494
Parcel Number: 94-14 CAMA Number: 94-14-031 Property Address: 671 METACOM AVE	Mailing Address: SENNOTT, GEORGE F. III & MAGHINI, JILLIAN JT 671 METACOM AVE, UNIT 31 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-032 Property Address: 671 METACOM AVE	Mailing Address: LIMA, TYLER G 671 METACOM AVE, Unit 32 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-033 Property Address: 671 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-034 Property Address: 671 METACOM AVE	Mailing Address: COTOIA JASON JOSEPH 671 METACOM AVE, Unit 34 Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-035 Property Address: 671 METACOM AVE	Mailing Address: SMITH, LINDA BIRD 671 METACOM AVE UNIT 35 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-036 Property Address: 671 METACOM AVE	Mailing Address: DEMELO, HUMBERTO S. & MARIA LE BOTELHO, SANDRA 671 METACOM AVE, UNIT 36 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-037 Property Address: 671 METACOM AVE	Mailing Address: AGUIAR, MARIA F 671 METACOM AVE UNIT 37 BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 7 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-038 Property Address: 671 METACOM AVE	Mailing Address: NICOLI CATHY 671 METACOM AVE UNIT 38 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-039 Property Address: 671 METACOM AVE	Mailing Address: MEDEIROS, ANNA 671 METACOM AVE, UNIT 39 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-040 Property Address: 671 METACOM AVE	Mailing Address: COUTO HORACIO L 1265 NW 22ND AVE DELRAY BEACH, FL 33445
Parcel Number: 94-14 CAMA Number: 94-14-041 Property Address: 673 METACOM AVE	Mailing Address: TAVARES, KATIE L 673 METACOM AVE, UNIT 41 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-042 Property Address: 673 METACOM AVE	Mailing Address: HERNANDEZ, JUSTIN A 673 METACOM AVE, UNIT 42 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-043 Property Address: 673 METACOM AVE	Mailing Address: ANGELONE JILIAN M 1 CHRISTINE CT BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-044 Property Address: 673 METACOM AVE	Mailing Address: MEDEIROS, ROBERT M. & LARUE, ISADORA JT 673 METACOM AVE UNIT 44 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-045 Property Address: 673 METACOM AVE	Mailing Address: SALVAGGIO, JAMES J 673 METACOM AVE # 45 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-046 Property Address: 673 METACOM AVE	Mailing Address: SACCHETTI, CAROL L. 673 METACOM AVENUE UNIT 46 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-047 Property Address: 673 METACOM AVE	Mailing Address: KOTUBY, PAUL M JR 673 METACOM AVE UNIT 47 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-048 Property Address: 673 METACOM AVE	Mailing Address: GEORGIU, PAULA & GEORGIU, JENNIFER SOPHIA JT 673 METACOM AVE, UNIT 48 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-049 Property Address: 673 METACOM AVE	Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP NORMANDIN REV LIVING TRUST 673 METACOM AVE UNIT 49 BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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 8 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-050
Property Address: 673 METACOM AVE

Mailing Address: MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-051
Property Address: 673 METACOM AVE

Mailing Address: GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-052
Property Address: 673 METACOM AVE

Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-053
Property Address: 675 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-054
Property Address: 675 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-055
Property Address: 675 METACOM AVE

Mailing Address: CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-056
Property Address: 675 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-057
Property Address: 675 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-058
Property Address: 675 METACOM AVE

Mailing Address: STEEL, IRVING STEEL, RICHARD JT
675 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-059
Property Address: 677 METACOM AVE

Mailing Address: CADILE, COREY
677 METACOM AVE, Unit 59
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-060
Property Address: 677 METACOM AVE

Mailing Address: BALZANO, JOHN E. & JANE MARIE TE
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-061
Property Address: 677 METACOM AVE

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



www.cai-tech.com

3/12/2026

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 9 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-062 Property Address: 677 METACOM AVE	Mailing Address: EIKENBERG, SHERI 677 METACOM AVE, UNIT 62 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-063 Property Address: 677 METACOM AVE	Mailing Address: LOPES NELSY Y TRUSTEE 677 METACOM AVE Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-064 Property Address: 677 METACOM AVE	Mailing Address: FARINA-ROSENDALE, HOLLIS M 677 METACOM AVE UNIT 64 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-065 Property Address: 679 METACOM AVE	Mailing Address: SOUSA, MARGUERITE Q 679 METACOM AVE UNIT 65 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-066 Property Address: 679 METACOM AVE	Mailing Address: DONAHUE, COLIN M. 7 EVERETT ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-067 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-068 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-069 Property Address: 679 METACOM AVE	Mailing Address: CHASE, MARY R. 679 METACOM AVE, UNIT 69 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-070 Property Address: 679 METACOM AVE	Mailing Address: BHANDARI, HUM NATH & SARITA POUDYAL TE 679 METACOM AVE UNIT 70 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-071 Property Address: 679 METACOM AVE	Mailing Address: SMITH, ROBERT B & SUNDERLAND, CATHERINE T JT 679 METACOM AVE UNIT 71 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-072 Property Address: 681 METACOM AVE	Mailing Address: GORMAN, DAVID UNIT 72 681 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-073 Property Address: 681 METACOM AVE	Mailing Address: HOSHUE, HEIDI 17101 SW 204TH STREET MIAMI, FL 33187-3518



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.

3/12/2026

Page 10 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-074
Property Address: 681 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-075
Property Address: 681 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-076
Property Address: 681 METACOM AVE

Mailing Address: NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

Parcel Number: 94-14
CAMA Number: 94-14-077
Property Address: 681 METACOM AVE

Mailing Address: MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

Parcel Number: 94-14
CAMA Number: 94-14-078
Property Address: 681 METACOM AVE

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

Parcel Number: 94-14
CAMA Number: 94-14-079
Property Address: 683 METACOM AVE UNIT 79

Mailing Address: TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-080
Property Address: 683 METACOM AVE UNIT80

Mailing Address: MORAN, CHARLES J & MARY BETH TE
683 METACOM AVE., #80
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-081
Property Address: 683 METACOM AVE

Mailing Address: SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-082
Property Address: 683 METACOM AVE

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

Parcel Number: 94-4
CAMA Number: 94-4
Property Address: 691 METACOM AVE

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

Parcel Number: 94-9
CAMA Number: 94-9
Property Address: BROADCOMMON RD

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



www.cai-tech.com

3/12/2026

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 11 of 11

AGUIAR, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

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

ANDRADE, KATHIE J., TRUST
DONNA P JANARIO IRREVOCAB
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

CADILE, COREY
677 METACOM AVE, Unit 59
BRISTOL, RI 02809

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

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

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

ANNIS, JAMES D.
JAMES A. JT
44 LISA LN
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

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

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

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

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

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

DEANGELIS, DEBORAH
661 METACOM AVE
UNIT 8
BRISTOL, RI 02809

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

CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

DEFREITAS, MARIA J &ERNES
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

D'ELIA, WILLIAM J. & GAIL
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

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

CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

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

COTOIA JASON JOSEPH
671 METACOM AVE, Unit 34
Bristol, RI 02809

DESANO, ANTHONY R. JR.
JENNIFER L TE
41 LISA LN
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

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

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

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

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

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

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

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

FALES, FRANK M. JR.
DONALD G. TRST & THE FALE
648 METACOM AVE
BRISTOL, RI 02809

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

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

FARIAS, CHERYL
661 METACOM AVE
UNIT 9
BRISTOL, RI 02809

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

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

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

GOODWIN, LYDIA
661 METACOM AVE
UNIT 15
BRISTOL, RI 02809

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

FATINI, WALTER A & LEAH J
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

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

KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

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

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

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

FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

HANON, JAMES W & SHARON A
26 CASEY DR
BRISTOL, RI 02809

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

FOISY, SHARON A
661 METACOM AVE
UNIT 4
BRISTOL, RI 02809

HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809

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

LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

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

PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

LEAL, DORA &
JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

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

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

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

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

PELOQUIN, JEANNE
UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

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

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

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

NICOLI CATHY
671 METACOM AVE UNIT 38
BRISTOL, RI 02809

PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

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

RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

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

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

RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

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

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

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

MEDEIROS, ANNA
671 METACOM AVE, UNIT 39
BRISTOL, RI 02809

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

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

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

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

RICHMOND, JONATHAN W &
NICOLE M. TE
40 LISA LN
BRISTOL, RI 02809

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

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

TROCCHIO, MATTHEW J. &
HAUGH, CIRI E. TE
42 LISA LN
BRISTOL, RI 02809

ROY, JOSHUA P. & MCGREGOR
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

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

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

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

STEEL, IRVING
STEEL, RICHARD JT
675 METACOM AVE
Bristol, RI 02809

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

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

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

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

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

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

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

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

SYLVIA JR GEORGE M TRUSTE
SYLVIA KAREN ANN TRUSTEE
36 LISA LN
Bristol, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

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

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

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

TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

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



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-5

Date Certified Complete: May 8, 2026

Appellant	Name:		
	Address: 950 Warren Avenue		
	City: East Providence	State: RI	ZIP: 02914

Property Owner	Name: John Marshall		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 8 Constitution Street	
Plat(s): 11	Lot(s): 20
2. Zoning District in Which the Property is Located: R-6	
3. Upon which agency or Officer is this appeal being taken?: Historic District Commission	
Other:	
4. File/Application Number of Decision being Appealed: The May 4, 2026 decision, denying installation of a sliding door on garage.	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Alfred R. Rego, Jr.
Mailing Address: 443 Hope Street, Bristol, RI 02809



05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

Bristol Historic District Commission
Decision Letter

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

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM



BEFORE THE BRISTOL ZONING BOARD OF REVIEW
SITTING AS THE BOARD OF APPEALS

RE: Appeal of BHDC Decision – 8 Constitution Street, Bristol, RI (Plat 11 Lot 20)

APPELLANT: John J. Marshall

Date: May 7, 2026

I. PRELIMINARY STATEMENT

This appeal is taken from a decision of the Bristol Historic District Commission (BHDC) denying a Certificate of Appropriateness for the installation of a sliding glass door on the rear elevation of an accessory structure (garage). The Appellant respectfully requests that the Zoning Board reverse this decision on the grounds that it is arbitrary, capricious, and internally inconsistent. The BHDC has failed to apply the Secretary of the Interior's Standards uniformly, specifically ignoring the precedent set by their own recent approvals for the primary dwelling on the same lot.

II. STANDARD OF REVIEW

Pursuant to Rhode Island General Laws and Bristol Town Ordinance, the Board of Appeals must determine if the BHDC's decision was supported by the weight of the evidence. A decision that ignores established precedent on the same parcel or relies on "speculative visibility" (i.e., views from a boat in the harbor) while disregarding the loss of historic integrity already sanctioned by the Board, constitutes an abuse of discretion.

III. ARGUMENT

1. Internal Inconsistency and Lack of Uniformity

The BHDC's denial is fundamentally inconsistent with its prior approvals for this property. The Board previously approved:

A sliding glass doors on the rear of the primary dwelling.

A second-floor addition to the dwelling including a second sliding glass door.

By approving these elements, the BHDC has already established that sliding glass doors on the harbor-facing (rear) elevations of this property are compatible with the district. To deny the same architectural element on a secondary, non-historic accessory building is logically and legally indefensible.

The BHDC's stated its frustration with the "seek forgiveness, not permission" approach, but legally, an administrative body cannot use a denial as a punitive measure for a procedural bypass; they must judge the structure based on the standards.

2. Misapplication of Secretary of the Interior Standards 9 & 10

The BHDC cites Standards 9 and 10 to justify the denial. However:

Standard 9 requires that new work shall not destroy historic materials and should be compatible with the massing, size, and scale of the property. Given that the BHDC has already permitted a "total rebuild" of these structures, leaving only structural aspects - there is no

"historic fabric" left to destroy. The project is a contemporary reconstruction.

Standard 10 requires that new additions be reversible. A sliding glass door is inherently reversible and does not permanently alter the structural integrity of the rebuild.

3. Speculative Visibility vs. Public Way

Bristol's guidelines focus on the "public way." While the harbor is technically public, the BHDC's reliance on visibility from a boat to justify a denial—while having already permitted two similar doors on the more prominent main dwelling—is an arbitrary application of the "visibility" standard.

4. Improper Use of Administrative Power as Punishment

The record suggests the BHDC's denial was motivated by the Applicant's mid-construction change (converting the garage to an exercise room) rather than the architectural merits of the door. An administrative board may not deny an otherwise compatible application simply because the applicant "sought forgiveness rather than permission." The board must evaluate the door as if it were a fresh application.

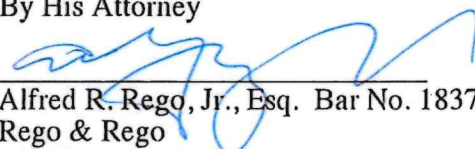
IV. CONCLUSION

The accessory building in question lacks independent historic significance due to the scale of previously approved renovations. Because the BHDC has already sanctioned the use of sliding glass doors on the primary structure's rear elevation, the denial for the garage is a "clear error" of inconsistent application.

WHEREFORE, the Appellant respectfully requests that the Zoning Board of Review reverse the BHDC's decision and grant the Certificate of Appropriateness for the sliding glass door.

Submitted

John J. Marshall
By His Attorney



Alfred R. Rego, Jr., Esq. Bar No. 1837
Rego & Rego
443 Hope Street, Bristol, RI 02809
401-253-2500
al@rego-law.com

APPELLANT'S LIST OF EXHIBITS

Property: 8 Constitution Street, Bristol, RI
Appellant: John J. Marshall

Category A: Property Context

Exhibit A-1: Application (proposed sliding glass door for garage): To install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan.

Exhibit A-2: Approved (and proposed garage glass door) Plans: Documentation showing the extent of the "total renovation" previously sanctioned by the BHDC, proving that the historic fabric was removed and replaced with modern materials and a second floor.

Exhibit A-3: HDC Decision Letter dated May 4, 2026 recorded May 6, 2026 denying installation thereof.

Category B: Visual Evidence of Inconsistency

Exhibit B-1: Photographic Survey (Rear Elevation). Photographs taken from the rear of the property showing the original garage and main structure as seen from the south. (Series of photos).

Exhibit B-2: Sightline Analysis (The "Harbor View"). Photos taken from the harbor or the public shoreline demonstrating the limited visibility of the garage door compared to the already-approved glass doors on the primary residence and adjoining properties.

Exhibit B-3: Street View Comparison. Photographs taken from the "Public Way" (street side) (taken at time of the HDC May 1, 2026 site view) proving the sliding glass door is not visible to the general public, thereby minimizing its impact on the Historic District's character.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
-----------	--------------	---------------

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

John Marshall

Applicant's Digital Signature

Date: March 5, 2026

SM

Drafting/Design
Riverside, R.I.
Smeds4@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0046
Drawn By: BIL
Checked By: X
Issue Date: 5-11-08

Drawing Index:

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions
No. Date Description
1 5-07-08

Drawing Title

Proposed
Floor Plans

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

Drawing Number

4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
1	2	3'-0" x 6'-8" EXTERIOR DOOR
2	1	2'-8" x 6'-8" EXTERIOR DOOR
3	1	2'-8" x 6'-8" EXTERIOR DOOR
4	2	2'-8" x 6'-8" EXTERIOR DOOR
5	1	3'-0" x 6'-8" EXTERIOR DOOR
6	2	11'-0" x 6'-8" SLIDING DOOR
7	1	5'-2" x 6'-8" EXTERIOR DOOR

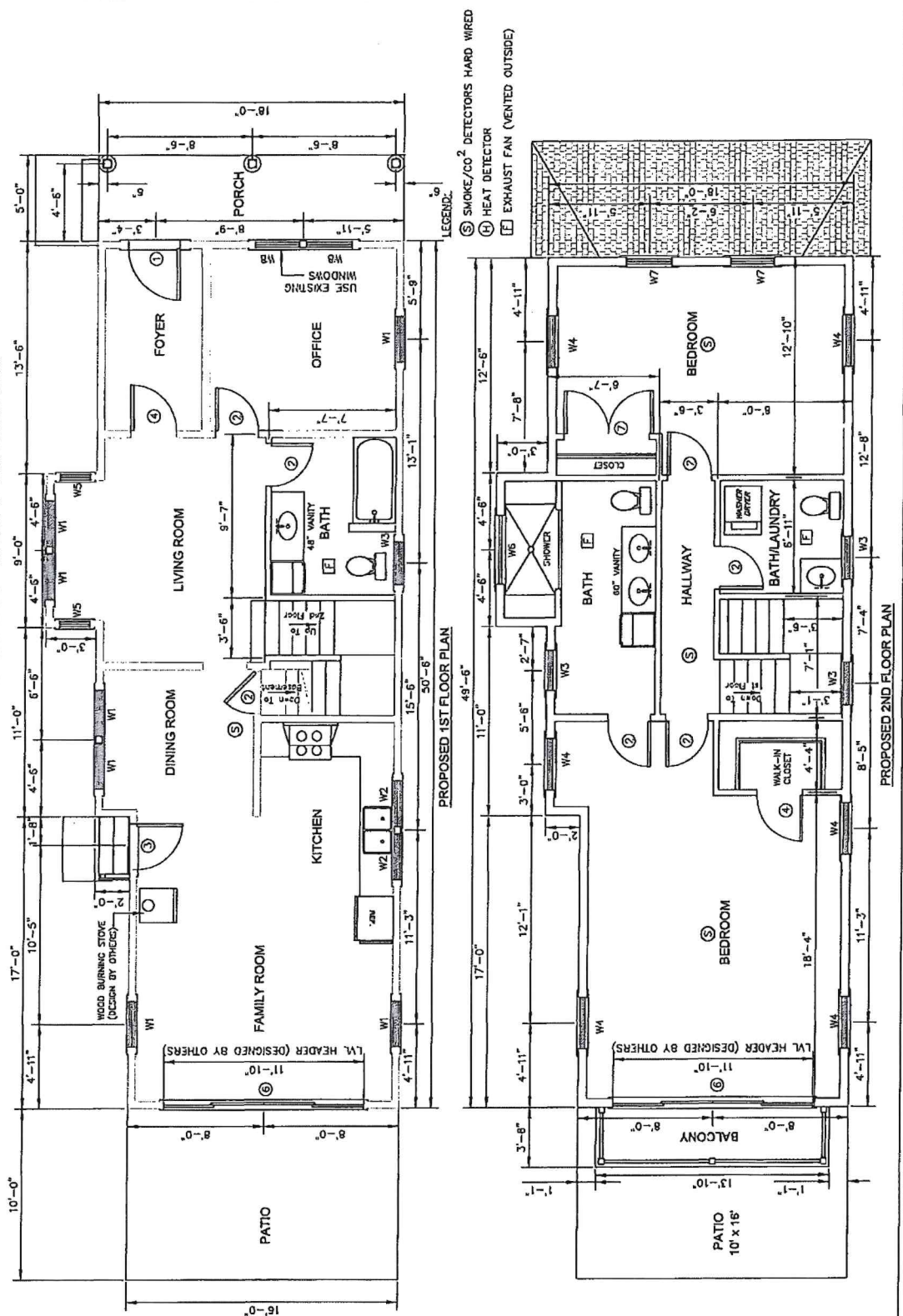
DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8" x 5'-0" TCDH2850 E Series Double-Hung
W2	2	2'-8" x 3'-4" TCDH2834 E Series Double-Hung
W3	4	2'-8" x 3'-4" TCDH2834 E Series Double-Hung
W4	6	3'-0" x 5'-0" TCDH3050 E Series Double-Hung
W5	2	1'-10" x 5'-0" TCDH2834 E Series Double-Hung
W6	1	4'-0" x 2'-0" A41 Awning
W7	2	2'-8" x 4'-6" TCDH2846 E Series Double-Hung
W8	2	32" x 60" EXIST. Use the 2 best exist. windows

WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.





05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

Bristol Historic District Commission
Decision Letter

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

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM



B-I





Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



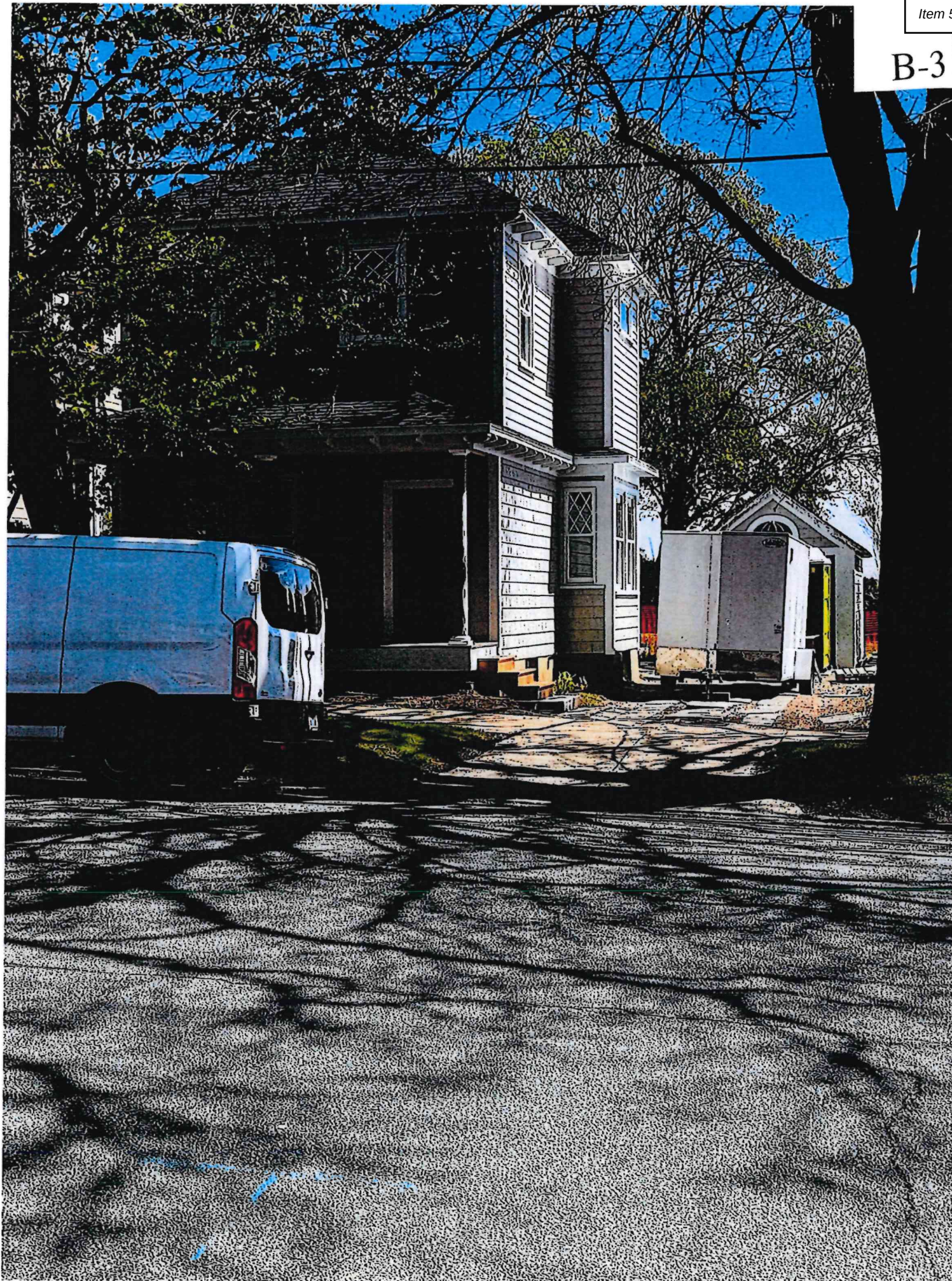


Sent from my iPhone

B-2



B-3





8 Constitution Street

Town of Bristol, RI

1 inch = 18 Feet



www.cai-tech.com

May 11, 2026



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.

Owner

Owner 1 JM BRISTOL LLC
Owner 2 C/O DARROW EVERETT LLP
Owner 3
Address 1 TURKS HEAD PL, 12TH FL, PROVIDENCE, RI 02903

Previous Owners & Sales Information

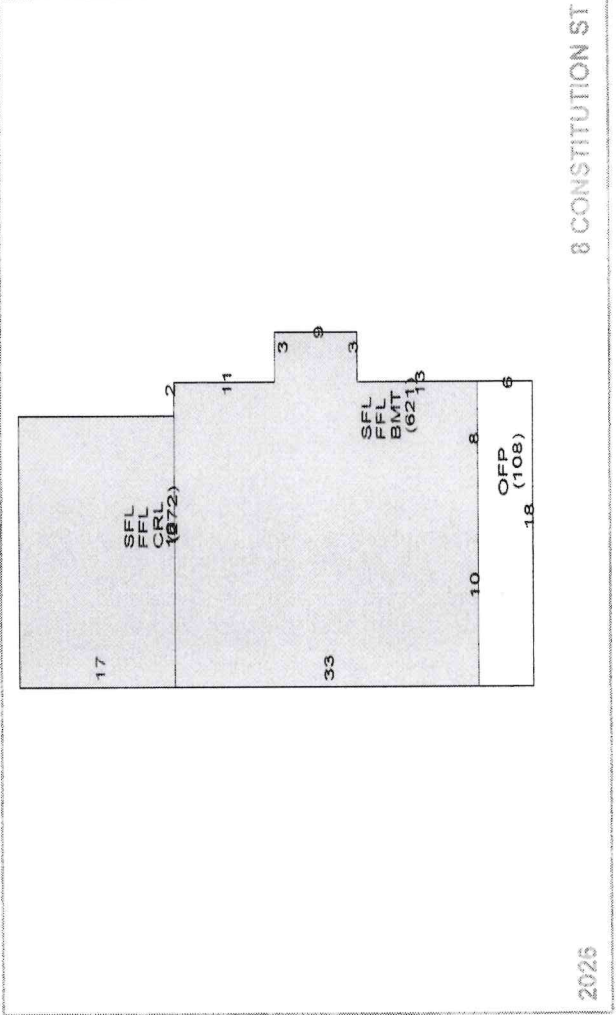
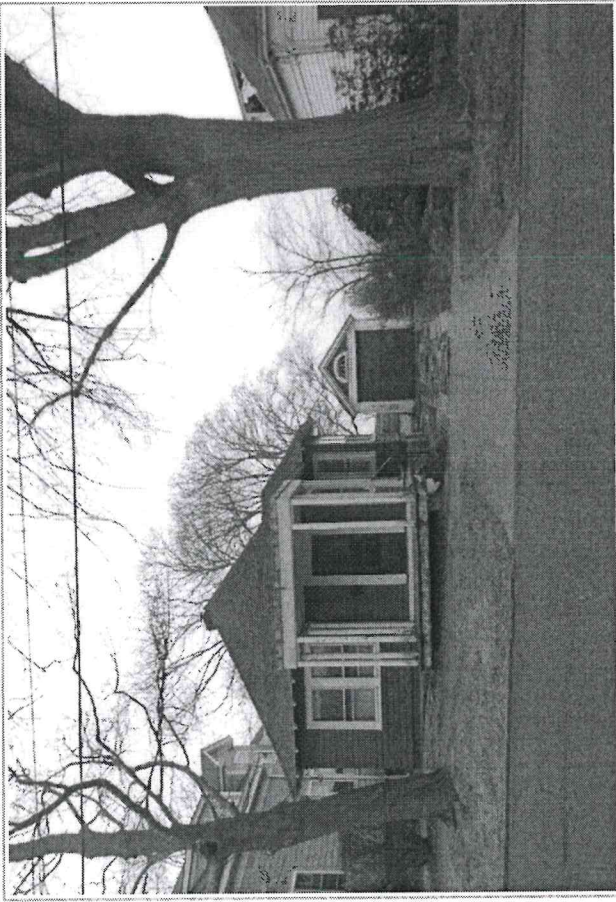
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	233,100	3,000	0.06	277,200	0	513,300
TOTAL	233,100	3,000	0.06	277,200	0	513,300
Source > Mkt Adj Cost						VAL per SQ Unit/Parcel > 184.18

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	193,000	3,000	0	277,200	0	473,200	473,200
2024	01	133,400	3,000	0	231,000	0	367,400	367,400
2023	01	133,400	3,000	0	231,000	0	367,400	367,400
2022	01	133,400	3,000	0	231,000	0	367,400	367,400
2021	01	98,500	3,000	0	222,000	0	323,500	323,500
2020	01	98,500	3,000	0	222,000	0	323,500	323,500



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	I	Winter View	25					277,200			1.00	0
2																		
3																		
4																		

Area	Fin. Area	Rate	Unpaid Val	Visit History
893	893	303.32	270,865	Date Result By
893	893	303.32	270,865	11/01/2025 REVIEW MP
621	0	45.50	28,256	8/9/2021 REVIEW
272	0	15.17	4,126	11/26/2018 LISTED
108	0	14.56	1,572	10/5/2018 REVIEW
2,787	1,786		575,684	10/3/2018 MEASURED
				2/29/2008 LISTED
				2/29/2008 CALL BACK MP
				1/26/2008 CALL BACK MP
				12/6/2007 MEASURE MP

reshingled roof to code 9-17-13 mcb

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
1	2	3	4	5	6

▲ Building Permits

1	05/13/2025	B61244		BLDG	0
2	09/11/2015	247-15-M	11/11/2015	MECH	4,000
3	09/11/2015	M13799		MECH	0
4	06/18/2013	B26284		BLDG	0
5					
6					
7					
8					
9					

[illegible]

Other Info.	AFDU
Term	Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



8 Constitution - 200' Radius

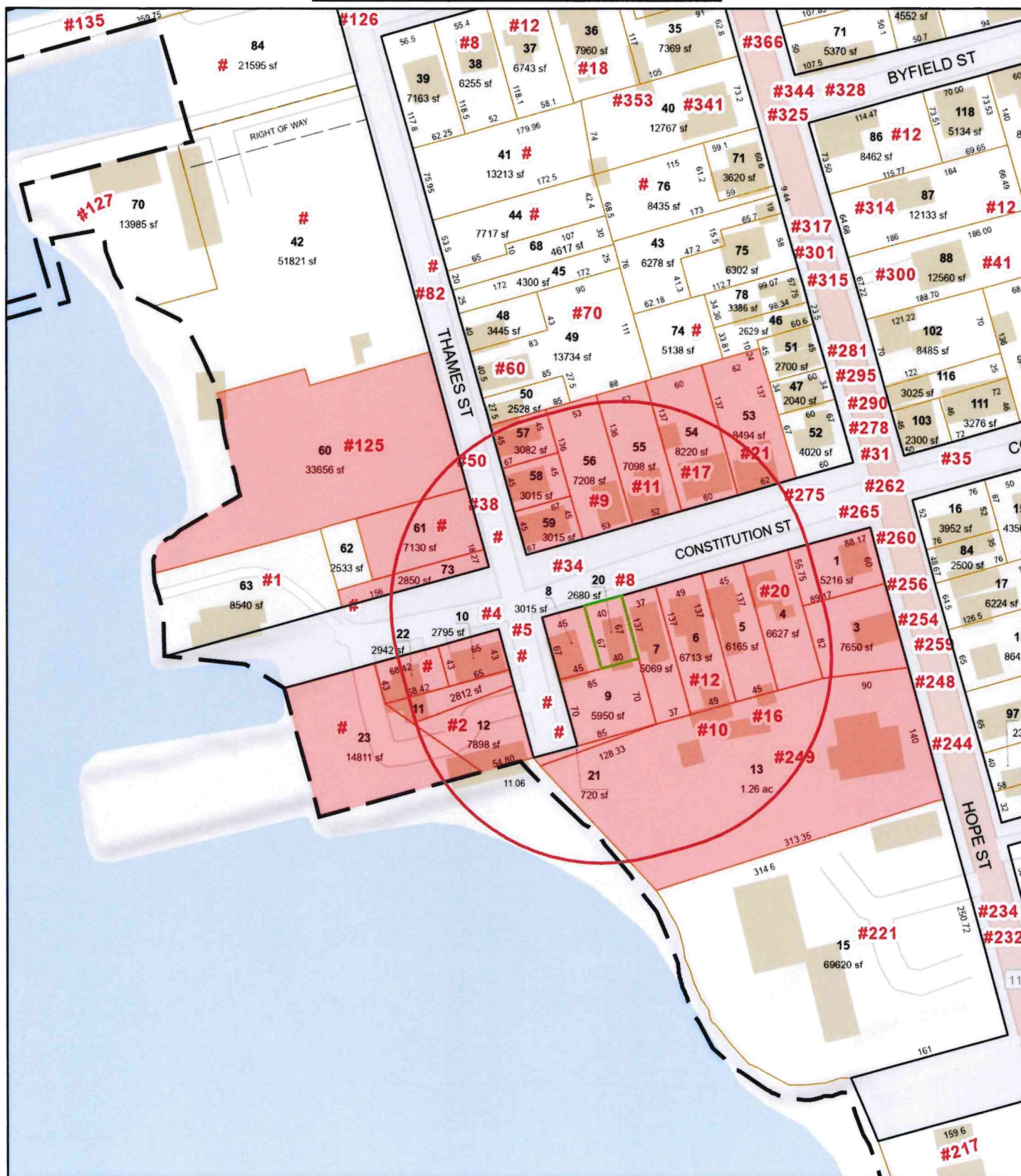
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



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 11, 2026

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW
EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. & PAULA
ARSENAULT HARTLEY TE
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

Mailing Address: OUELLETTE, DAVID ALAN & BURGIO,
JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723



www.cai-tech.com

5/11/2026

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



200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 11-1 CAMA Number: 11-1 Property Address: 265 HOPE ST	Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE 265 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-10 CAMA Number: 11-10 Property Address: 4 CONSTITUTION ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-11 CAMA Number: 11-11 Property Address: THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-12 CAMA Number: 11-12 Property Address: 2 THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-13 CAMA Number: 11-13-001 Property Address: 249 HOPE ST	Mailing Address: SYLVIA, ALAN G. & ANN M. TE 13033 PENNINGTON PL UNIT #102 FORT MEYERS, FL 33913
Parcel Number: 11-13 CAMA Number: 11-13-002 Property Address: 249 HOPE ST	Mailing Address: MCCLOSKEY, JOHN A. JR. TRUSTEE 249 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-003 Property Address: 249 HOPE ST	Mailing Address: SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST 249 HOPE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-004 Property Address: 249 HOPE ST	Mailing Address: GATES, ANNE M 4165 S. FOURMILE RUN APT 401 ARLINGTON, VA 22204
Parcel Number: 11-13 CAMA Number: 11-13-005 Property Address: 249 HOPE ST	Mailing Address: MURRAY, ROBERT F 249 HOPE ST UNIT 5 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-006 Property Address: 249 HOPE ST	Mailing Address: SOUSA, MICHAEL 249 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-007 Property Address: 249 HOPE ST	Mailing Address: MURRAY ROBERT F TRUSTEE 249 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-008 Property Address: 249 HOPE ST	Mailing Address: REICHE, SUSAN 249 HOPE ST, UNIT 8 BRISTOL, RI 02809



www.cai-tech.com

5/11/2026

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 11, 2026

Parcel Number: 11-13 CAMA Number: 11-13-009 Property Address: 249 HOPE ST	Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE 249 HOPE STREET BRISTOL, RI 02809
Parcel Number: 11-20 CAMA Number: 11-20 Property Address: 8 CONSTITUTION ST	Mailing Address: JM BRISTOL LLC C/O DARROW EVERETT LLP 1 TURKS HEAD PL, 12TH FL PROVIDENCE, RI 02903
Parcel Number: 11-21 CAMA Number: 11-21 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-22 CAMA Number: 11-22 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-23 CAMA Number: 11-23 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH & AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-5 CAMA Number: 11-5 Property Address: 16 CONSTITUTION ST	Mailing Address: JENSEN, LEIF WINGARD, MONICA TE 16 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-6 CAMA Number: 11-6 Property Address: 12 CONSTITUTION ST	Mailing Address: HOLT, ROBERT C & DIANE M TE 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-7 CAMA Number: 11-7 Property Address: 10 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-8 CAMA Number: 11-8 Property Address: 5 THAMES ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-9 CAMA Number: 11-9 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828



www.cai-tech.com

5/11/2026

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

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

GATES, ANNE M
4165 S. FOURMILE RUN APT 401
ARLINGTON, VA 22204

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

GORDON KARIAN IRREVOCABLE
ROBIN KARIAN ALLISTER TRU
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

HARTLEY, JOHN P. &
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

REICHE, SUSAN
249 HOPE ST, UNIT 8
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

HOLT, ROBERT C &
DIANE M TE
12 CONSTITUTION ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

JENSEN, LEIF
WINGARD, MONICA TE
16 CONSTITUTION ST
BRISTOL, RI 02809

SALESI, PAUL JOHN & MARYA
SALESI LIVING TRUST
249 HOPE ST, UNIT 3
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

JM BRISTOL LLC
C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

SOUSA, MICHAEL
249 HOPE ST UNIT 6
BRISTOL, RI 02809

CURTIS, WILLIAM D. &
LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

KARIAN, ROBIN & ALLISTER,
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

SYLVIA, ALAN G. & ANN M.
13033 PENNINGTON PL
UNIT #102
FORT MEYERS, FL 33913

DE RHAM, JEREMIAH & AMY T
259 HOPE ST
BRISTOL, RI 02809

MCCLOSKEY, JOHN A. JR. TR
249 HOPE ST, UNIT 2
BRISTOL, RI 02809

USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

DEMOPULOS, AMELIA & ABIGA
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

MURRAY ROBERT F TRUSTEE
249 HOPE ST
BRISTOL, RI 02809

FERREIRA, ROBERT A.
BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

MURRAY, ROBERT F
249 HOPE ST UNIT 5
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #ZAPL-26-6

PUBLIC HEARING

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

Monday, July 13, 2026

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPELLANT: Carole Anne Benn

PROPERTY OWNER: Zachary Rivers

LOCATION: 29 Harrison Street

PLAT: 146 LOT: 21

ZONE: Residential R-15

APPLICANT HAS FILED AN APPEAL OF: a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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. Written comments should be received no later than 12:00 p.m. on Thursday, July 9, 2026.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-6

Date Certified Complete: May 20, 2026

Appellant	Name: Carole Benn		
	Address: 32 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: Zachary Rivers		
	Address: 29 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 29 Harrison Street	
Plat(s): 146	Lot(s): 21
2. Zoning District in Which the Property is Located: Residential R-15	
3. Upon which agency or Officer is this appeal being taken?: Zoning Officer	
Other:	
4. File/Application Number of Decision being Appealed: Zoning Modification Permit ZMP-26-6	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name:
Mailing Address:

Carole Benn
 32 Harrison Street
 Bristol, RI 02809
 (401) 487-0926
 May 19, 2026

Town of Bristol, Rhode Island
 Zoning Board of Review
 10 Court Street
 Bristol, RI 02809
 (401) 253-7000

Dear Mr. Tanner,

I'm appealing the zoning of the proposed ADU at 29 Harrison Street for the following reasons:

- 1) The ADU is proposed on the north side of 29 Harrison's property, which has an unsupported slope/hill bordering 32 Harrison. There is no retaining wall in the majority of the construction zone between 29 Harrison and 32 Harrison. This unsupported slope (where the proposed ADU would be located) would be a major construction hazard and would inevitably damage the sloping landscape of 32 Harrison.
- 2) The boundary section between 29 Harrison and 32 Harrison which does have an existing retaining wall of concrete blocks is built 4-5 feet onto 32 Harrison's property. As a result, the six foot setback needs to be adjusted to at least a 10-11 foot setback. (This property line dispute needs to be resolved)
- 3) Due to the significant elevation differences between north side of 29 Harrison and 32 Harrison, this two-story ADU would tower over 30 feet above the small backyard of 32 Harrison abutting it. If the ADU were built on south side of 29 Harrison, where 29 Harrison is significantly lower in elevation than their south neighbor, the top of the ADU would be level with the first floor of south neighbor AND would not obstruct neighbor water views.
- 4) The proposed ADU is within six feet from a disputed property line. This property line dispute should be resolved before zoning approval or building permit issuance.

Question: Will the proposed large, two-story ADU with balcony's will potentially obstruct the Mt. Hope Bay view of 32 Harrison Street?

Statement: ADU's were intended as "tiny houses", for low-income, alternative housing. This proposed multi-story house on waterfront property, conflicts with all existing Bristol building codes and is the opposite of the intent of RI's ADU legislation.

Thank you very much for your consideration.

Sincerely,

Carole Anne Benn

Carole Anne Benn



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEV
10 Court Street • Bristol, Rhode Island

05/06/2026
03:35:23 PM
1 Pages
PERMIT
Bk: 2320 Pg: 227
Instr: 2026-1049

ZONING MODIFICATION PERMIT

May 6, 2026

Zachary Rivers
PO Box 964
Bristol, RI 02809

RE: Application ZMP-26-6
29 Harrison Street, Assessor's Plat 146 Lot 21
Zoning: Residential R-15

Dear Mr. Rivers,

Your request for a Zoning Modification Permit to construct a 16ft. x 24ft. two-story accessory dwelling unit structure to a maximum height of 20 feet 10 inches above existing grade at the referenced property has been approved. I have determined that the proposed structure meets the requirements for a Zoning Modification Permit pursuant to §28-152 of the Bristol Zoning Ordinance. Your request for relief from the building height requirement for an accessory structure is less than five percent of the literal dimensional requirement. As such, no public notice is required. Your request is granted subject to a condition that the new structure conform to the dimensions and location depicted on the plans submitted with your application and on file with this office.

Should you have any questions or concerns relative to this information, please contact this office.

Sincerely,

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

Edward M. Tanner
Zoning Enforcement Officer

Received for record at Bristol, RI
5/6/2026 03:35:23 PM

A handwritten signature in blue ink, appearing to be a stylized name.



Zoning Modification Permit Application

Zoning Application (Printable)

Record No.ZMP-26-6

Status Completed

Type Document

Record No: ZMP-26-6

Zoning Modification Permit

Status: Active

Submitted On: 4/1/2026

Primary Location

29 HARRISON ST
BRISTOL, RI 02809

Owner

RIVERS, ZACHARY
PO BOX 964 BRISTOL, RI 02809

Applicant

 ZACHARY RIVERS
 401-595-9709
 zrivers1@gmail.com
 P. O. BOX 964
BRISTOL, RI 02809

Zoning Application (Printable)

Issued on April 27, 2026

Version History

Version	Date Issued	User
1	April 27, 2026 at 3:31 pm	Auto-issued by Record Workflow

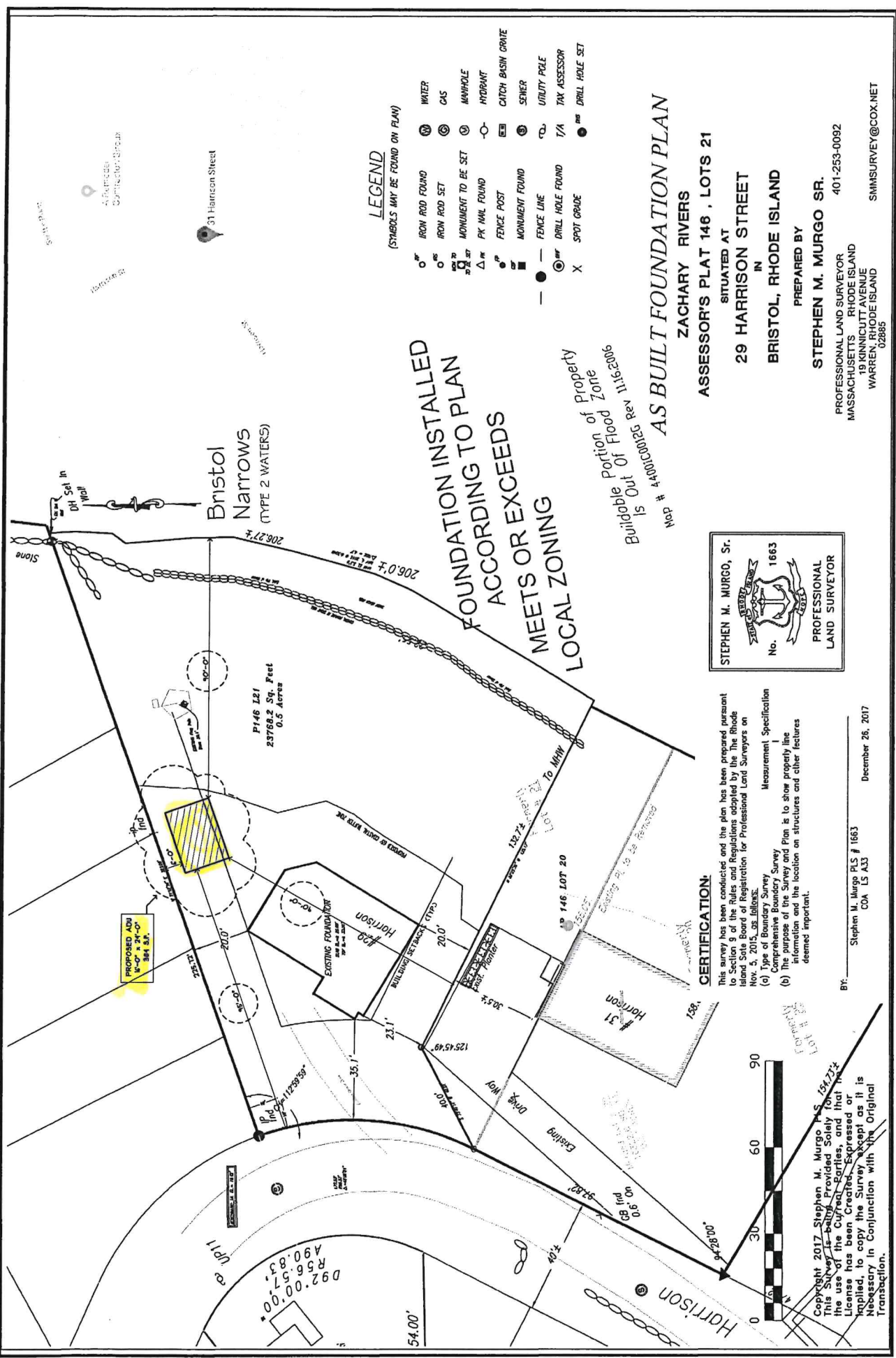
Messages

No comments yet.

Step Activity

There are no recorded events for this step

REVISED TO SHOW NEW ADU BUILDING - 2/27/2026
ALL NEW WORK SHOW WITH ----- LINES.



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- IRON ROD SET
- MONUMENT TO BE SET
- PK NAIL FOUND
- FENCE POST
- MONUMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND
- SPOT GRADE
- WATER
- GAS
- MANHOLE
- HYDRANT
- CATCH BASIN DRIVE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET

FOUNDATION INSTALLED
ACCORDING TO PLAN
MEETS OR EXCEEDS
LOCAL ZONING

Buildable Portion of Property
Is Out Of Flood Zone
GDN # 4400000023 Rev 11.15.2006

AS BUILT FOUNDATION PLAN
ZACHARY RIVERS

ASSESSOR'S PLAT 146, LOTS 21

SITUATED AT
29 HARRISON STREET
IN
BRISTOL, RHODE ISLAND

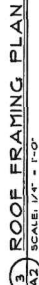
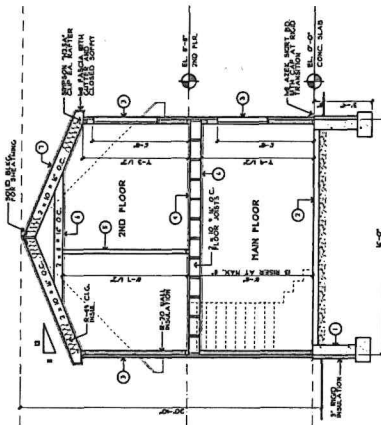
PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS
19 KINNICUTT AVENUE
WARREN, RHODE ISLAND
02885
SMMSURVEY@COX.NET
401-253-0092

STEPHEN M. MURGO, Sr.
No. 1663
PROFESSIONAL
LAND SURVEYOR

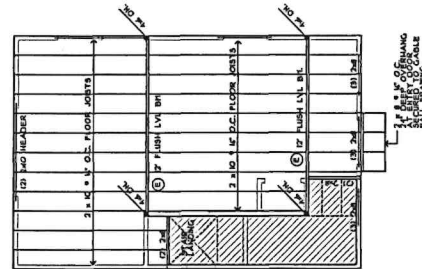
CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 5, 2015, as follows:
(a) Type of Boundary Survey
Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY: Stephen M. Murgos PLS # 1663
COA LS A33
December 26, 2017

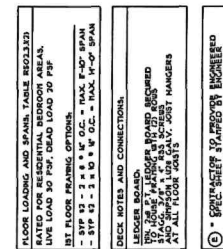
Copyright 2017 Stephen M. Murgos PLS 154732
This Survey is Being Provided Solely for the use of the Client Parties, and that the license has been created, expressed or implied, to copy the Survey, except as it is necessary in conjunction with the Original Transaction.

[illegible]

4 BUILDING SECTION
A2 SCALE: 1/4" = 1'-0"



2 2ND FRAMING PLAN
A3 SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN
A2 SCALE: 1/4" = 1'-0"

Owner

Owner 1	RIVERS, ZACHARY	Owner Account #: 50-0013-89	% Owned
Owner 2			0.00
Owner 3			0.00
Address	PO BOX 964, BRISTOL, RI 02809-0000		

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FLOWERS, ELINOR	06/06/2016	325,000	1847-320		W

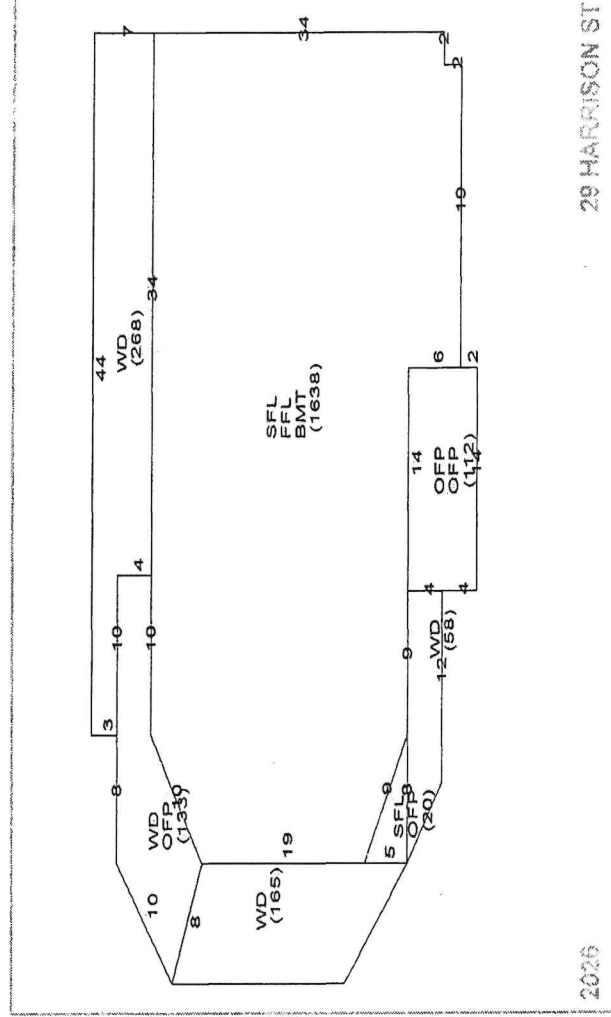
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	866,300	0	0.54	428,800	0	1,295,100
TOTAL	866,300	0	0.54	428,800	0	1,295,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 218.21 VAL per SQ Unit/Parcel > 218.21

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	866,300	0	1	428,800	0	1,295,100	1,295,100
2024	01	547,700	0	1	357,400	0	905,100	905,100
2023	01	547,700	0	1	357,400	0	905,100	905,100
2022	01	547,700	0	1	357,400	0	905,100	905,100
2021	01	453,200	0	1	318,500	0	771,700	771,700
2020	01	317,300	0	1	318,500	0	635,800	635,800



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 27 R Single F	0.34435	AC	P	1.00	774,000	1,220,560	B	WF	200	-30				420,300			1.00	0
2 27 R Single F	0.19311	AC	EX	0.20	774,000	44,016	B	Topo	-75					8,500			1.00	0

Building Information

Description	BLDG Type	Colonial	Story Height	2 Story	Description
RES Units	1	Concrete	COM Units		
Foundation	Concrete	BMT Floor	Reinf 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 Shn	Roof Cover 2	%		
INT Wall 1	Drywall	INT Wall 2	%		
Floors 1	Hardwood	Floors 2	%		
BMT Garages	2	Color			
Plumbing		Electrical	200		
Insulation		INT vs EXT			
Heat Fuel	Oil/Gas	Heat Type	FWA w/AC		
# Heat Sys		% Heated	100		
% Solar HW		% A/C	100		
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

Grade

Year Built	2017	EFF Year	Q3	Q3	Topography	PAVED	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Alt LUC		Alt %	0.00		Street	Traffic	211.00	0.95	1.01	201.52	46,236	1.18	1.00	1.00	915,725	49,449	866,276
Depreciation																	
Condition	GD	GD - Good	5.4														
Functional			0.0														
Economic			0.0														
Special																	
OV																	
Total Depreciation %																	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,658	1,658	201.53	334,121
FFL	1st FLOOR	1,638	1,638	201.52	330,090
BMT	BASEMENT	1,638	0	30.23	49,517
OPF	OPEN PORCH	377	0	16.65	5,493
WD	WOOD DECK	624	0	18.16	10,582
Total		5,935	3,296		729,803

Notes

LOT 22 DROPPED INTO THIS LOT 6/05.

Remodeling History

Additions	Plumbing	Electric	Heating	General	Bath(s)
Interior					
Exterior					
Kitchen					
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
08/29/2019	S49234		SLR	10,478	100	Closed	One or Two Family Dwelling
05/23/2019	M48727		MECH	9,000	100	Closed	Install 1000 gallon propane tank and piping to house. Install propane fired boiler
11/21/2017	M44681		MECH	8,000	100	Closed	Install radiant heating system in new home being built
11/21/2017	P44680		PLMB	10,000	100	Closed	New Residence Plumbing
05/15/2017	168-17-E		ELEC	8,000	100	Closed	SFD 200 AMPS
05/15/2017	E7528		ELEC	0	100	Closed	WIRING NEW SINGLE FAMILY TO CODE, TO INCLUDE TEMP PANEL 120/240 A
04/07/2017	411-17-B		BLDG	198,000	100	Closed	NEW SFD 6/3/4 2STY 50 X 39
04/07/2017	B37060		BLDG	0	100	Closed	CONSTRUCT SINGLE FAMILY RESIDENCE

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
2	2 Shed	1	Y	1	8	10	80	0	AV	2021	0
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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



29 Harrison St. - 300' Radius

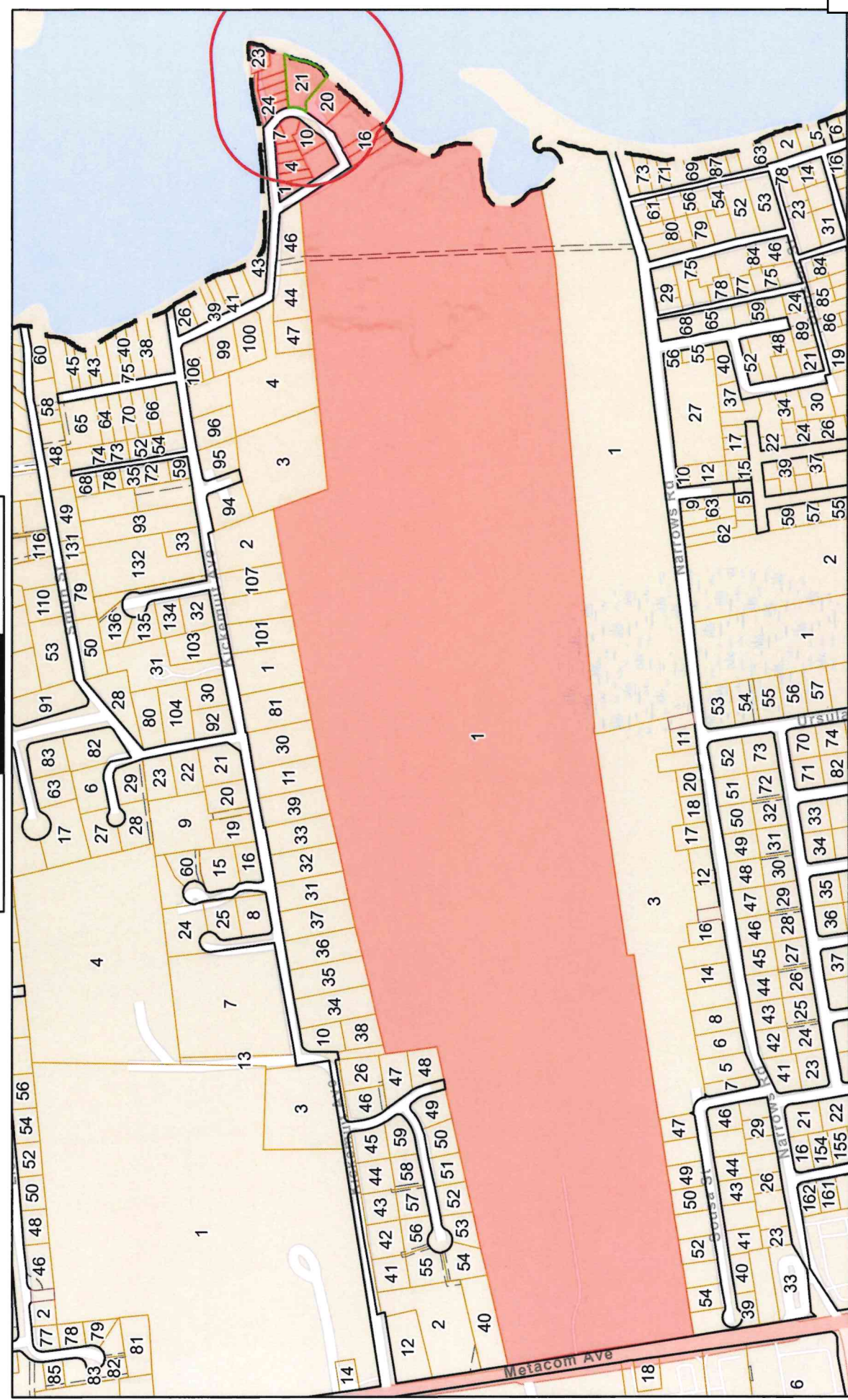
Town of Bristol, RI

1 inch = 563 Feet

June 5, 2026



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
June 05, 2026

Subject Property:

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

Abutters:

Parcel Number: 138-1
CAMA Number: 138-1
Property Address: 616 METACOM AVE

Mailing Address: USHER, PATRICK, SR. & USHER, SETH
A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

Parcel Number: 146-1
CAMA Number: 146-1
Property Address: 18 HARRISON ST

Mailing Address: ADOLPH, KEVIN & ADOLPH, KRISTINE
TRUSTEES
18 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-10
CAMA Number: 146-10
Property Address: 28 HARRISON ST

Mailing Address: DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

Parcel Number: 146-12
CAMA Number: 146-12
Property Address: 44 HARRISON ST

Mailing Address: BACKLUND, WILLIAM III & SHANNON TE
44 HARRISON ST
Bristol, RI 02809

Parcel Number: 146-15
CAMA Number: 146-15
Property Address: 43 HARRISON ST

Mailing Address: O MARRA, KEITH A KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-16
CAMA Number: 146-16
Property Address: 41 HARRISON ST

Mailing Address: DELL, JONATHAN E-TRUSTEE (50%) &
SUSAN J-TRUSTEE (JONATHAN E DELL
TRUST & SUSAN J DELL TRUST
41 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-17
CAMA Number: 146-17
Property Address: 39 HARRISON ST

Mailing Address: KIDWELL, RHANNA & SILVER, DANIEL F
TE
56 KENWOOD AVE
NEWTON, MA 02459

Parcel Number: 146-2
CAMA Number: 146-2
Property Address: 48 HARRISON ST

Mailing Address: MAYHEW, PETER G MAHEW, EILEEN W.
TE
48 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-20
CAMA Number: 146-20
Property Address: 31 HARRISON ST

Mailing Address: FLOWERS, ELINOR LE PINARDI,
DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 2



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 146-23 CAMA Number: 146-23 Property Address: 23 HARRISON ST	Mailing Address: WEBSTER, GEORGE III TRUSTEE 23 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-24 CAMA Number: 146-24 Property Address: 15 HARRISON ST	Mailing Address: NERRONE, SUSAN V. 66 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 146-29 CAMA Number: 146-29 Property Address: HARRISON ST	Mailing Address: LALLY, BRENDA LEE 30 HARRISON AVE BRISTOL, RI 02809
Parcel Number: 146-3 CAMA Number: 146-3 Property Address: 20 HARRISON ST	Mailing Address: PIMENTAL, EMMANUEL 20 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-30 CAMA Number: 146-30 Property Address: 30 HARRISON ST	Mailing Address: LALLY, BRENDA LEE 30 HARRISON AVE BRISTOL, RI 02809
Parcel Number: 146-31 CAMA Number: 146-31 Property Address: 32 HARRISON ST	Mailing Address: BENN, RONALD W & CAROLE A. LE BENN, CHERYL A. & BENN, R. ANDREW TC 32 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-32 CAMA Number: 146-32 Property Address: 34 HARRISON ST	Mailing Address: BENN, CHERYL A. & BENN, R. ANDREW & KWON, HERBERT P. CO-TRUSTEES 34 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-4 CAMA Number: 146-4 Property Address: 22 HARRISON ST	Mailing Address: SYLVESTRE, IAN M. BEVERLY-ANN TE 22 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-5 CAMA Number: 146-5 Property Address: 24 HARRISON ST	Mailing Address: BETHEL, JOYCE A TRUSTEE JOYCE A BETHEL 2008 TRUST 1115 Great Rd Lincoln, RI 02865
Parcel Number: 146-6 CAMA Number: 146-6 Property Address: 26 HARRISON ST	Mailing Address: RUSSO, ANITA C. 8 TERRYBROOKE RD REHOBOTH, MA 02769
Parcel Number: 146-7 CAMA Number: 146-7 Property Address: 36 HARRISON ST	Mailing Address: BOUDREAU, LYNN 36 HARRISON ST. BRISTOL, RI 02809
Parcel Number: 146-8 CAMA Number: 146-8 Property Address: 40 HARRISON ST	Mailing Address: ZBYSZEWSKI, STEPHEN J. BRIGGS. KATHLEEN M. JT 40 HARRISON ST BRISTOL, RI 02809



www.cai-tech.com

6/5/2026

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 2

ADOLPH, KEVIN & ADOLPH, K
18 HARRISON ST
BRISTOL, RI 02809

LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

ZBYSZEWSKI, STEPHEN J.
BRIGGS, KATHLEEN M. JT
40 HARRISON ST
BRISTOL, RI 02809

BACKLUND, WILLIAM III & S
44 HARRISON ST
Bristol, RI 02809

MAYHEW, PETER G
MAHEW, EILEEN W. TE
48 HARRISON ST
BRISTOL, RI 02809

BENN, CHERYL A. & BENN, R
KWON, HERBERT P. CO-TRUST
34 HARRISON ST
BRISTOL, RI 02809

NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

BENN, RONALD W & CAROLE A
BENN, CHERYL A. & BENN, R
32 HARRISON ST
BRISTOL, RI 02809

O MARRA, KEITH A
KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

BETHEL, JOYCE A TRUSTEE
JOYCE A BETHEL 2008 TRUST
1115 Great Rd
Lincoln, RI 02865

PIMENTAL, EMMANUEL
20 HARRISON ST
BRISTOL, RI 02809

BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

DELL, JONATHAN E-TRUSTEE
JONATHAN E DELL TRUST & S
41 HARRISON ST
BRISTOL, RI 02809

RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769

DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

SYLVESTRE, IAN M.
BEVERLY-ANN TE
22 HARRISON ST
BRISTOL, RI 02809

FLOWERS, ELINOR LE
PINARDI, DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

USHER, PATRICK, SR. &
USHER, SETH A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

KIDWELL, RHANNA &
SILVER, DANIEL F TE
56 KENWOOD AVE
NEWTON, MA 02459

WEBSTER, GEORGE III TRUST
23 HARRISON ST
BRISTOL, RI 02809

Ed Tanner

From: Carole Benn [REDACTED]
Sent: Wednesday, July 8, 2026 8:08 PM
To: Ed Tanner
Cc: Andrew Benn
Subject: ADU Hearing Postponement

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

Hello Mr. Tanner (Ed),

I'm writing to officially request a postponement of the proposed ADU Hearing for 29 Harrison Street scheduled for July 13th. We are in legal negotiations with our neighbor, Zack Rivers, and are hoping to have this matter resolved before the next scheduled hearing on September 14th. But we would like to be on the September 14th meeting agenda as of this time.

Please let me know if this email is sufficient communication, or if you need a signed letter from me. Thank you for your assistance.

Sincerely,
Carole A. Benn

--

Carole Benn