



# **TOWN OF BRISTOL, RHODE ISLAND**

## **TECHNICAL REVIEW COMMITTEE**

### **Technical Review Committee Agenda**

**Tuesday, May 20, 2025 at 10:30 AM**

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

#### **A. Pledge of Allegiance**

#### **B. New Business**

**B1. Review and Recommendation to the Zoning Board for application of Justin Ferreira / Ferreira Electric, Inc. - Use Variance and Dimensional Variance:** to expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard. Located at 14 Reservoir Avenue; Assessor's Plat 33, Lots 158 & 159; Zone: R-6

#### **C. Adjournment**

Date Posted: May 13, 2025

By: mbw



## Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-18

14 reservoir ave 033 158-159

May 9, 2025

**Applicant**

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

**Location for Application**

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

**Type of Application**

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

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

Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

**Setbacks**

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

**Extension Request**

Date of Original Extension	
Date of First Extension	

**Provisions of Zoning Ordinance (If Known)**

28-218(5)(6)
--------------

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

expanding non-conforming use
------------------------------

**Existing Lot Specifications**

Current Use of Premises	Commercial
-------------------------	------------

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

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

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

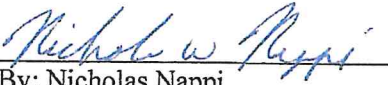
NICHOLAS NAPPI

5-8-25

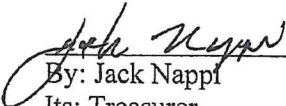
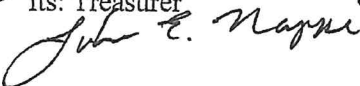
x Nicholas Nappi


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

SELLER:  
Nappi Bros. Inc.

  
By: Nicholas Nappi  
Its: President

SELLER:  
Nappi Bros. Inc.

  
By: Jack Nappi  
Its: Treasurer  
  
BUYER:

  
Justin Ferreira 4/28/2025

TELEPHONE (401)253-0347

E-MAIL: ferreiraelectric@yahoo.com

**FERREIRA ELECTRIC INC.**

1236 HOPE STREET · BRISTOL, RI · 02809  
ELECTRICAL CONTRACTING  
RESIDENTIAL · COMMERCIAL · INDUSTRIAL  
RI LICENSE #A2055 & MASS. LICENSE #10530-A

MAY 5<sup>TH</sup>, 2025

TOWN OF BRISTOL ZONING BOARD OF REVIEW,

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

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

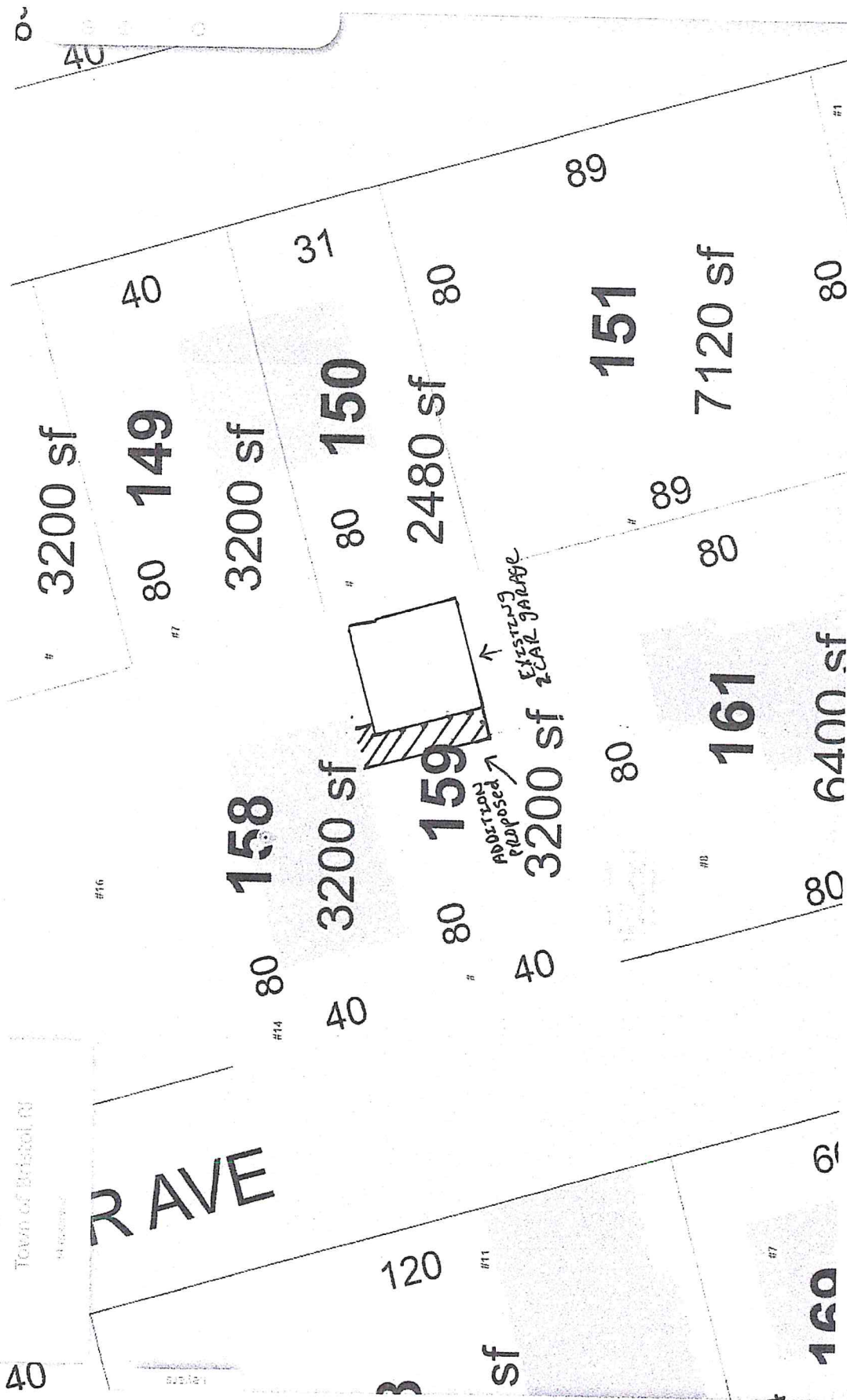
I AM LOOKING FOR APPROVAL FROM THE BOARD TO MAKE SOME MINOR CHANGES TO THE PROPERTY TO BETTER SUIT OUR BUSINESSES NEEDS. I WOULD ASK THE BOARDS PERMISSION TO EXTEND THE FRONT OF THE SMALL GARAGE ON PARCEL 159 APPROXIMATELY 5-6 FEET TO INTERSECT WITH THE EXISTING BLOCK BUILDING ON PARCEL 158 AND TIE THE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

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

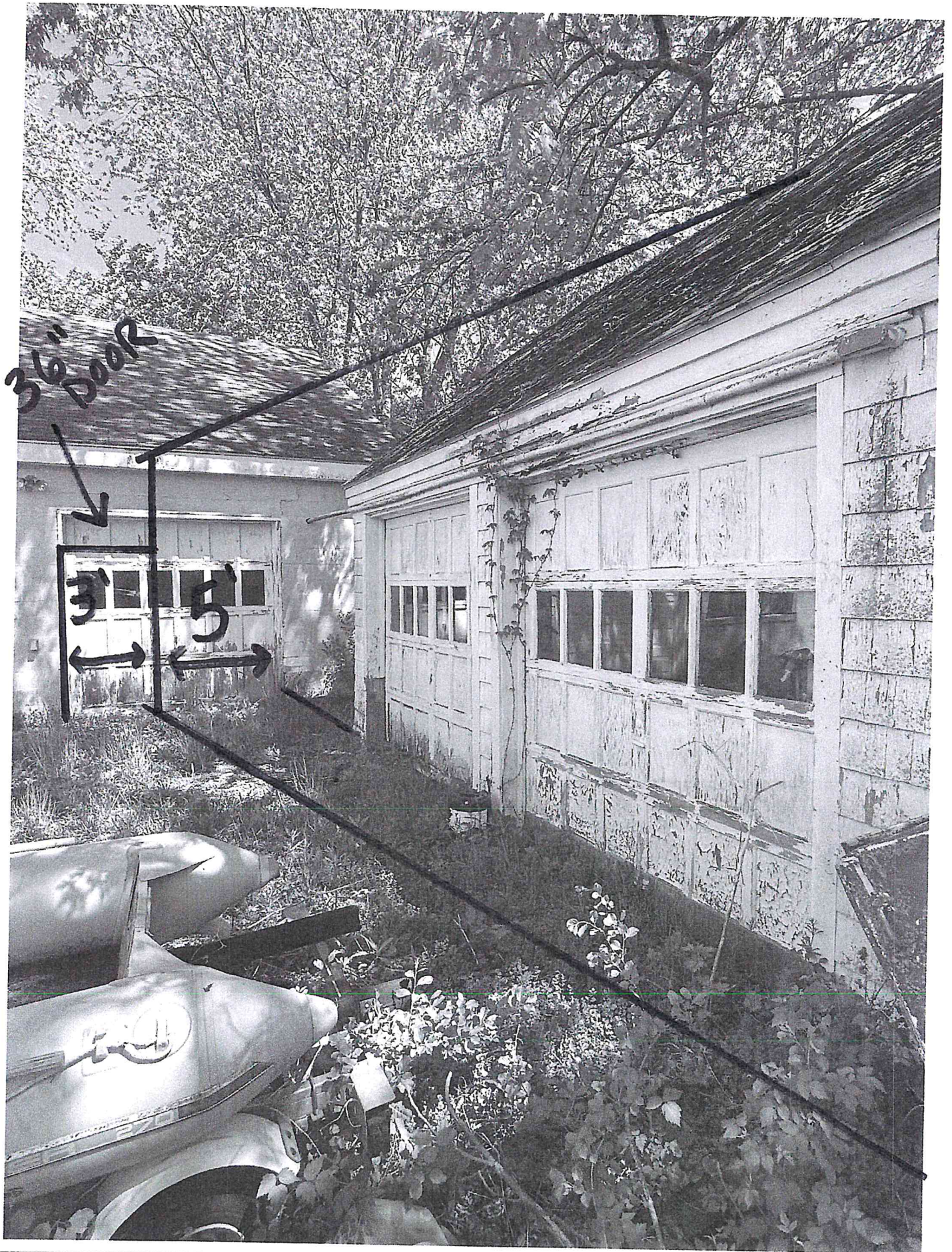
THANK YOU FOR YOUR CONSIDERATION, IT IS GREATLY APPRECIATED

JUSTIN FERREIRA  
FERREIRA ELECTRIC INC



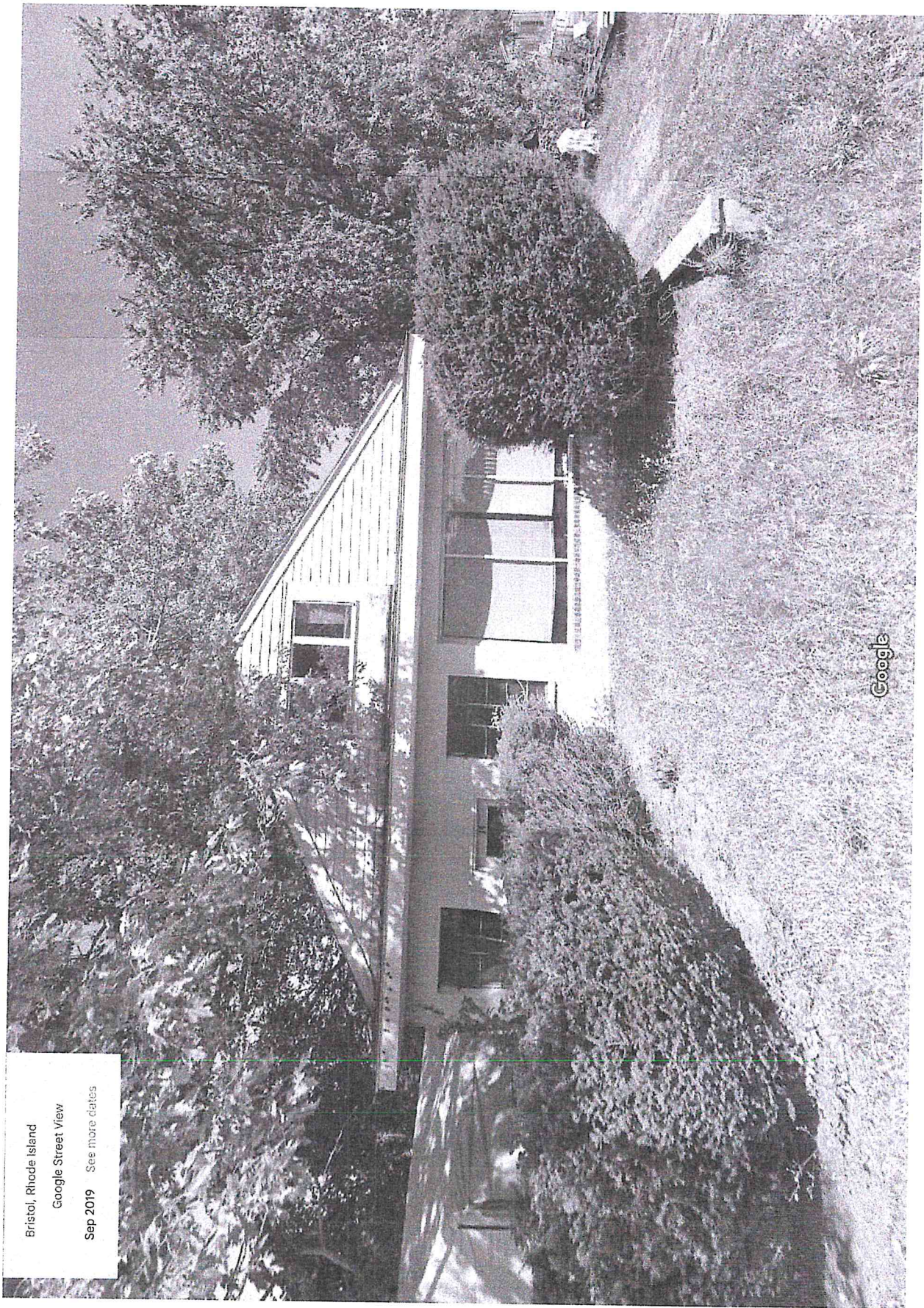








Google Maps  
14 Reservoir Ave



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

Google







▶ Owner ▶ Owner Account #: 14-0220-00

Owner 1 NAPPI BROS INC

Owner 2

Owner 3

Address 14 RESERVOIR AVE, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

▶ Previous Owners & Sales Information

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

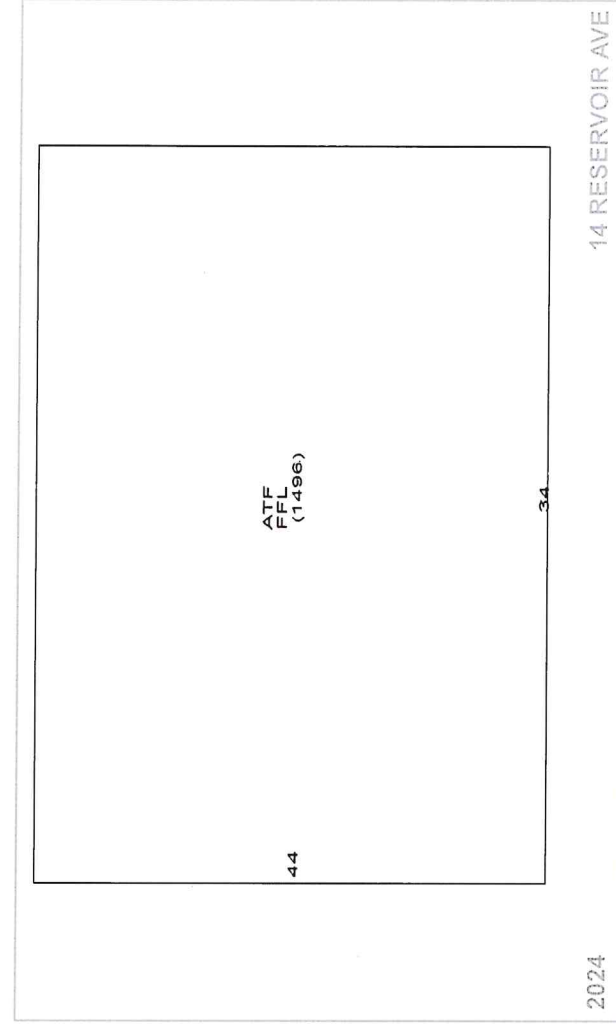
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	67,300	0	0.07	68,300	0	135,600
TOTAL	67,300	0	0.07	68,300	0	135,600

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

▶ Previous Assessments

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



▶ Land Information

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



Building Information

Description	CommGrge	Story Height	1 Story	Description
BLDG Type	0	COM Units	1	1 Story
RES Units	0	COM Units	1	1
Foundation		BMT Floor		
Frame 1	Masonry	Frame 2		%
EXT Wall 1	Concrete Blk	EXT Wall 2		%
Roof Type 1	Gable	Roof Type 2		%
Roof Cover 1	Asphalt Shir	Roof Cover 2		%
INT Wall 1	Plaster	INT Wall 2		%
Floors 1		Floors 2		%
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	BB Hot Water	
# Heat Sys		% Heated	100	
% Solar HW		% A/C		
% COM Wall		% Vacuum		
Ceill Hght	10	Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

Quantity	Quality
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	4 Typical
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

Room Counts by Floor

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

Grade

Grade	Q5+	Q5+
Year Built	1930	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	%
Condition	FR - Fair	40.0
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	-

Total Depreciation %	>	40.0
----------------------	---	------

Remodeling History

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

Building Permits

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

Condo Data

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

Notes

WILOT 159. 2 OH DOORS (8 X 10). RES. LOC. - BD.

Other Factors

LEVEL	PAVED
48.00	
1.25	
0.96	
57.60	
4,000	
0.90	
1.00	
1.00	
112,174	
44,870	
67,304	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,496	1,496	57.60	86,170
ATF	FIN ATTIC	598	598	57.60	34,468
Total		2,094	2,094		120,638

Visit History

Date	Result	By
10/20/2021	REVIEW	
7/24/2018	MEASURED	
7/6/2018	REVIEW	
3/11/2008	LISTED	
3/11/2008	CALL BACK	
1/3/2008	CALL BACK	
11/7/2007	MEASURE	MP

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	

Owner

Owner 1 NAPPI BROS INC

Owner 2

Owner 3

Address 14 RESERVOIR AVE, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor

NAPPI, ANTONIO & BETTINA

SPICUZZA, BARTOLO & ANGELINA

MALAFRONTI, ROSI M.

Date

01/01/1954

01/01/1944

01/01/1934

Sale Price

0

0

0

Leg Ref

126-206

105-530

103-638

Deed Type

NAL

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
15	0	11,200	0.07	68,300	0	79,500	2024	15	0	11,200	0	68,300	0	79,500	79,500
TOTAL	0	11,200	0.07	68,300	0	79,500	2023	15	0	11,200	0	68,300	0	79,500	79,500
							2022	15	0	11,200	0	68,300	0	79,500	79,500
							2021	15	0	11,200	0	47,600	0	58,800	58,800
							2020	15	0	11,200	0	47,600	0	58,800	58,800
							2019	15	0	11,200	0	47,600	0	58,800	58,800

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

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	15	0	11,200	0	68,300	0	79,500	79,500
2023	15	0	11,200	0	68,300	0	79,500	79,500
2022	15	0	11,200	0	68,300	0	79,500	79,500
2021	15	0	11,200	0	47,600	0	58,800	58,800
2020	15	0	11,200	0	47,600	0	58,800	58,800
2019	15	0	11,200	0	47,600	0	58,800	58,800

2024

RESERVOIR AVE

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 15 Vct Lnd Im	0.07346	AC	P	1.00	615,950	929,758	C13							68,300		1.00		0
2																		
3																		
4																		

Plat/Lot 033-0159-000

Account: 2688

**LUC 15**

Zone R-6

## Assessment

\$79.500

### ► Building Information

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

► **Grade**

Grade	Year Built	EFF Year	Alt %
Alt LUC			

### ► Other Factors

**Flood Hazard  
Topography  
Street  
Level  
PAVED  
Traffic**

► Sub-Area Detail

Code	Total
------	-------

11

ate Undep Va

## ► Visit History

Date	Result	By
10/20/2021	REVIEW	
7/6/2018	REVIEW	
7/2/2018	MEASURED	

## ► Notes

W/158

► Remodeling History    ► Condo Data

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

### ► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Sq
---------	----------	-----------	----------	----------	---------

## ► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions

### ► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	1	Garage	1	Y	1			400	3	FR	0	11,200

### ► Other Info

AFDU	Port	Term	Rental
	PriorID1c		
	PriorID2a		
	PriorID2b		
	PriorID2c		
	PriorID3a		
	PriorID3b		
	PriorID3c		

### ► Room Counts by Floor

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





# 14 Reservoir Avenue - 200' Radius

Town of Bristol, RI

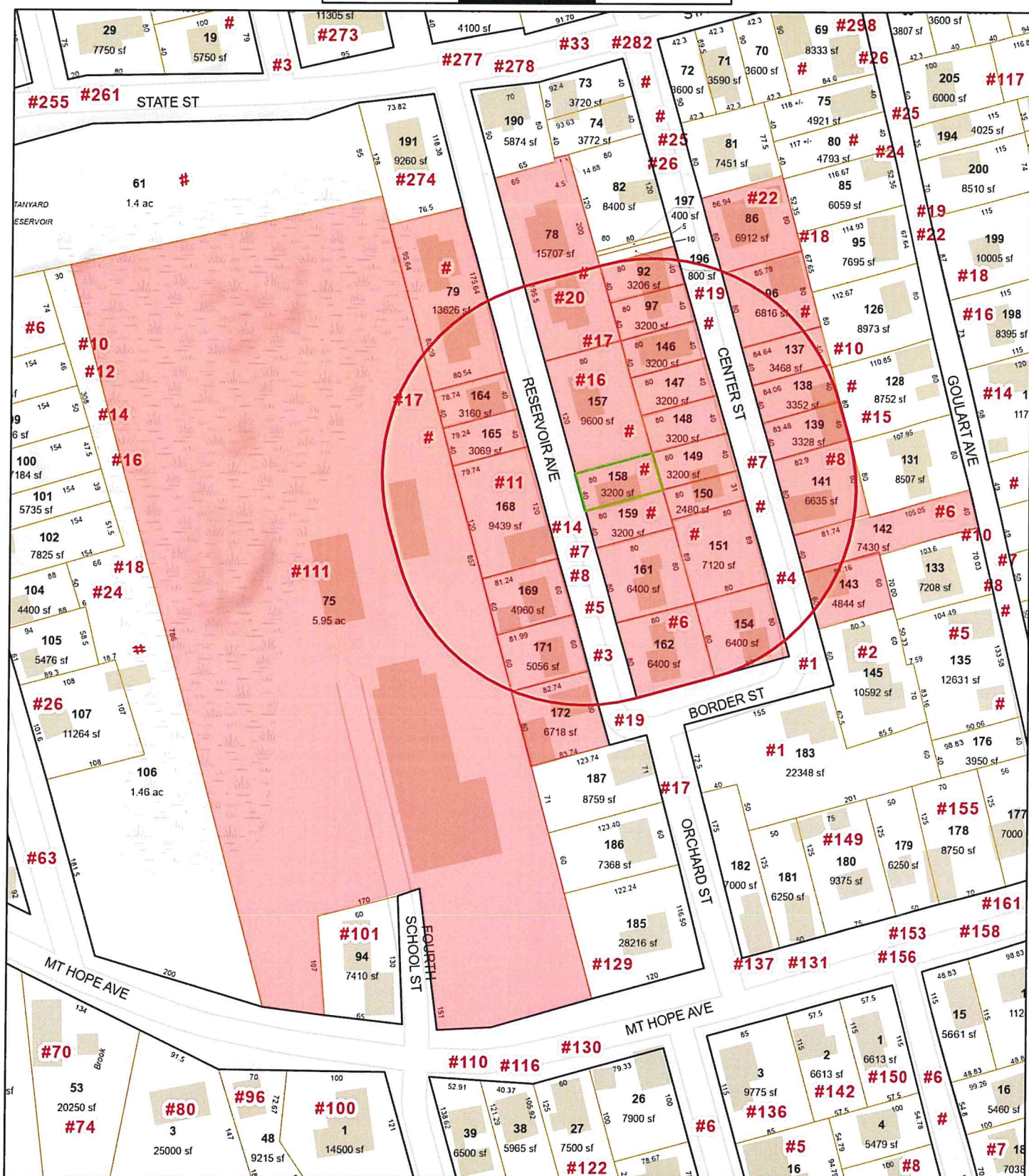
1 inch = 141 Feet

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

May 12, 2025

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  
May 12, 2025

## Subject Property:

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



www.cai-tech.com

5/12/2025

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

Page 1 of 3



# 200 feet Abutters List Report

Bristol, RI  
May 12, 2025

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



www.cai-tech.com

5/12/2025

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

Page 2 of 3





# 200 feet Abutters List Report

Bristol, RI  
May 12, 2025

Parcel Number: 33-169  
CAMA Number: 33-169  
Property Address: 7 RESERVOIR AVE

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

Parcel Number: 33-171  
CAMA Number: 33-171  
Property Address: 5 RESERVOIR AVE

Mailing Address: POISSANT, ROLAND VIRGINIA TE  
5 RESERVOIR AVE  
BRISTOL, RI 02809

Parcel Number: 33-172  
CAMA Number: 33-172  
Property Address: 3 RESERVOIR AVE

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

Parcel Number: 33-78  
CAMA Number: 33-78  
Property Address: 20 RESERVOIR AVE

Mailing Address: A & J REAL ESTATE RENTALS, LLC  
PO Box 596  
BRISTOL, RI 02809

Parcel Number: 33-86  
CAMA Number: 33-86  
Property Address: 22 CENTER ST

Mailing Address: MACHADO, RAUL & SANDRA L LE REM-  
MACHADO, M & BOTELHO, K TC  
22 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-92  
CAMA Number: 33-92  
Property Address: 19 CENTER ST

Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA,  
JOSEPH R & MATTHEW L TC  
19 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-96  
CAMA Number: 33-96  
Property Address: 18 CENTER ST

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

Parcel Number: 33-97  
CAMA Number: 33-97  
Property Address: CENTER ST

Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA,  
JOSEPH R & MATTHEW L TC  
19 CENTER ST  
BRISTOL, RI 02809



www.cai-tech.com

5/12/2025

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

Page 3 of 3