



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, October 24, 2023 at 10:00 AM

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

A. Pledge of Allegiance

B. Review and Recommendation to the Zoning Board for application of Kenneth M. & Lee D. Miller - Special Use Permit:

B1. to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone located at 50 Everett Street, Assessor's Plat 123, Lot 2, Zone: Residential R-10.

C. Join Zoom Meeting

<https://us06web.zoom.us/j/87810942943?pwd=1E3gmfHmwZ2SQmcze2A8yEzFasjAiL.1>

Meeting ID: 878 1094 2943

Passcode: 778692

Date: October 16, 2023

By: mbw



Town of Bristol, Rhode Island
 Department of Community Development
 Zoning Board of Review

Item B1.

APPLICATION

File No: 2023-41

Accepted by ZEO: EMT 10/11/23

Name: KENNETH M. MILLER AND LEE D. MILLER
 Address: 10 ARDEN LANE
 City: SHELTON State: CT Zip: 06484
 Phone #: 203-337-5478 Email: LDM_60@COMCAST.NET
 Name: KENNETH M. MILLER AND LEE D. MILLER
 Address: 10 ARDEN LANE
 City: SHELTON State: CT Zip: 06484
 Phone #: 203-337-5478 Email: LDM_60@COMCAST.NET

- Location of subject property: 50 EVERETT STREET
 Assessor's Plat(s) #: 123 Lot(s) #: 2
- Zoning district in which property is located: R 10
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): 28-111 SIDE AND FRONT YARD
 Special Use Permit Section(s): 28-111 BUILDING ELEVATION IN A FLOOD ZONE
 Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: NINE YEARS
- Present use of property: SINGLE FAMILY RESIDENCE
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
827 SF
- Proposed use of property: SINGLE FAMILY RESIDENCE

2023 OCT -6 PM 1:36
 TOWN OF BRISTOL
 COMMUNITY DEV.

11. Give extent of proposed alterations: CONSTRUCTION OF NEW FLOOD ELEVATED SINGLE RESIDENCE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 1234.44 sq ft/ 31 X 37.6 plus 37.7x15'11" patio with deck over

35.5 ft above garage slab but only 26.54ft above freeboard

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s): EJNETT	Required Setback: 30	Proposed Setback: 28.4
Left side lot line:	Required Setback: 15	Proposed Setback: 13.3
Right side lot line: SM	Required Setback: 30	Proposed Setback: 16.3
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: 35	Proposed: 35.5 (26.54 above freeboard)
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):	Required: 10,000	Proposed: 9,635 pre existing

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? no
If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: X Sewer: X

17. Is the property located in the Bristol Historic District or is it an individually listed property?: N

18. Is the property located in a flood zone? YES If yes, which one?: AE 13

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: Lee Miller Date: 10/5/23

Print Name: LEE MILLER

Property Owner's Signature: Lee Miller Date: 10/5/23

Print Name: LEE MILLER

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

Name: Bruce H. Cox Telephone #: 401 437-1100

Address: 1481 Wampanoag Trail, East Providence, RI

NARRATIVE TO MILLER APPLICATION
50 EVERETT STREET AP 123 AL 2

The subject lot is a non-conforming slightly undersized (9,635 SF) corner lot located on the corner of Everett Road and San Miguel Drive. San Miguel Drive is only a partial road after intersecting with Everett changing to a foot path as it leads to the water. The house otherwise fronts on the Kickemuit River to the east.

The exiting structure encroaches on the 30' front yard set back as it relates to San Miguel Drive. The proposed structure will also impose on that set back but to a lesser extent. Both structures impose on the 50' CRMC set back with regards to their ancillary structures in the form of decks; however, relief, in the form of an ASSENT for that will be obtained from CRMC. The primary structure is being moved further away from the CRMC set back.

The Applicant in essence asking the Board to treat San Miguel as a side yard as opposed to a front yard in reviewing his Application. By law we are required to be back 30' from San Miguel where as we are proposing to be back by more than 15' but less than 30'. Minimal relief of is also being requested relative to the southwest corner of the structure as it relates to the Everett Street set back obligation.

The house will be built to current flood zone standards with the top of the subfloor elevated to 9.5 feet above the Garage slab and above the FEMA ELEVATION of AE 13 to be out of the flood zone.



4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

O BRIEN JOHN P &
MICHELE A TE
42 EVERETT AVE
BRISTOL, RI 02809

BAIRD, THOMAS L.
DIANNE JT
40 EVERETT AVE
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

BRAY, JAMES A & DOROTHY
KANOSH, DEBORAH
46 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

GARDNER, RUSSELL H. JR ET
GARDNER-BATEMAN, LAURIE A
6345 DAWSON ST
HOLLYWOOD, FL 33023

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

HAZARD, JACK K & SAMANTHA
24 SPRUCE LN
BRISTOL, RI 02809

WONG, THOMAS Y.
CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

HILL, KARIN A & RULLI, RO
43 EVERETT AVE
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

JOCELYN, CHRISTINE - TRUS
CHRISTINE JOCELYN REV TRU
5 EVERETT AVE
BRISTOL, RI 02809

MACNEIL, PHILIP W. ETUX
MACNEIL, CHRISTINE S.
0 ANAWAN AVENUE
BRISTOL, RI 02809

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name DIANE L. WENCKEBACH	FOR INSURANCE COMPANY USE Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 50 EVERETT AVE. City BRISTOL State RI ZIP Code 02809	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A.P. 123-2	

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 41°42'38.3" N Long. 71°15'19.0" W

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 0 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage 0 sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number BRISTOL TOWN OF - 445393		B2. County Name BRISTOL		B3. State RHODE ISLAND	
B4. Map/Panel Number 0011	B5. Suffix H	B6. FIRM Index Date JULY 7, 2014	B7. FIRM Panel Effective/Revised Date JULY 7, 2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 13

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS OBSERVATION

Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

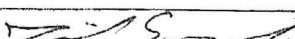
Check the measurement used.

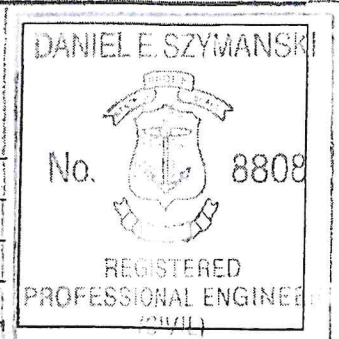
- | | | | |
|--|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>8.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>16.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>:-</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>:-</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>8.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>7.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>7.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name DANIEL SZYMANSKI	License Number 8808
Title PRESIDENT	Company Name NORTHEAST ENGINEERS & CONSULTANTS
Address 55 JOHN CLARKE RD.	City MIDDLETOWN State RI ZIP Code 02842
Signature 	Date 8/14/14 Telephone (401) 849-0810



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 50 EVERETT AVE.	Policy Number:
City BRISTOL State RI ZIP Code 02809	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THE BOTTOM OF THE RAISED BOILER IS AT ELEVATION 12.9, AND IF RAISED 0.2', WOULD BE ABOVE THE BASE FLOOD ELEVATION (13). THE EXISTING WATER HEATER (ON THE LOWEST FLOOR, ELEV. 8.1) COULD BE REPLACED WITH A WALL MOUNTED UNIT ABOVE THE BASE FLOOD ELEVATION.

Signature Date 8/14/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

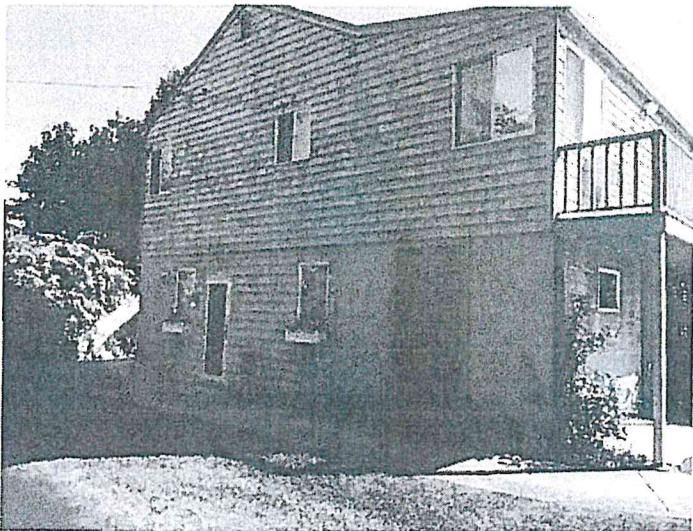
IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE	
Policy Number:	
Company NAIC Number:	

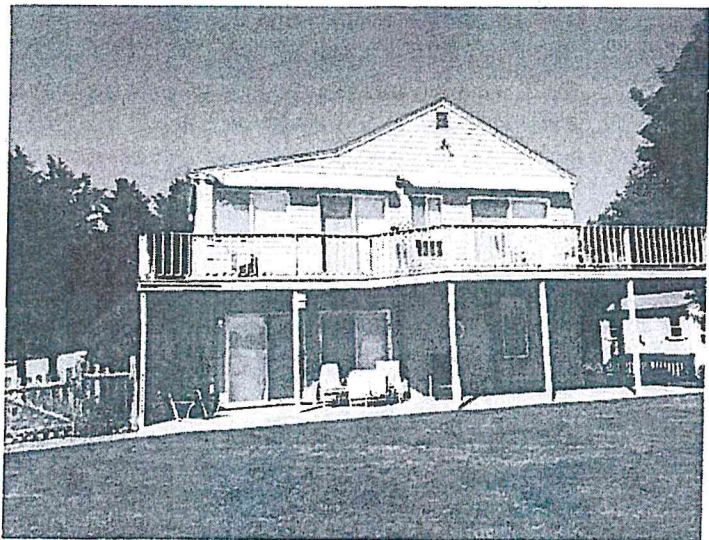
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
50 EVERETT AVE.

City BRISTOL State RI ZIP Code 02809

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT / RIGHT SIDE VIEW
8/9/14



REAR VIEW
8/9/14

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

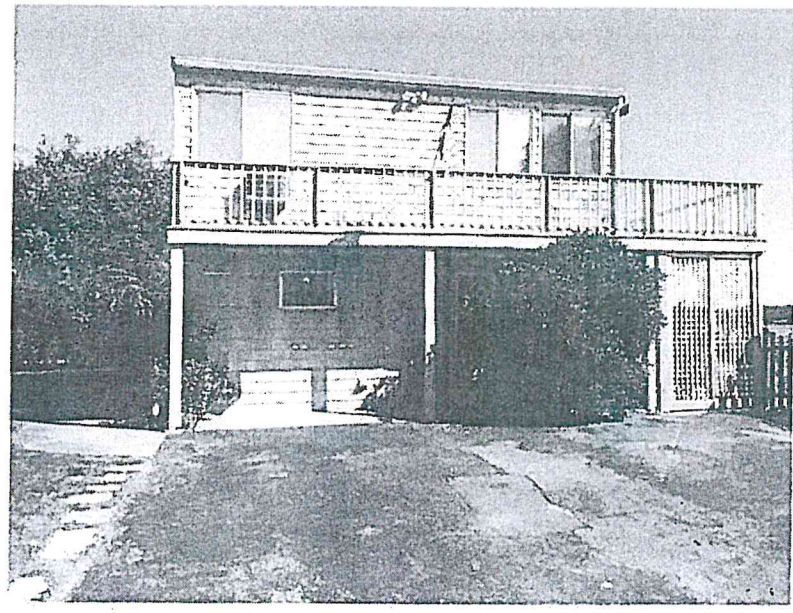
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
50 EVERETT AVE.

Policy Number:

City BRISTOL State RI ZIP Code 02809

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



RIGHT SIDE VIEW
8/9/14



50 Everett Street

Bristol, RI



October 16, 2023

1 inch = 35 Feet

www.cai-tech.com



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

Plat/Lot 123 2

Account: 6391

LUC 01

Zone R-10

Assessment

\$635,600



Owner

Owner 1 KENNETH M & MILLER
Owner 2 LEE D TE
Owner 3
Address 50 EVERETT AVE, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

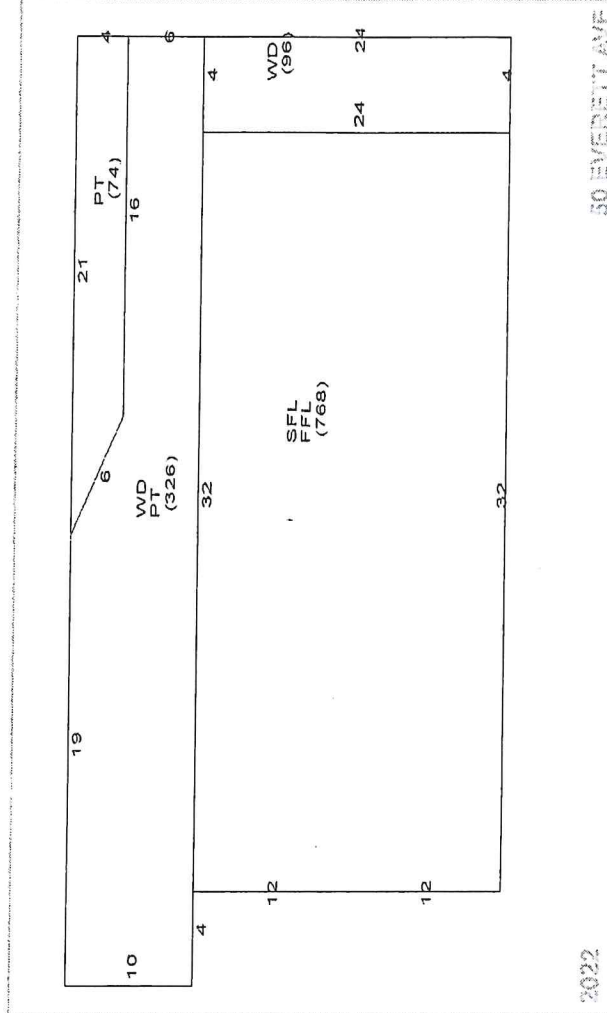
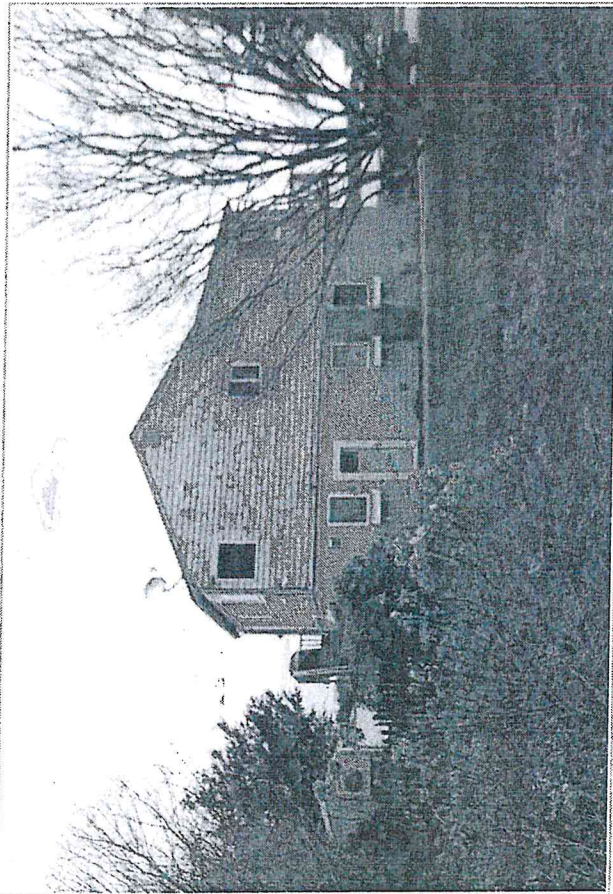
Grantor WIENCKEBACH, DIANE L.
ROMERO, MARIA CREC
Date 10/03/2014
04/30/1999
Sale Price 470,000
256,000
Leq Ref 1774-187
697-155
Deed Type W
W

Assessment

Table with columns: Use Code, Bldg Value, SF/Yr Value, Land Size, Land Value, AG Credit, Assessed Value. Includes a total row and a source note.

Previous Assessments

Table with columns: Year, LUC, Building, SF/Yr, Land Size, Land Value, AGR Credit, Appraised Value, Assessed Value.



Land Information

Table with columns: Use Description, Units, Unit Type, Land Type, LT Fact, Unit Price, Adjusted, Neigh, Inf 1-3, Appr Value, Spec Land, Juris, Fact, Use Value.

Plat/Lot 123 2

Account: 6391

Zone R-10

Assessment

\$635,600

Building Information

Description	Quantity	Quality
BLDG Type Convention	2 Story	
RES Units	0	
Foundation Concrete Slab	BMT Floor	
Frame 1 Wood	Frame 2	%
EXT Wall 1 Wood Shingl	EXT Wall 2	%
Roof Type 1 Gable	Roof Type 2	%
Roof Cover 1 Asphalt Shnr	Roof Cover 2	%
INT Wall 1 Drywall	INT Wall 2	%
Floors 1 Hardwood	Floors 2	%

BMT Garages

Plumbing	Electrical	Color	GRAY
Insulation	INT vs EXT		
Heat Fuel Oil	Heat Type	BB Hot Water	
# Heat Sys	% Heated	100	
% Solar HW	% A/C		
% COM Wall	% Vacuum		
Ceiling HCHT	Ceiling Type		
Parking Type	% Sprinkled		

EXT View

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

Room Counts by Floor

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

Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	1970	EFF Year	Topography
AK LUC	Alt %	0.00	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Othr Featrs
			Grade Fac
			Neigh Infr
			Land Factor
			Adj Total
			Depreciation
			Depr Total

Total Depreciation % > 30.8

284,046 87,486 196,560

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
10/22/2019	M49535		MECH	5,000		Closed	Install direct vent gas insert into existing masonry fireplace
10/18/2016	E7886		ELEC	0		Closed	WIRING RENOVATION OF LAUNDRY ROOM, ADDITION OF A BATHROOM, REC
10/12/2016	P21086		PLMB	0		Closed	REMODEL BATHROOM AND LAUNDRY
09/30/2016	613-16-B	10/31/2016	BLDG	15,000		Closed	REMODEL 1 ST FLR BATH ROOM AND LAUNDRY ROOM
09/30/2016	B30405		BLDG	0		Closed	REMODEL FIRST FLOOR BATHROOM AND LAUNDRY ROOM ONLY
06/10/2013	E1123		ELEC	0		Closed	INSTALLATION / UPGRADE OF EXISTING ALARM SYSTEM
03/26/2013	E2686		ELEC	0		Closed	INSTALL 15 AMP UNDERGROUND CIRCUIT FOR SHED & GFI OUTLET, ONE SI
03/08/2013	B29186		BLDG	0		Closed	APPROVED BY CRMC INCREASE STRUCTURAL INTEGRITY OF DECK BY ADI

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	Shed	1	Y	1				96	0	AV	2013	0
2												

Other Info.

Term	Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c
AFDU								
yrTerm								

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	768	768	159.55	122,534
SFL	2nd FLOOR	768	768	159.55	122,534
PT	PATIO	400	0	3.50	1,200
WD	WOOD DECK	422	0	17.15	6,778
Total		2,358	1,536		253,046

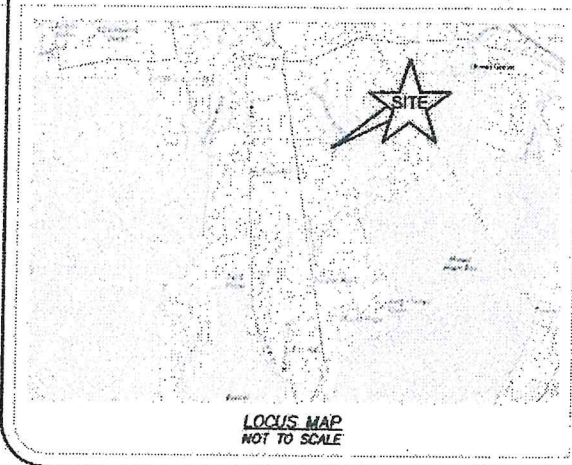
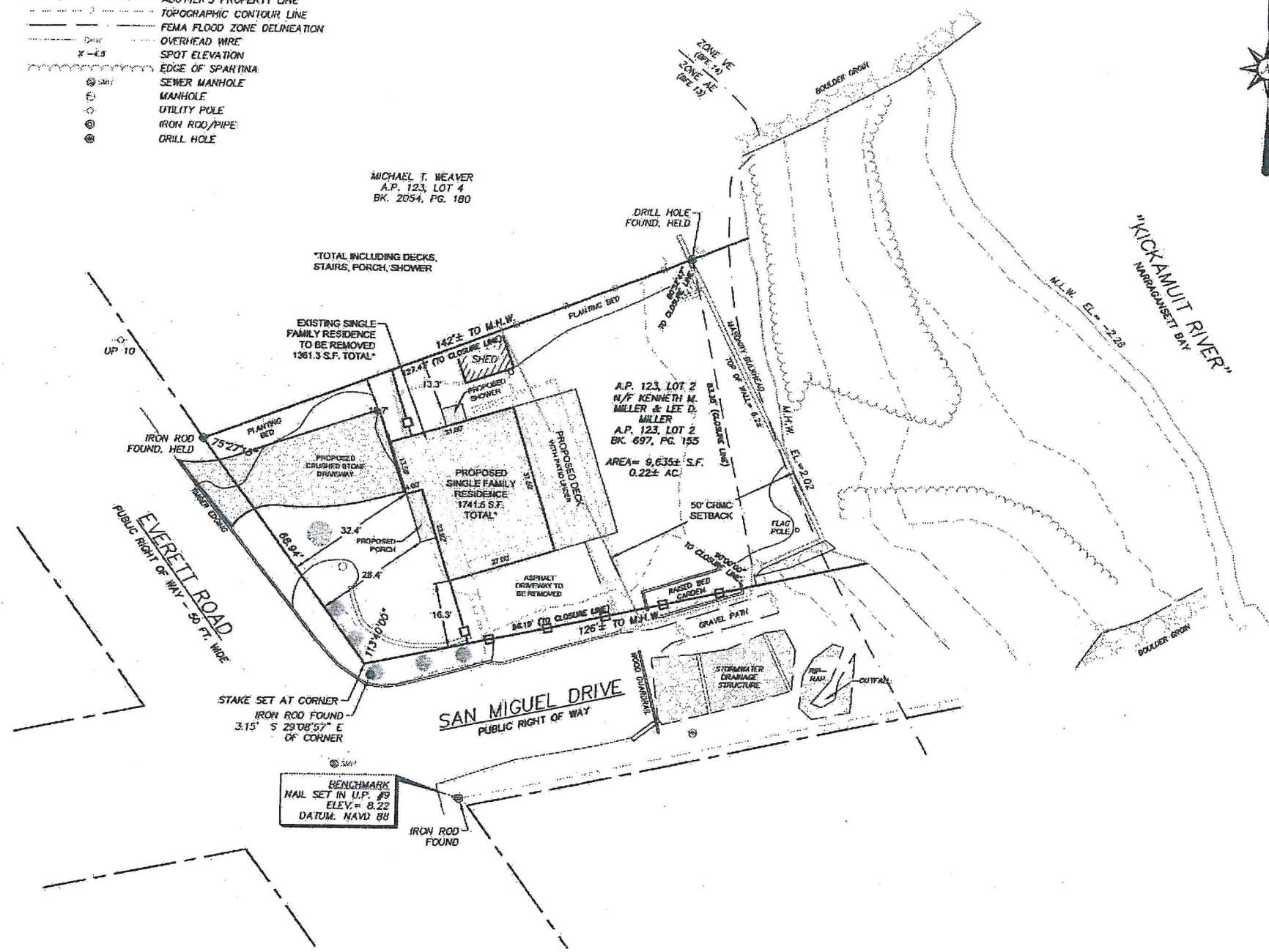
Notes

Increase deck integrity alarm system add electri to shed. 1/9/15-OUTDOOR SHOWER - J.M.

- LEGEND**
- PROPERTY LINE
 - - - ABUTTER'S PROPERTY LINE
 - TOPOGRAPHIC CONTOUR LINE
 - - - FEMA FLOOD ZONE DELINEATION
 - OVERHEAD WIRE
 - x - 4.5 SPOT ELEVATION
 - EDGE OF SPARTINA
 - ⊙ SEWER MANHOLE
 - ⊙ MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ IRON ROD/PIPE
 - ⊙ DRILL HOLE

MICHAEL T. WEAVER
A.P. 123, LOT 4
BK. 2654, PG. 180

*TOTAL INCLUDING DECKS,
STAIRS, PORCH, SHOWER



PLAN NOTES:

1. FOR ADDITIONAL SURVEY INFORMATION SEE PLAN REFERENCE NO. 2.
2. NORTH ARROW REFERENCE'S GRID NORTH (RI SPC ZONE 3800).
3. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SEE TIDAL DATUM CHART FOR CONVERSIONS.
4. EXISTING CONDITIONS SHOWN AS OF APRIL 14, 2021 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
5. HORIZONTAL AND VERTICAL DATUM'S ESTABLISHED BY STATIC GNSS OBSERVATIONS ON APRIL 8, 2021 AND OPUS SOLUTIONS FOR POST-PROCESSING (ITRF2014 EPOCH: 2021.2675).
6. SUBJECT PARCEL LIES WITHIN THE HIGH DENSITY RESIDENTIAL (H-10) ZONING DISTRICT.
7. SUBJECT IS SERVED BY PUBLIC GAS, SEWER AND WATER.
8. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PREDOMINATELY WITHIN FEMA FLOOD ZONE AE (BFE 13 FEET). SEE PANEL 44001C001TH EFFECTIVE 7/7/2014. DELINEATION LINE SHOWN TAKEN FROM RIGIS DATA AND OVERLAID ON COMMON COORDINATE SYSTEM (RI SPC).

PLAN REFERENCES:

1. SEE "PROPOSED PLAT OF CEDARCREST SHORES, BRISTOL, R.I. BELONGING TO FRANK FRANCA, SR. SCALE 1"=50' APRIL 1949. JOSEPH G.A. RICCO, C.E." RECORDED IN PLAT BOOK 5, PAGE 16.
2. PLAN OF LAND SHOWING EXISTING CONDITIONS AND TOPOGRAPHY IN THE TOWN OF BRISTOL, RHODE ISLAND A.P. 123, LOT 2 ~ 50 EVERETT STREET PREPARED FOR: FIRST WATER ENGINEERING, LLC MAY 7, 2021 SCALE: 1"=20' REVISED: AUGUST 21, 2023 BY SOUTH COUNTY SURVEY COMPANY, LLC.

SURVEYOR'S CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
CLASS I
DATA ACCUMULATION: CLASS III
TOPOGRAPHY: T-2

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO SHOW A PROPOSED SINGLE-FAMILY RESIDENCE AND PERTINENT ZONING DATA.

BY: *James T. Caldorone*
JAMES T. CALDORONE, PLS NO. 2507
COR. NO. 722



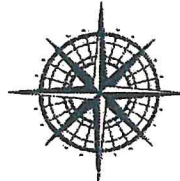
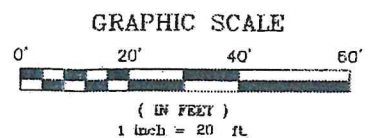
ZONING DATA TABLE

ZONE: R-10
USE: RESIDENTIAL - SINGLE HOUSEHOLD DWELLING

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	9,635± S.F.	N/A
MIN. FRONTAGE AND WIDTH	80 FT.	68.94 FT.	N/A
MAX. LOT BUILDING COVERAGE	25%	14.1%	18.1%
MIN. YARD SETBACKS			
FRONT	30 FT.	33.7 FT.	28.4 FT.
SIDE	15 FT.	15.6 FT.	13.3 FT.
REAR	30 FT.	48.7 FT.	45.8 FT.
MAX. HEIGHT	**	<30 FT.*	37.8 FT.
PRINCIPAL BUILDING		<20 FT.*	N/A
ACCESSORY BUILDING			

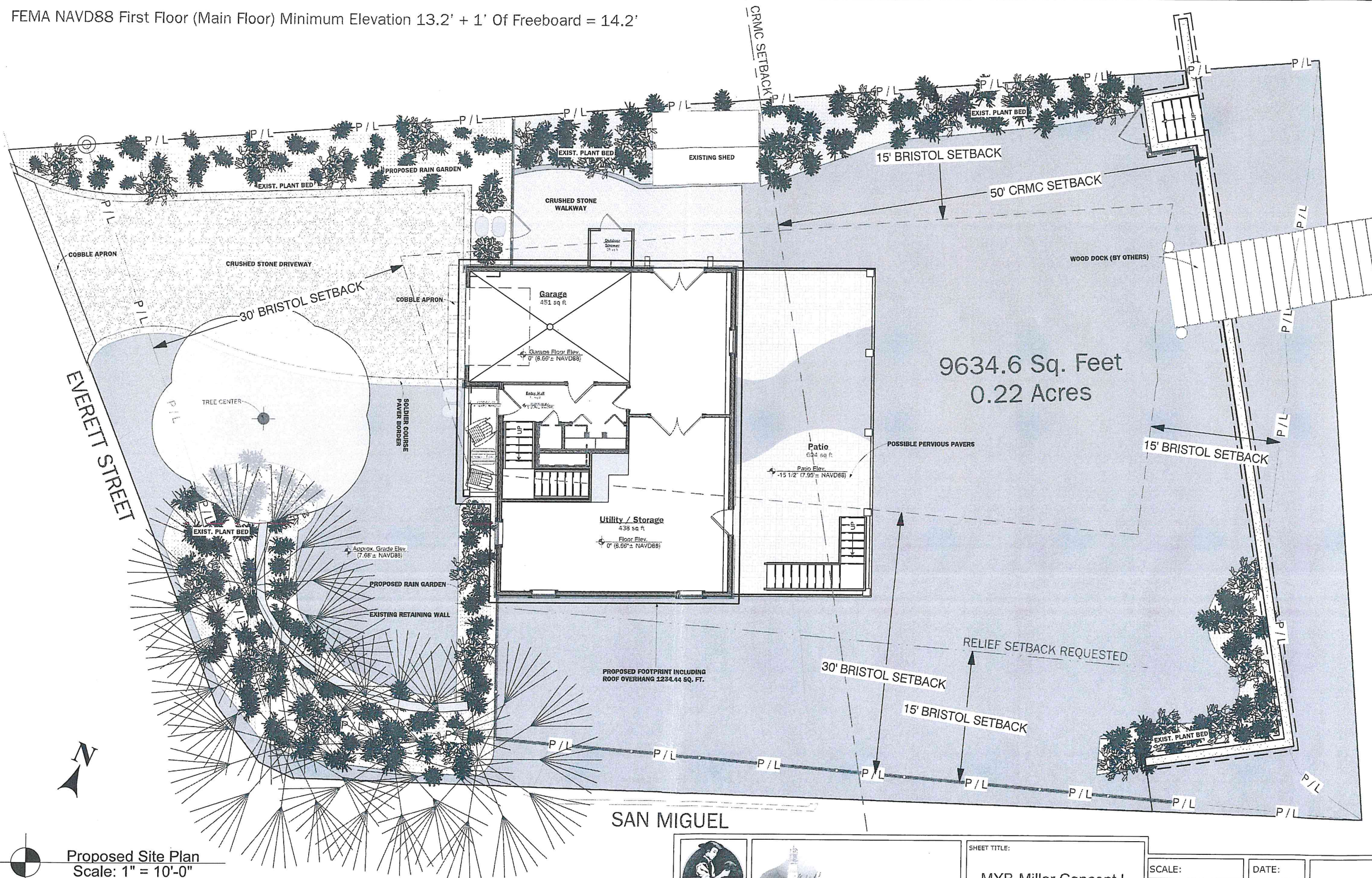
*NOT PART OF APRIL 2021 SURVEY SCOPE
**SEE TOWN OF BRISTOL ZONING ORDINANCE FOR STRUCTURES LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPOSED CONDITIONS PLAN
IN THE TOWN OF BRISTOL, RHODE ISLAND
A.P. 123, LOT 2 ~ 50 EVERETT STREET
PREPARED FOR: KENNETH & LEE MILLER
AUGUST 30, 2023 SCALE: 1"=20'

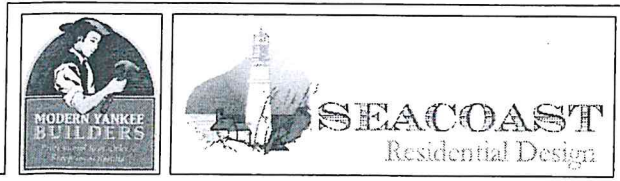


SOUTH COUNTY SURVEY Co
302B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com

FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'



Proposed Site Plan
 Scale: 1" = 10'-0"

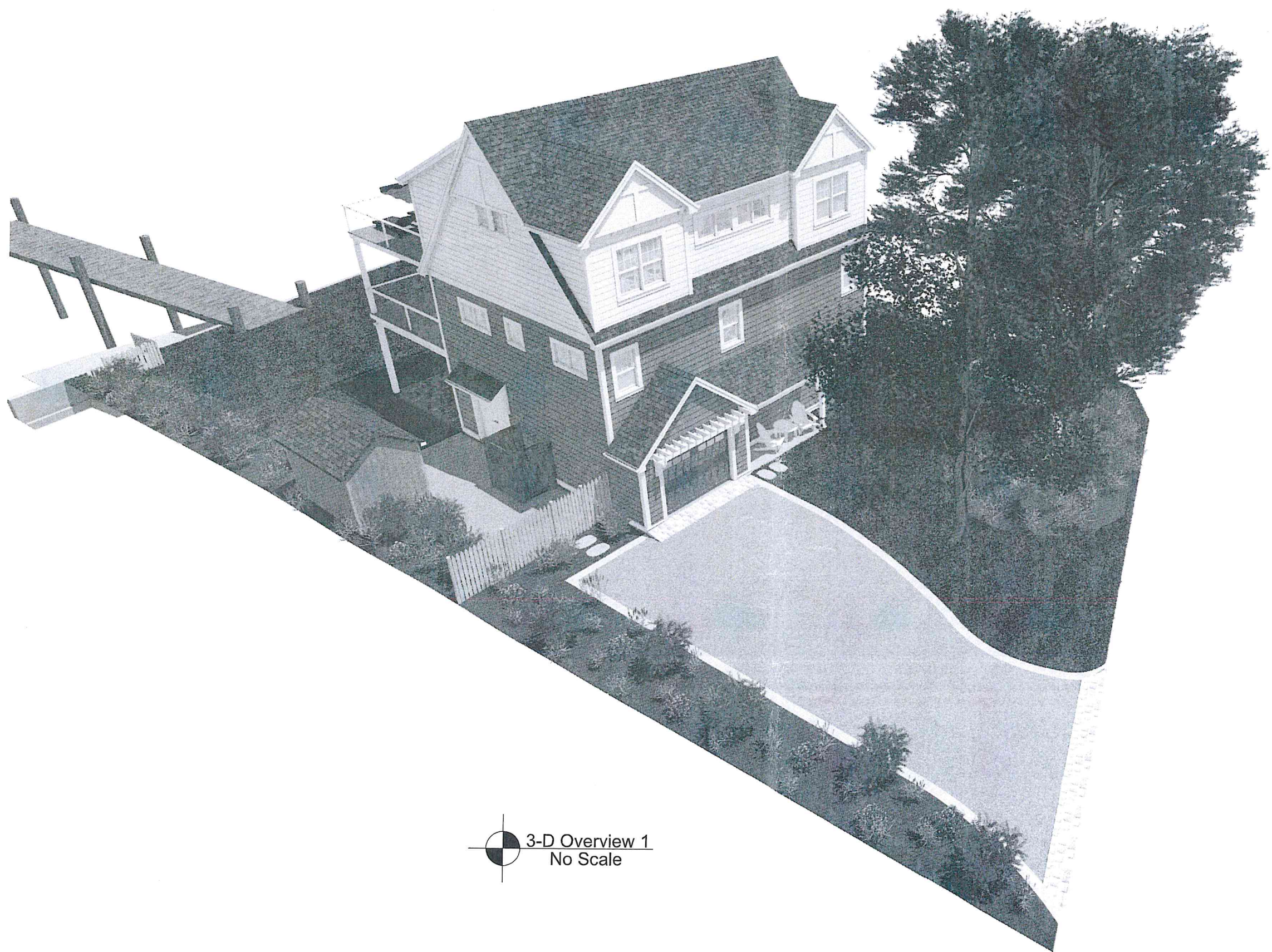


SHEET TITLE:
 MYB-Miller Concept L

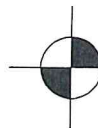
SCALE:
 See Sheet



DATE:
 6/14/2023

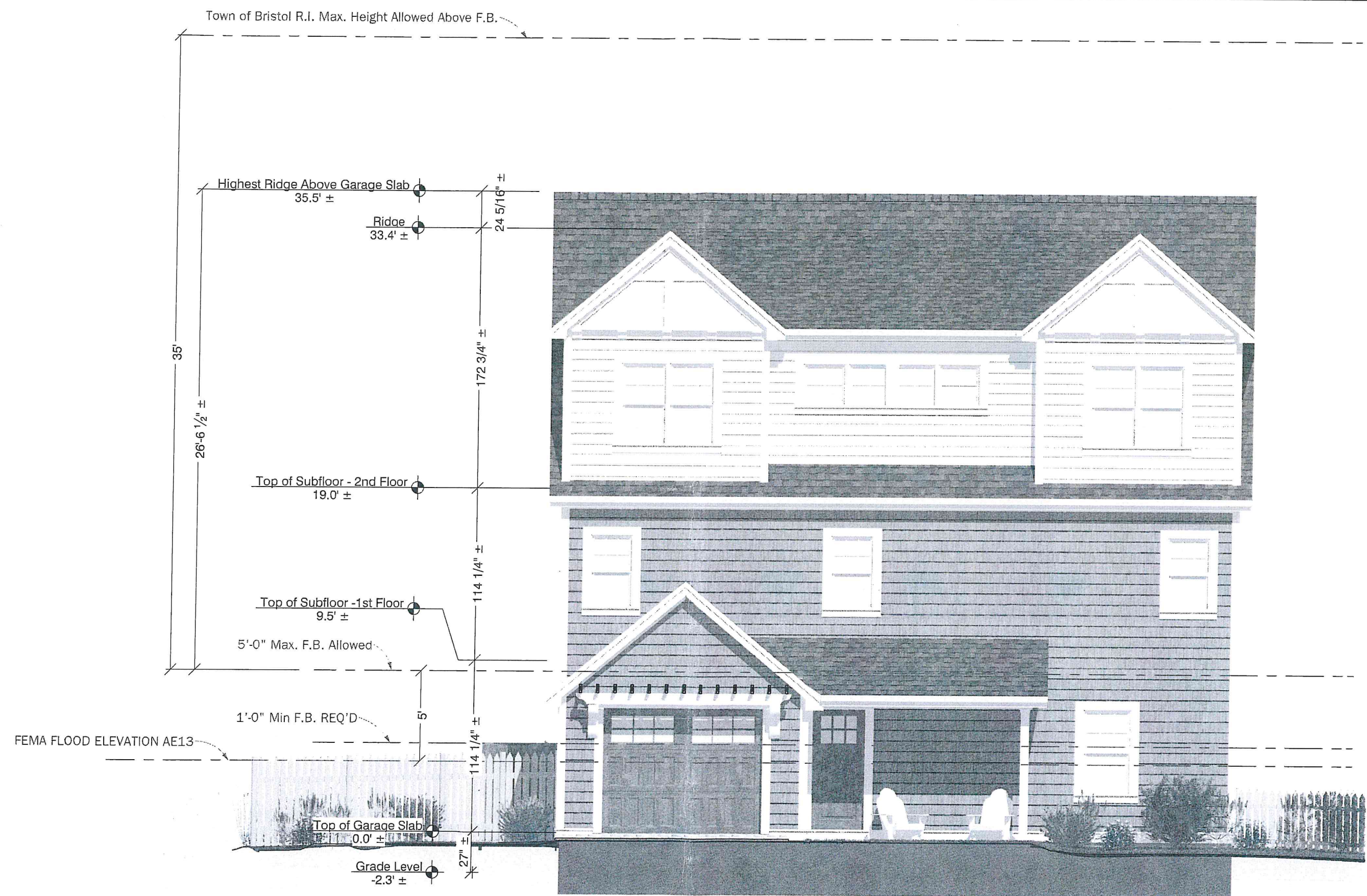
L-8



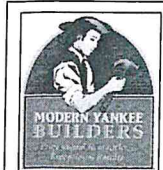
DRAWING LIST	
LABEL	TITLE
L-1	3-D OVERVIEW 1
L-2	3-D OVERVIEW 2
L-3	3-D OVERVIEW 3
L-4	3-D EXTERIOR VIEW 1
L-5	3-D EXTERIOR VIEW 2
L-6	3-D EXTERIOR VIEW 3
L-7	EXISTING SITE PLAN
L-8	PROPOSED SITE PLAN
L-9	GROUND FLOOR
L-10	FIRST FLOOR
L-11	SECOND FLOOR
L-12	ELEVATION STORYPOLE
L-13	3-D VIEWS - GROUND FLOOR
L-14	3-D VIEWS - FIRST FLOOR
L-15	3-D VIEWS - FIRST FLOOR CONT.
L-16	3-D VIEWS - SECOND FLOOR


 3-D Overview 1
 No Scale

		SHEET TITLE:		L-1
		MYB-Miller Concept L	SCALE: No Scale	



 Elevation Storypole
No Scale

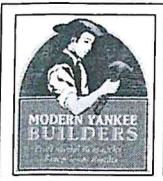
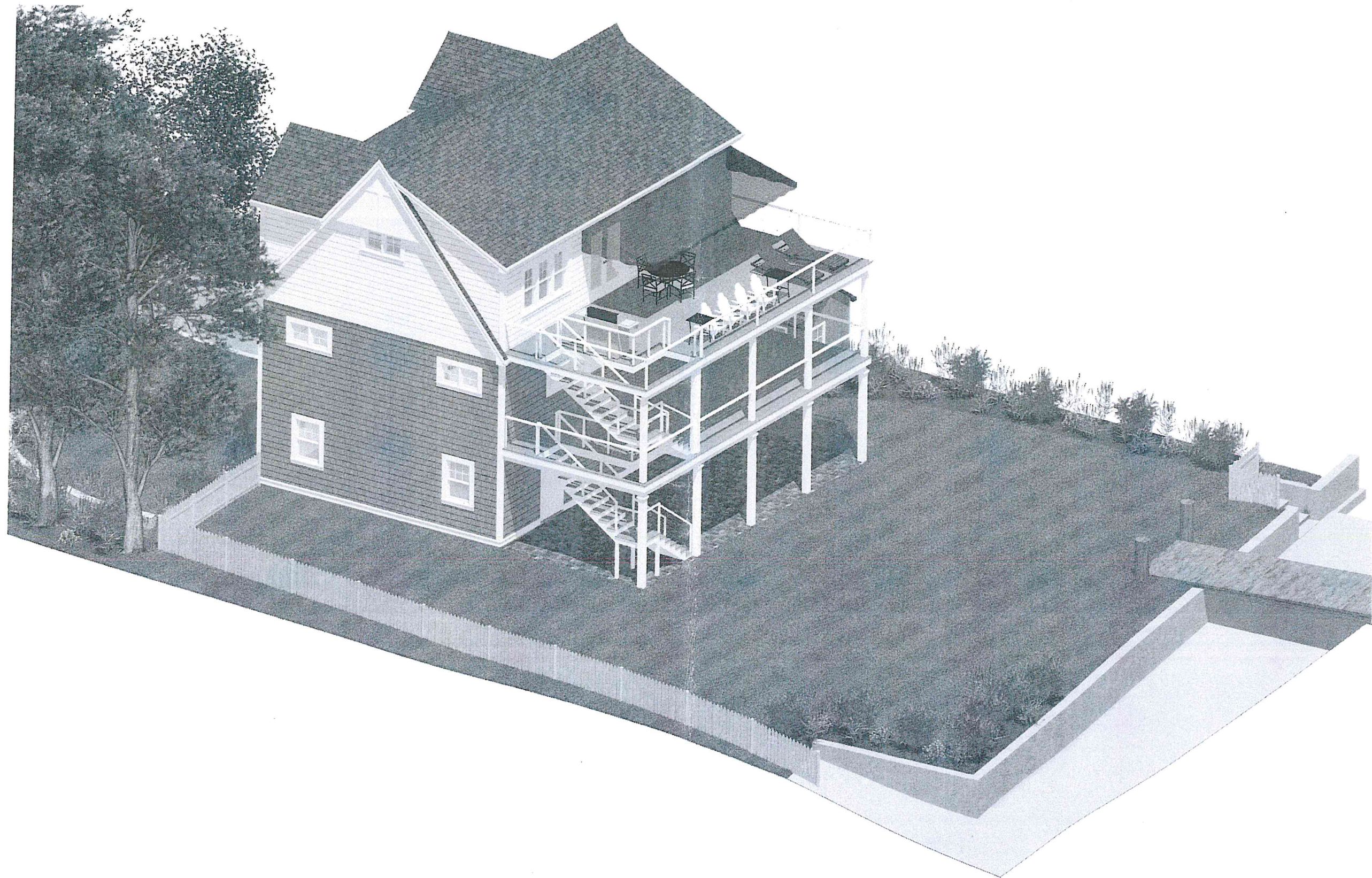


SHEET TITLE:
MYB-Miller Concept L

SCALE:
See Sheet

DATE:
6/14/2023

L-12

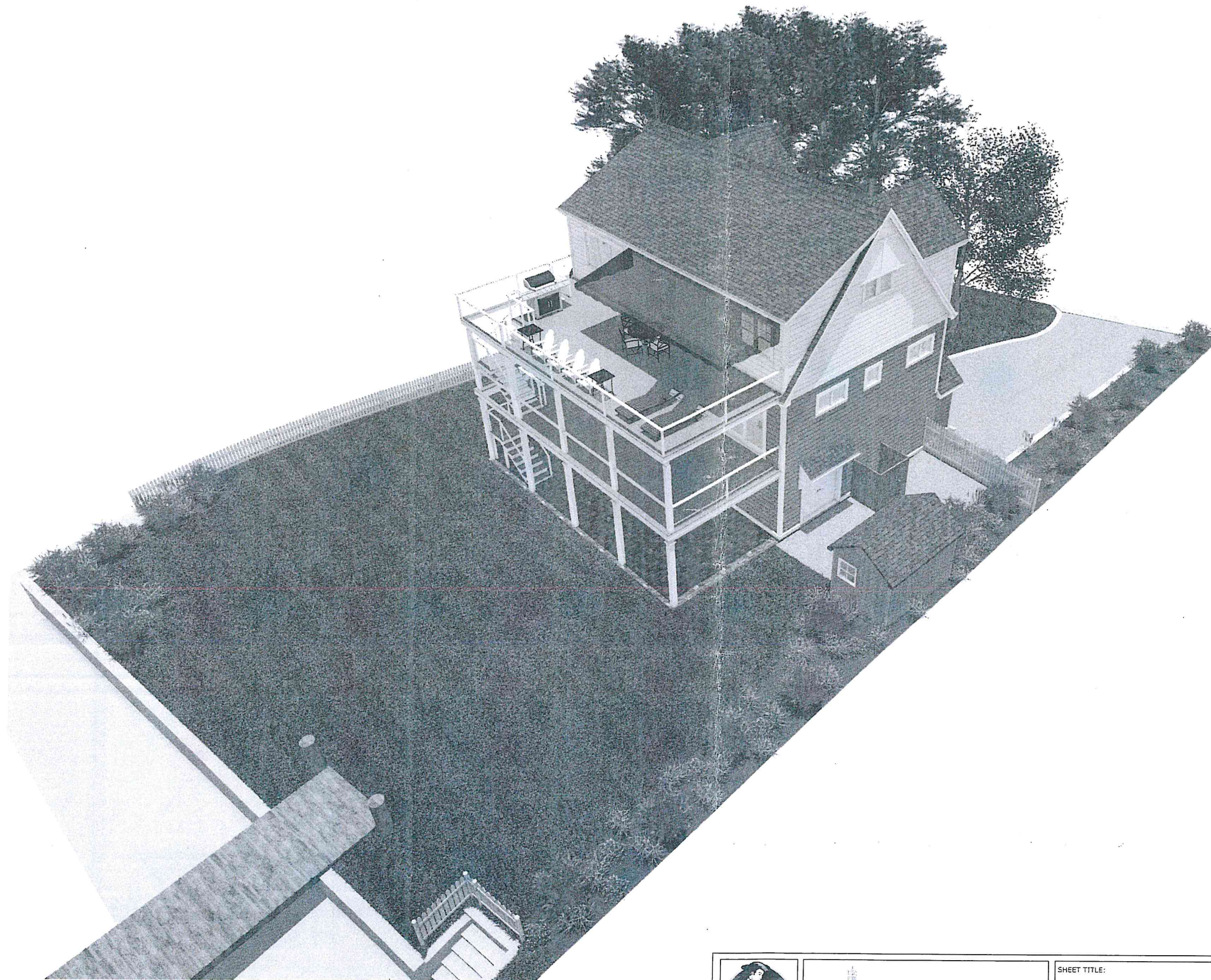


SHEET TITLE:
 MYB-Miller Concept L

SCALE:
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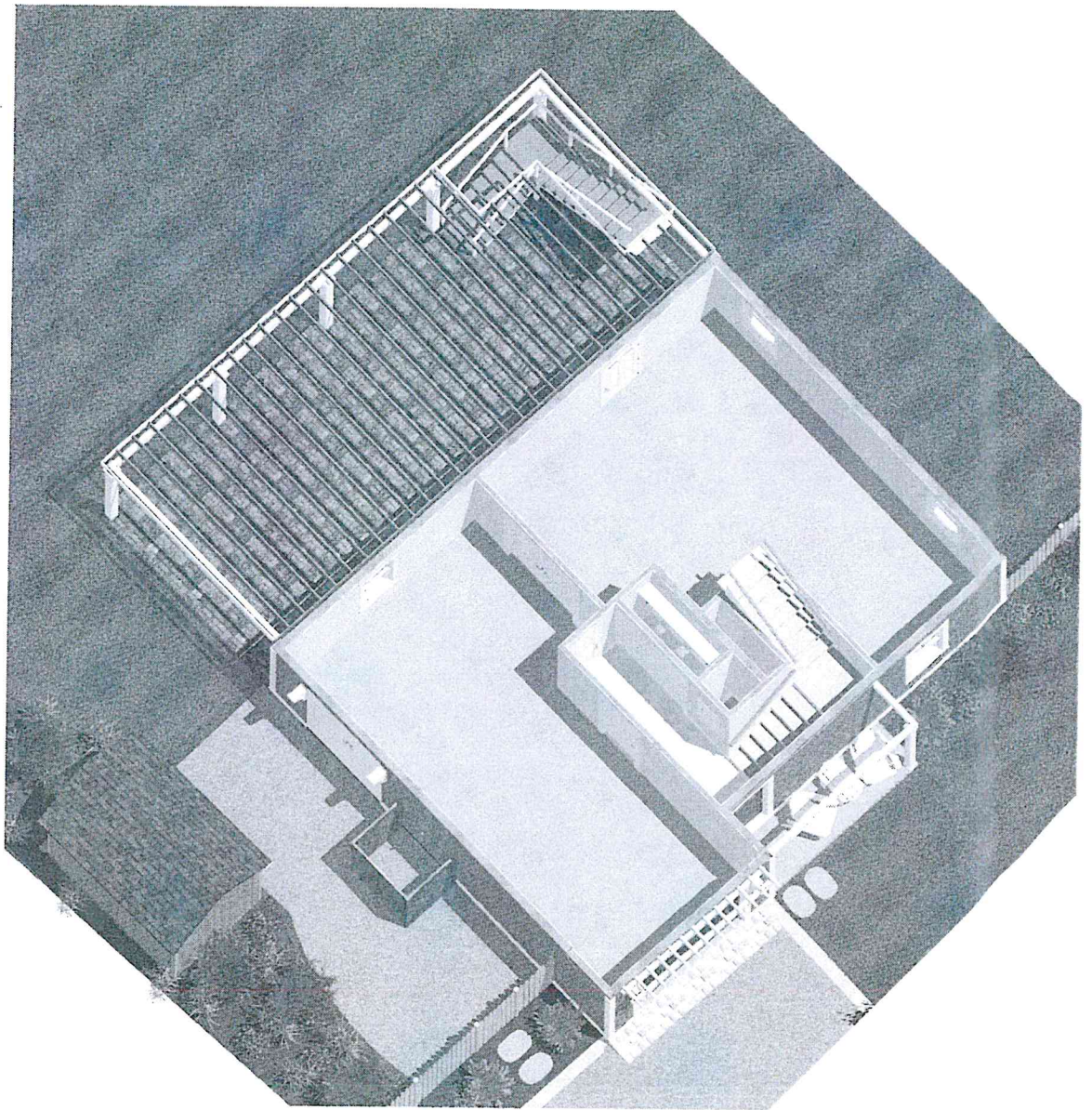
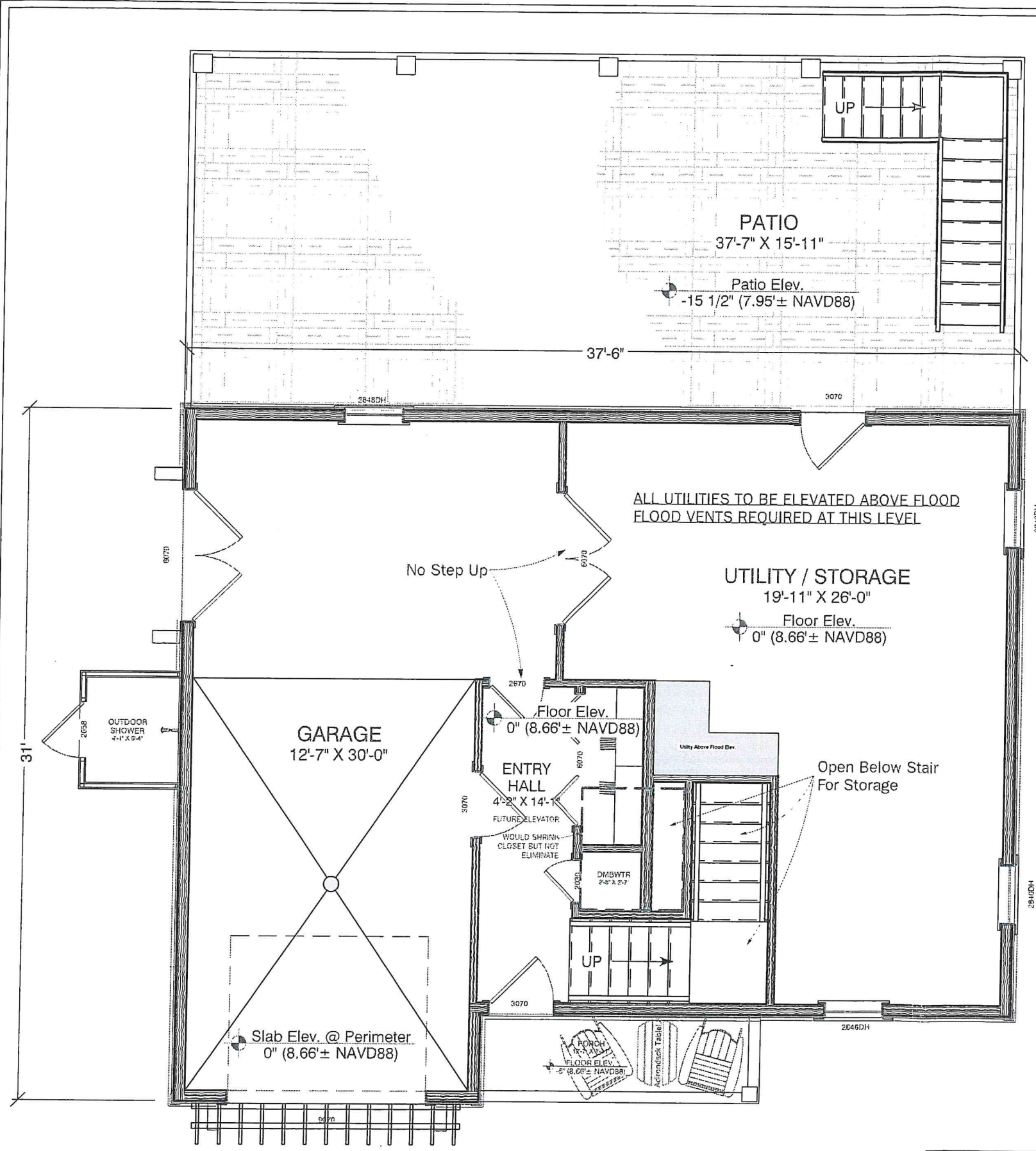
DATE:
 6/14/2023

L-3



3-D Overview 2
No Scale

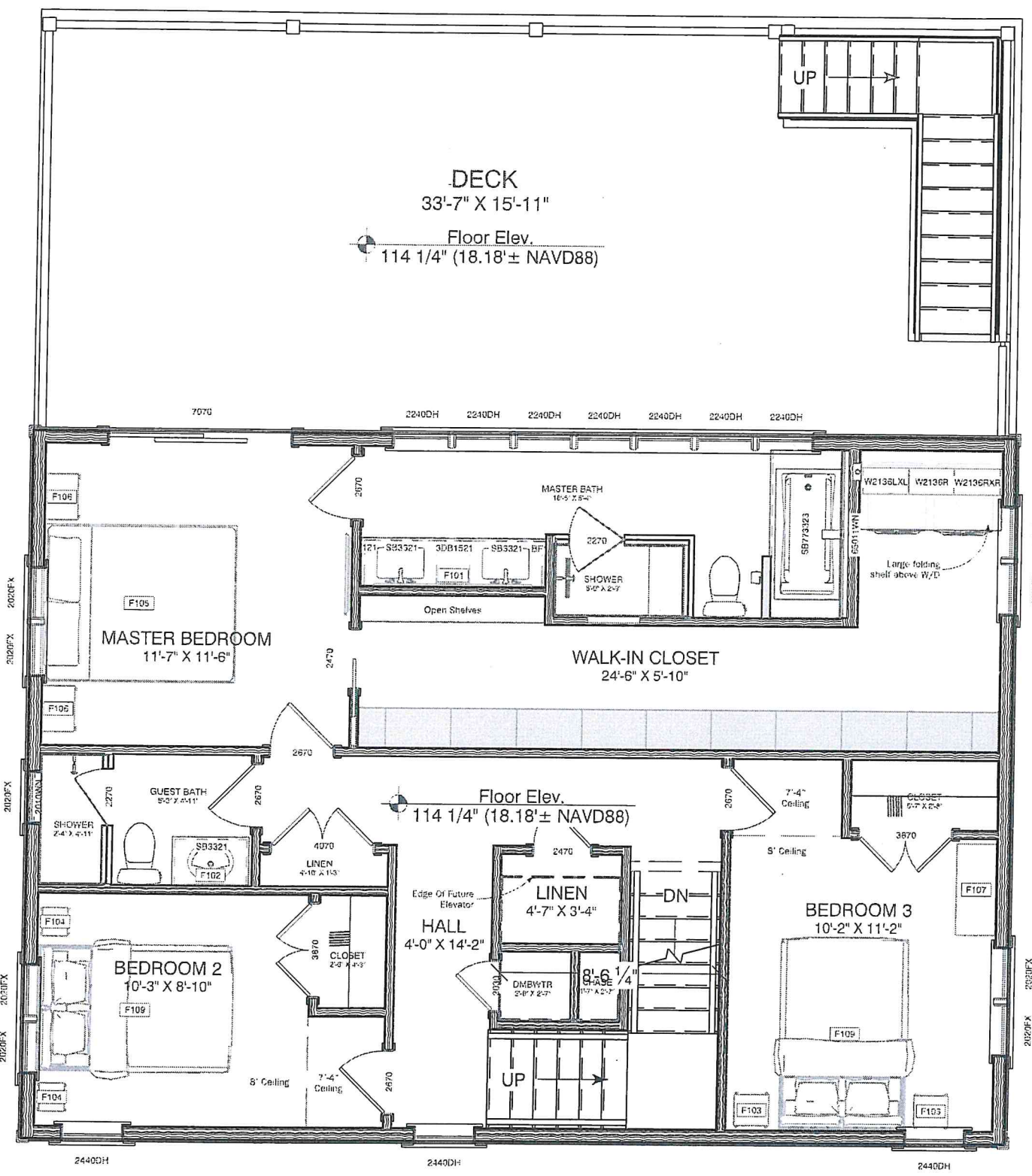
		SHEET TITLE: MYB-Miller Concept L	SCALE: No Scale	DATE: 6/14/2023	L-2
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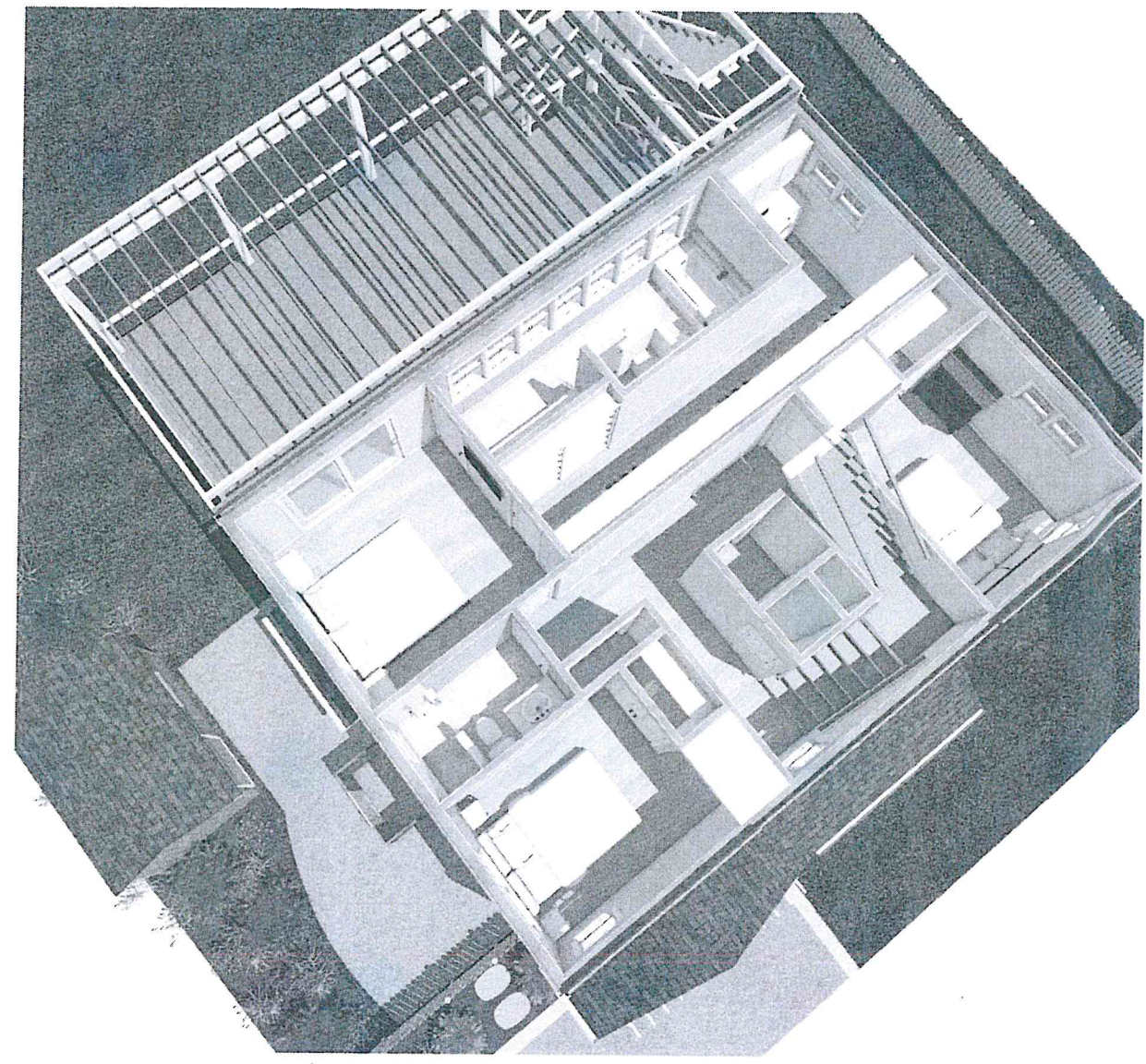
Ground Floor 3-D
No Scale

Ground Floor
Scale: 3/16" = 1'-0"

		SHEET TITLE:	SCALE:	DATE:	L-9
		MYB-Miller Concept L	See Sheet	6/14/2023	



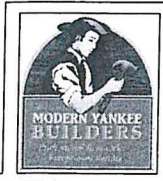
First Floor (Bedroom Level)
Scale: 3/16" = 1'-0"



First Floor 3-D
No Scale

RE-USED FURNITURE - FIRST FLOOR			
CALLOUT	QTY	LABEL	COMMENTS
F101	1	BEVELED MIRROR (HORIZ)	
F102	1	RDBS1050	
F103	2	NIGHT STANDS 1	
F104	2	NIGHT STANDS 2	
F105	1	KING BED	
F106	2	NIGHT STAND	
F107	1	GUEST DRESSER	
F109	2	QUEEN SIZE BED 2	

FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'

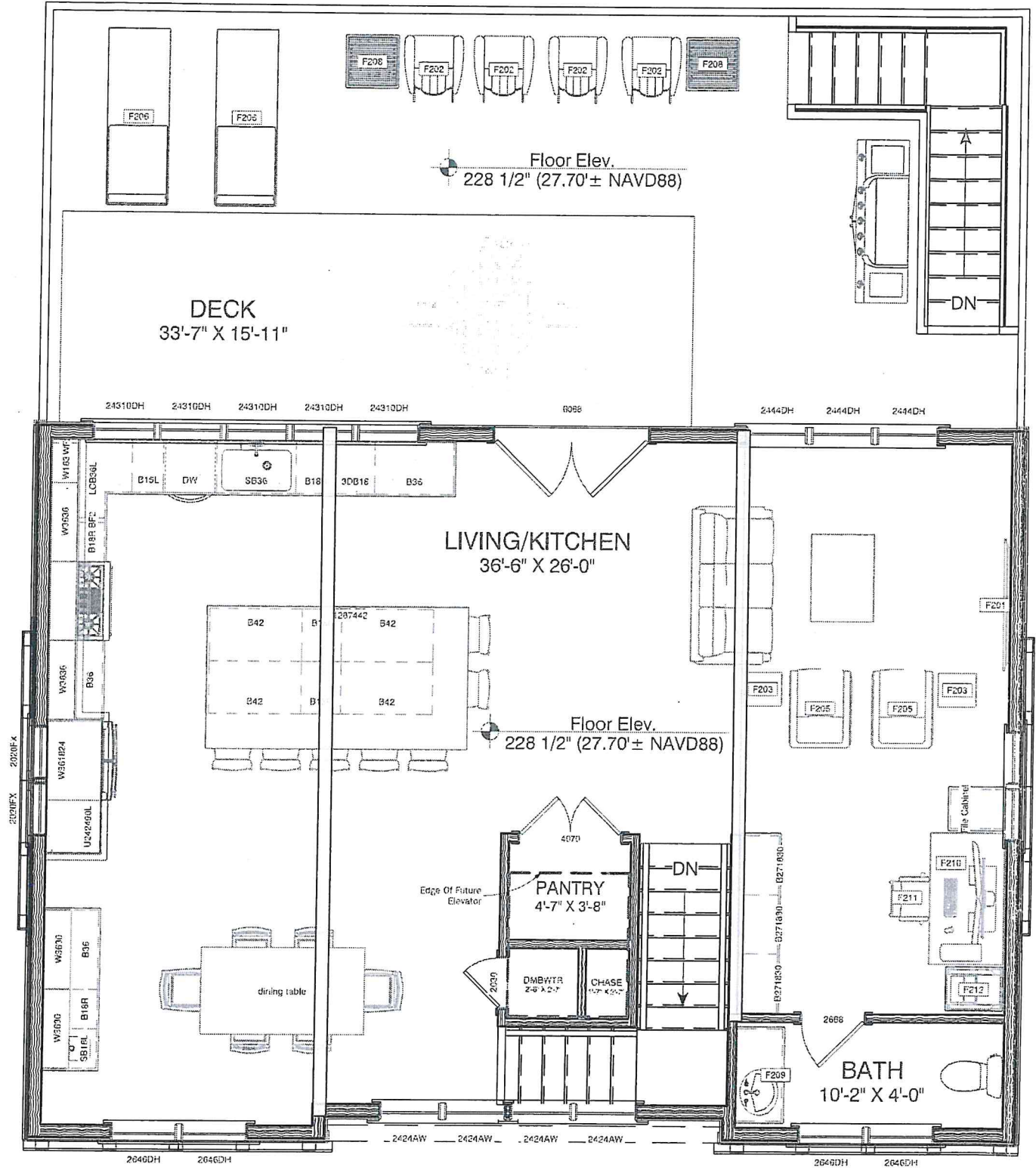


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MYB-Miller Concept L

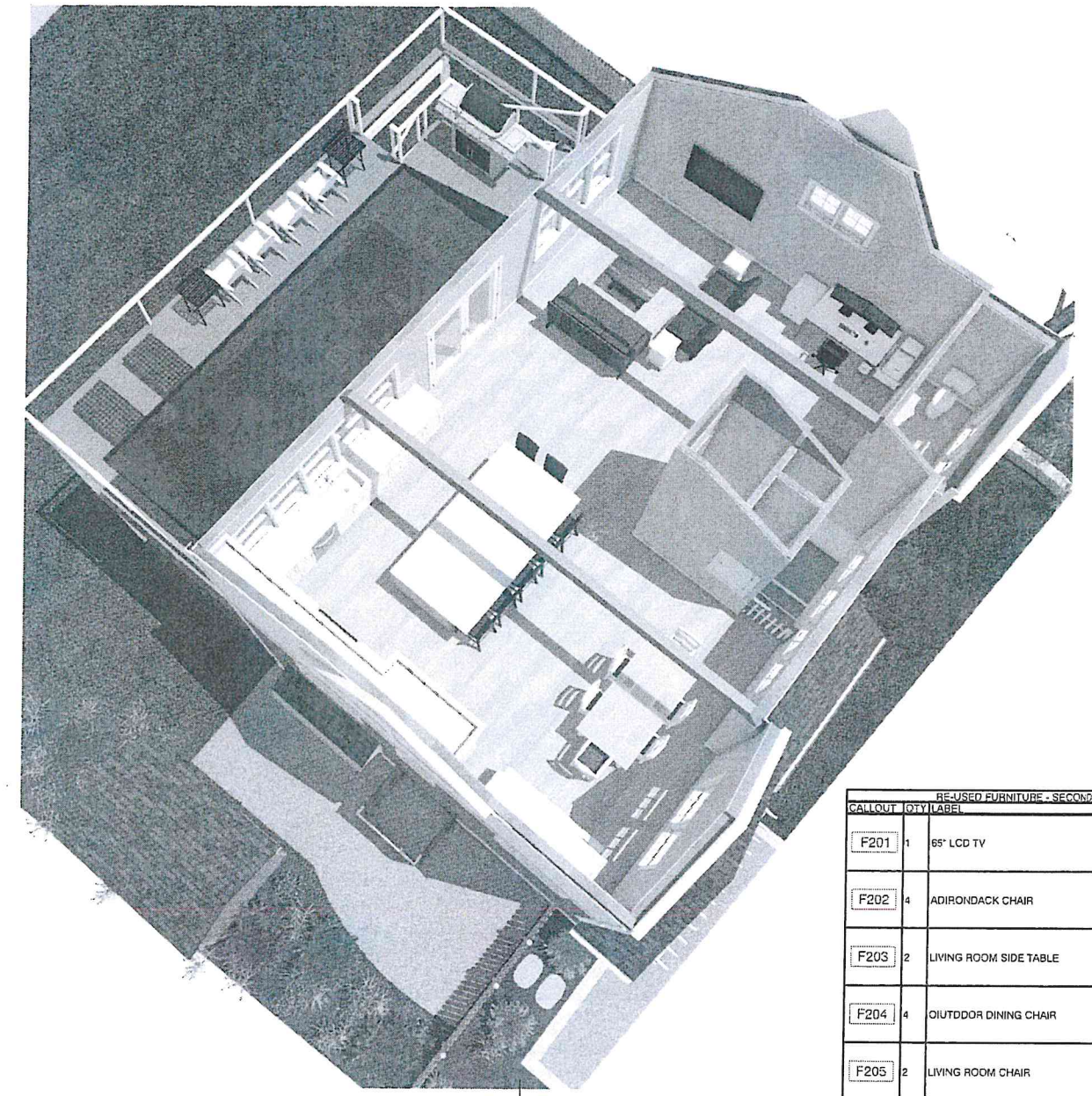
SCALE:
See Sheet

DATE:
6/14/2023

L-10



Second Floor (Main Floor)
Scale: 3/16" = 1'-0"



Second Floor 3-D
No Scale

RE-USED FURNITURE - SECOND FLOOR			
CALLOUT	QTY	ITEM LABEL	COMMENTS
F201	1	65" LCD TV	
F202	4	ADIRONDACK CHAIR	
F203	2	LIVING ROOM SIDE TABLE	
F204	4	OUTDOOR DINING CHAIR	
F205	2	LIVING ROOM CHAIR	
F206	2	OUTDOOR CHAISE LOUNGE	
F207	1	OUTDOOR DINING TABLE	
F208	2	OUTDOOR SIDE TABLE	
F209	1	S84221	1/2 BATH VANITY
F210	1	KEN'S DESK	
F211	1	KEN'S DESK CHAIR	
F212	1	LASER PRINTER	

<p>MODERN YANKEE BUILDERS</p>	<p>SEACOAST Residential Design</p>	SHEET TITLE:	MYB-Miller Concept L	SCALE:	DATE:	L-11
				See Sheet	6/14/2023	



50 Everett Street - 300' Radius

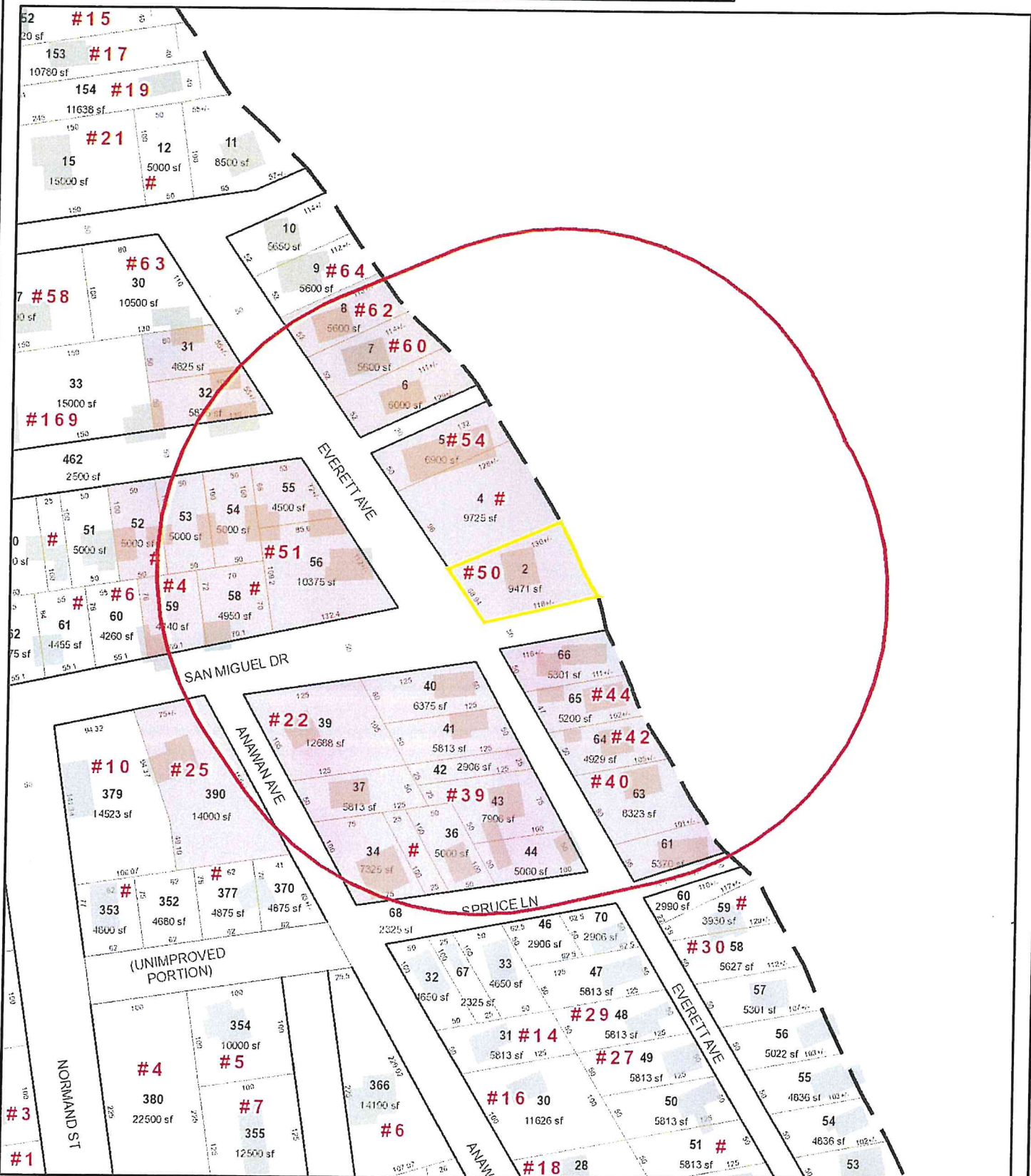
Bristol, RI



October 11, 2023

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
October 11, 2023

Subject Property:

Parcel Number: 123-2
CAMA Number: 123-2
Property Address: 50 EVERETT AVE

Mailing Address: MILLER KENNETH M & LEE D TE
50 EVERETT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 122-34
CAMA Number: 122-34
Property Address: 24 SPRUCE LN

Mailing Address: HAZARD, SAMANTHA J & JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-36
CAMA Number: 122-36
Property Address: 20 SPRUCE LN

Mailing Address: HAZARD, JACK K & SAMANTHA TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-37
CAMA Number: 122-37
Property Address: 20 ANAWAN AVE

Mailing Address: MACNEIL, PHILIP W. ETUX TE &
MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

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: 122-40
CAMA Number: 122-40
Property Address: 45 EVERETT AVE

Mailing Address: JOCELYN, CHRISTINE - TRUSTEE
CHRISTINE JOCELYN REV TRUST
45 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-41
CAMA Number: 122-41
Property Address: 43 EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-42
CAMA Number: 122-42
Property Address: EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-43
CAMA Number: 122-43
Property Address: 39 EVERETT AVE

Mailing Address: WONG, THOMAS Y. CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

Parcel Number: 122-44
CAMA Number: 122-44
Property Address: 37 EVERETT AVE

Mailing Address: BOUFFARD, MICHAEL & THAYER,
FREYJA TE
37 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 122-61
CAMA Number: 122-61
Property Address: 36 EVERETT AVE

Mailing Address: ANDREWS, WATER A, TRUSTEE-
WALTER A ANDREWS TRUST
36 EVERETT AVE
BRISTOL, RI 02809



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10/11/2023

Page 1 of 3



300 foot Abutters List Report

Bristol, RI
October 11, 2023

Parcel Number: 122-63 CAMA Number: 122-63 Property Address: 40 EVERETT AVE	Mailing Address: BAIRD, THOMAS L. DIANNE JT 40 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-64 CAMA Number: 122-64 Property Address: 42 EVERETT AVE	Mailing Address: O BRIEN JOHN P & MICHELE A TE 42 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-65 CAMA Number: 122-65 Property Address: 44 EVERETT AVE	Mailing Address: GARDNER, RUSSELL H. JR ETAL TC GARDNER-BATEMAN, LAURIE A. 6345 DAWSON ST HOLLYWOOD, FL 33023
Parcel Number: 122-66 CAMA Number: 122-66 Property Address: 46 EVERETT AVE	Mailing Address: BRAY, JAMES A & DOROTHY LE KANOSH, DEBORAH 46 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-68 CAMA Number: 122-68 Property Address: SPRUCE LN	Mailing Address: HAZARD, JACK K & SAMANTHA TE 24 SPRUCE LN BRISTOL, RI 02809
Parcel Number: 123-2 CAMA Number: 123-2 Property Address: 50 EVERETT AVE	Mailing Address: MILLER KENNETH M & LEE D TE 50 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-31 CAMA Number: 123-31 Property Address: 61 EVERETT AVE	Mailing Address: SIMONS, DAWN M. & CAINE, KRISTEN M. TRUSTEES 19 WALTER CAREY RD SMITHFIELD, RI 02917
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: 123-390 CAMA Number: 123-390 Property Address: 25 ANAWAN AVE	Mailing Address: TRUDEAU, TERRY LEE 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: 123-5 CAMA Number: 123-5 Property Address: 54 EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE 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



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10/11/2023

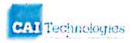
Page 2 of 3



300 foot Abutters List Report

Bristol, RI
October 11, 2023

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 28730 ATTESSA WAY, UNIT 202 BONITA SPRINGS, FL 34135
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: 123-7 CAMA Number: 123-7 Property Address: 60 EVERETT AVE	Mailing Address: SOUSA, JOSEPH A. TRUSTEE 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



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4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

HAZARD, SAMANTHA J &
JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

SOUSA, JOSEPH A. TRUSTEE
60 EVERETT AVE
BRISTOL, RI 02809

ANDREWS, WATER A, TRUSTEE
36 EVERETT AVE
BRISTOL, RI 02809

HILL, KARIN A & RULLI, RO
43 EVERETT AVE
BRISTOL, RI 02809

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

BAIRD, THOMAS L.
DIANNE JT
40 EVERETT AVE
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

TRUDEAU, TERRY LEE
25 ANAWAN AVE
BRISTOL, RI 02809

BAXTER, IAN C. &
VISWANATHAN, NINA CO-TRUS
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

JOCELYN, CHRISTINE - TRUS
CHRISTINE JOCELYN REV TRU
45 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

MACNEIL, PHILIP W. ETUX
& MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

BOUFFARD, MICHAEL & THAYE
37 EVERETT ST
BRISTOL, RI 02809

MILLER KENNETH M &
LEE D TE
50 EVERETT AVE
BRISTOL, RI 02809

WONG, THOMAS Y.
CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

BRAY, JAMES A & DOROTHY
KANOSH, DEBORAH
46 EVERETT AVE
BRISTOL, RI 02809

O BRIEN JOHN P &
MICHELE A TE
42 EVERETT AVE
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

GARDNER, RUSSELL H. JR ET
GARDNER-BATEMAN, LAURIE A
6345 DAWSON ST
HOLLYWOOD, FL 33023

PINE, LISA K.
ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

HAZARD, JACK K & SAMANTHA
24 SPRUCE LN
BRISTOL, RI 02809

SIMONS, DAWN M. &
CAINE, KRISTEN M. TRUSTEE
19 WALTER CAREY RD
SMITHFIELD, RI 02917