



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Tuesday, September 02, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, August 28, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - July 14, 2025

3. Continued Petitions

3A. 2025-10 Geoffrey M. Vicente - Dimensional Variance (continued from July): to construct a 28ft. x 40ft. single family dwelling with less than the required front yard. Located at Tilbury Drive; Assessor's Plat 153, Lot 439; Zone: R-10

4. New Petitions

4A. September 2025 Staff Reports

4B. 2025-23 Kathleen A. Keating and John S. Oliver - Dimensional Variance: to construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory structure with less than the required right side yard. Located at **35 Burton Street**; Assessor's Plat 15, Lot 73; Zone: R-6

4C. 2025-25 Sean Reilly / Mason & Twine, LLC - Special Use Permit: to operate a restaurant/café within the Limited Business (LB) zoning district. Located at **359 Wood Street**; Assessor's Plat 18, Lot 52; Zone: LB

4D. 2025-26 Rhode Island Rebar, Inc. - Special Use Permit: to change a legal nonconforming automotive

repair service business use to a nonconforming
contract construction service business use within the
Limited Business (LB) zoning district. Located at **255**
State Street; Assessor's Plat 30, Lot 37; Zone: LB

5. Adjournment

Date Posted: August 13, 2025

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2025-10

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, April 7, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Geoffrey M. Vicente**

PROPERTY OWNER: **Geoffrey M. Vicente**

LOCATION: **Tilbury Drive**

PLAT: **153** LOT: **439**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct a 28ft. x 40ft. single family dwelling with less than the required front 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 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, April 3, 2025.



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

TOWN OF BRISTOL
COMMUNITY DEV.
2025 MAR -5 PM 3:14

APPLICATION

File No: **2025-10**

Accepted by ZEO: **EMT 3/10/25**

APPLICANT:	Name: GEOFFREY VICENTE		
	Address: 11 Waterview Lane		
	City: Warren	State: RI	Zip: 02885
	Phone #: 508 989-2624	Email: GVicente@buildbs.com	
PROPERTY OWNER:	Name: GEOFFREY VICENTE		
	Address: 11 Waterview Lane		
	City: Warren	State: RI	Zip: 02885
	Phone #: 508 989-2624	Email: SAME AS ABOVE	

1. Location of subject property: **0 Tilbury Dr**
 Assessor's Plat(s) #: **153** Lot(s) #: **439**
2. Zoning district in which property is located: **R-10**
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): **Front Setback**
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), 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.
6. How long have you owned the property? **Approximately 3 years**
7. Present use of property: **NONE**
8. Is there a building on the property at present? **NO**
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
10. Proposed use of property: **To Build A Single Family Home**

11. Give extent of proposed alterations: Requesting A VARIANCE to Front set back ONLY From 21' From property LINE to 11' Due to Wetland Restrictions. All engineering plans required to SATISFY HAVE BEEN Completed AND ATTACHED to Application.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
30 x 40 Single Family Home colonial style Total Living Space
1st Floor 878 SFT Living Space 2nd Floor 1155 SFT Total 2,033
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): | Required Setback: <u>21'</u> | Proposed Setback: <u>10'</u> |
| Left side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>10'</u> |
| Right side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>10'</u> |
| Rear lot line: | Required Setback: <u>21'</u> | Proposed Setback: <u>21'</u> |
| Building height: | Required: <u>35'</u> | Proposed: <u>32'</u> |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
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: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property? NO
18. Is the property located in a flood zone? _____ If yes, which one?: _____

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:  Date: 3/5/2025

Print Name: GEOFFREY VICENTE

Property Owner's Signature:  Date: 3/5/2025

Print Name: GEOFFREY VICENTE

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

Name: _____ Phone #: _____

Address: _____

3/5/2025

Around the beginning of 2021, I purchased 0 Tilbury Dr and shortly AFTER went through a divorce. I kept the Lot AS PART AS my marital assets portion. I decided then to sell the Lot to A Friend OF mine who is A Builder, AND ~~once~~ once he went to pull A permit, FOUND OUT there WAS AN ISSUE with wetlands that WAS NOT MADE AWARE to me when I purchased the Lot, AS A matter OF FACT, my REALTOR checked with the TOWN prior to purchasing the LAND to see if There were any ISSUES, AND we were told it WAS A Buildable Lot.

AFTER some research, my Friends FOUND ~~out~~ out the process to Apply For permission to disturb wetlands AND the VARIANCE process with the town WAS going to cost extra money he WASN'T expecting to pay & possibly 8-12 months in time.

I then decided in good conscious to purchase BACK the Lot & deal with the process myself & Build a Single Family Home.

I've since completed All the engineering required For both the SET BACK VARIANCE & EROSION control with RI COASTAL.

I'm Awaiting the Approval From RI COASTAL, but so far the Feedback for Approval Has been positive. I modified the Foot print OF the house to Fit the proposed Building Box but I do NEED A VARIANCE OF THE Front only SET BACK.

REGARDS,
GEOFF VICENTE



Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

March 10, 2025



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

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Bristol, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Picture Not Available

Sketch Not Available

Parcel Identification

Map/Lot 153-0439-000
 Account 8050
 State Code 13 - Res Vacant
 Card 1/1
 User Account 50-0074-69

Assessment

Land \$133,400
 Building \$0
 Card Total \$133,400
 Parcel Total \$133,400

Building Sub Areas

Land Information

Land Area 0.157 AC
 Zoning R-10
 View
 Neighborhood N

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$133,400	\$0	\$0	\$133,400
2023	\$133,400	\$0	\$0	\$133,400
2022	\$133,400	\$0	\$0	\$133,400
2021	\$122,800	\$0	\$0	\$122,800
2020	\$61,400	\$0	\$0	\$61,400

Yard Item(s)

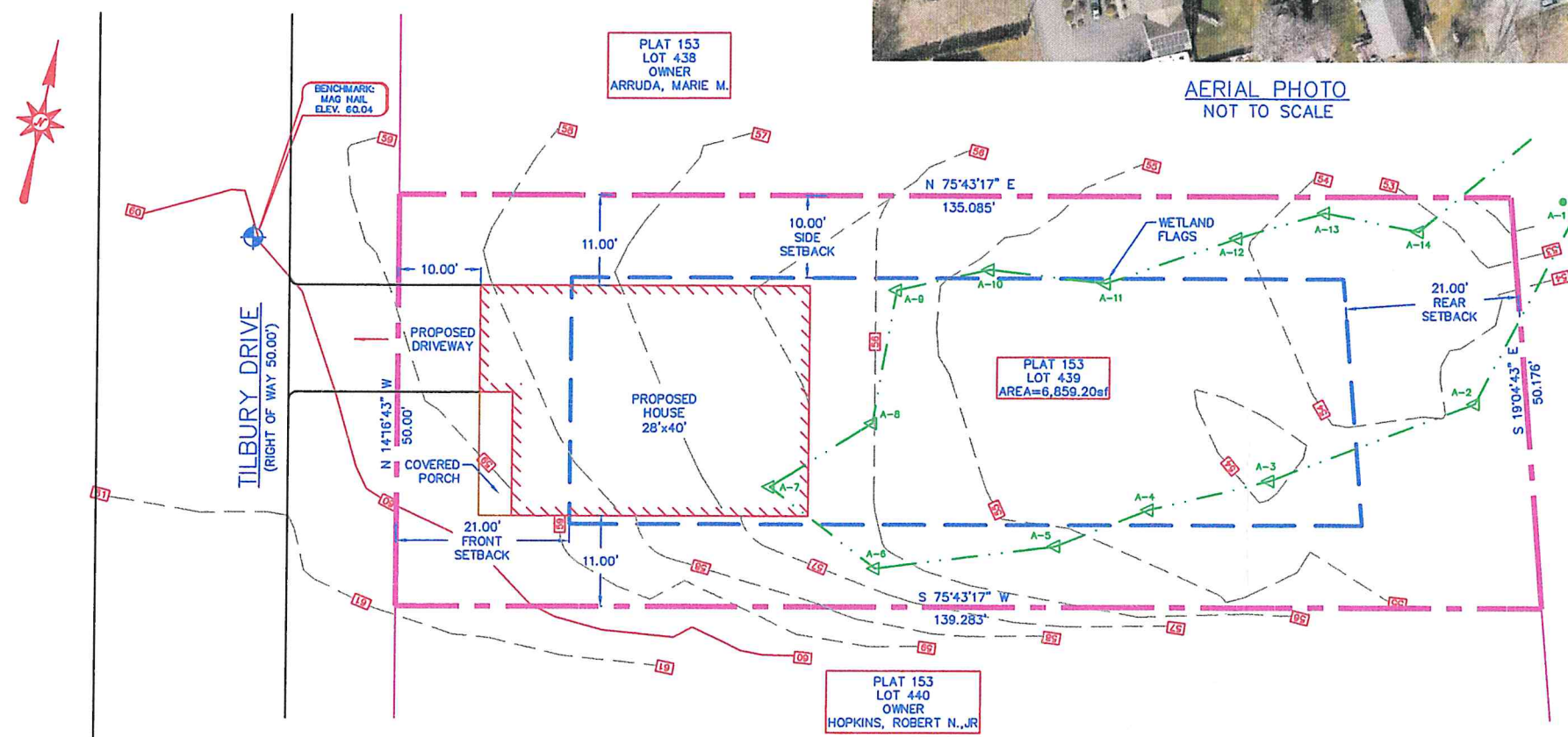
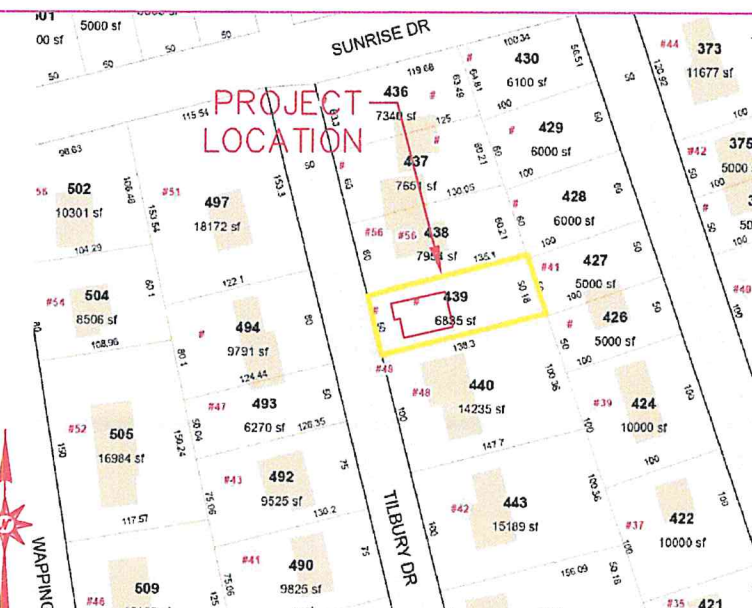
Location and Owner

Location TILBURY DR
 Owner VINCENTE, GEOFFREY
 Owner2
 Owner3
 Address 969 WATERMAN AVE
 Address2
 Address3 EAST PROVIDENCE RI 02914

Building Information

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
08/08/2024	\$0	2253-112	Quit Claim
04/01/2024	\$0	2240-122	Quit Claim
10/30/2023	\$150,000	2227-125	Warranty
02/18/2022	\$0	2159-194	Quit Claim
02/26/2021	\$119,000	2094-42	Warranty
12/14/2018	\$68,000	1967-147	Executor



NOTE:
11' FRONT SETBACK
ZONING VARIANCE
REQUESTED

HOUSE LOCATION SITE PLAN



SCALE: 1"=20'

ZONE: R-10
 MIN. 10,000 SF
 MIN. FRONTAGE - 80.00' PER ZONING
 SETBACKS: CERTIFICATE
 FRONT - 21.00' FRONT - 21.00'
 REAR - 21.00' REAR - 21.00'
 SIDE - 10.00' SIDE - 10.00'

REFERENCE PLANS:
SURVEY PLAN BY:
STEPHEN MURGO PLS
ELECTRONIC COPY
RECEIVED 5/6/24

BIOLOGIST REPORTED BY:
 AVIZINIS
 ENVIRONMENTAL SERVICES
 RECEIVED 5/2/24

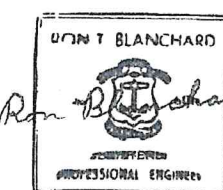
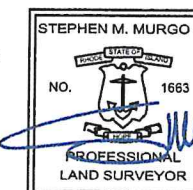
OWNER INFO:
VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914

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 Jan 1st, 2018 as follows:

(a) Type of Boundary Survey	Measurement Specification
Comprehensive Boundary Survey	1
(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. Murgio
Stephen M. Murgio PLS # 1663
COA 1S A33 APR 28 2004



ZONING VARIANCE PLAN

PLAT 153, LOT 439

0 TILBURY DR

BRISTOL

SCALE: AS NOTED
(SHEET: 1 OF 2)

SP-1

EROSION CONTROL NOTES

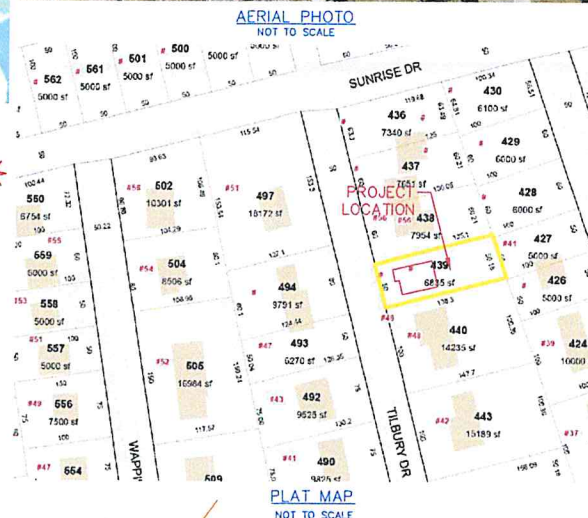
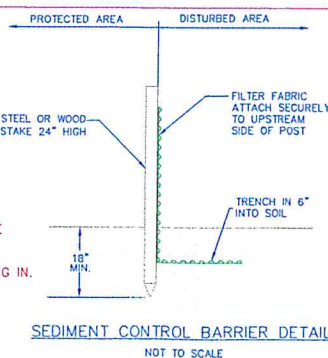
1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ALL DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE.

7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE EXISTING PAVED DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.

11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.

NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE I.E. STAKED HAYBALES OR STRAW WATLES.



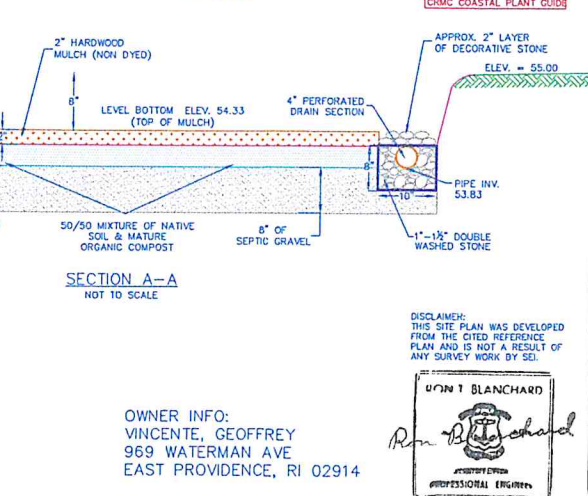
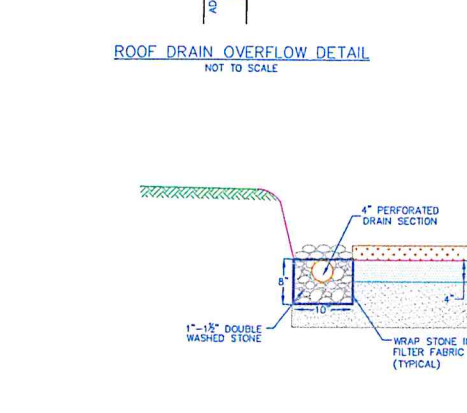
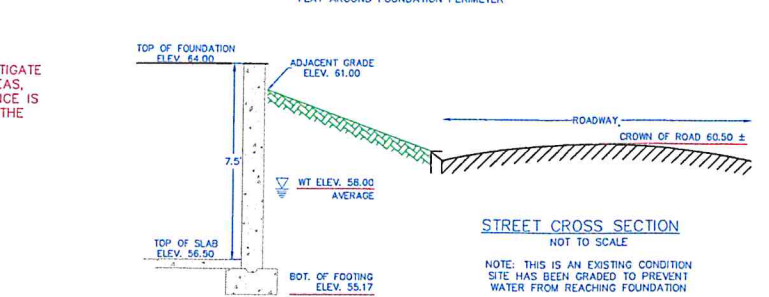
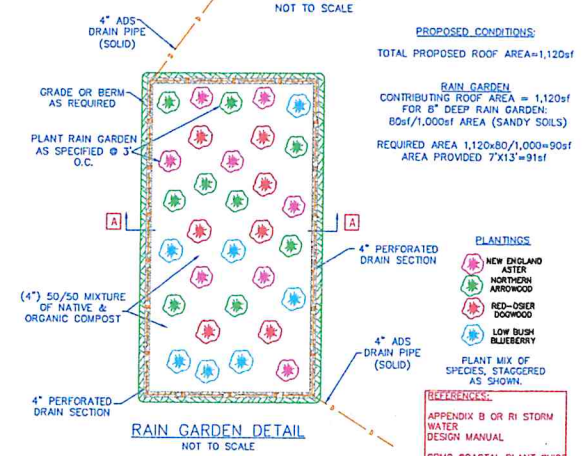
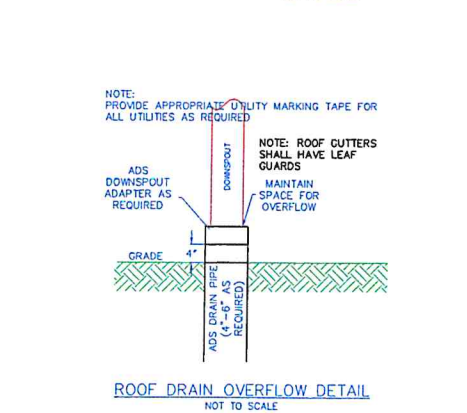
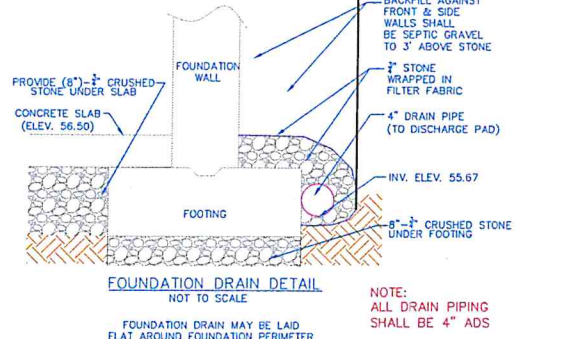
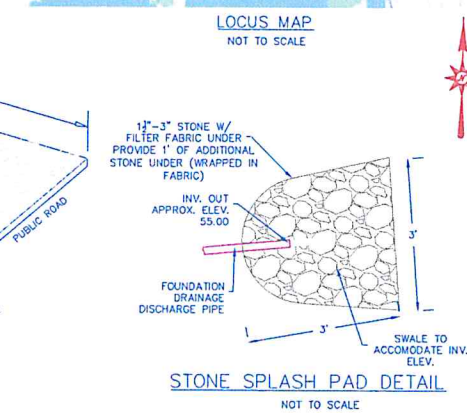
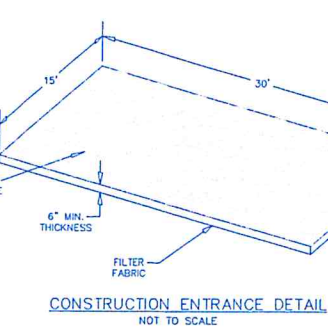
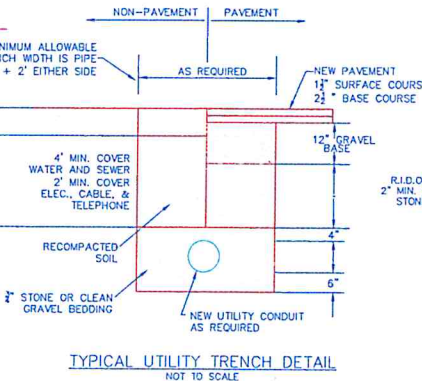
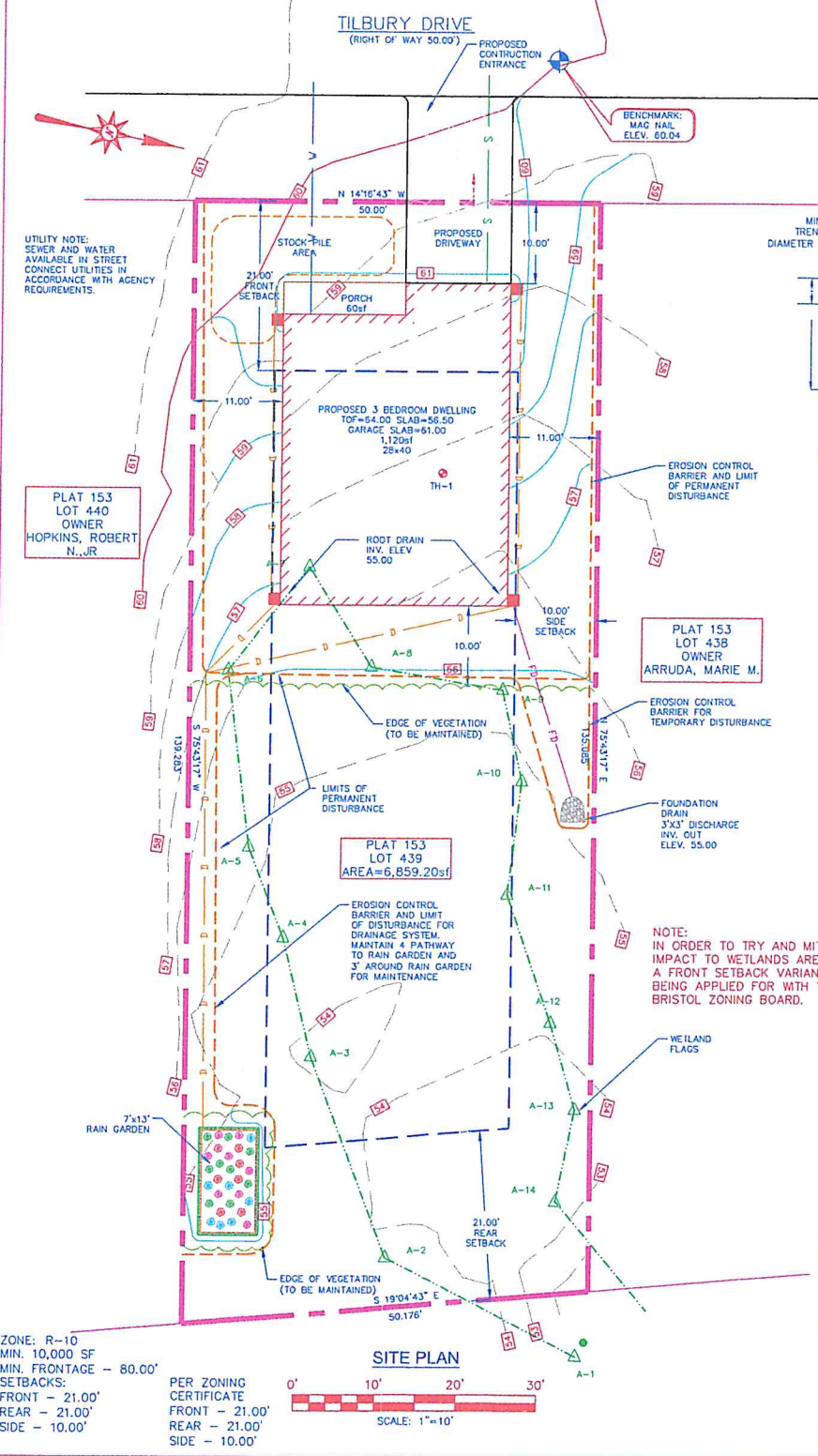
REVISIONS			
NO.	DESCRIPTION	DATE	APPROV.
1	12/3/24		

DSGN.	RB
DR.	VS/PG
CHK.	RB
DATE:	9/12/24

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL
76 WOOD ST.
BRISTOL, RI 02809
PHONE: (401) 253-0231

EROSION CONTROL & DRAINAGE PLAN
PLAT 153, LOT 439
0 TILBURY DR
BRISTOL
RHODE ISLAND

SCALE: AS NOTED
(SHEET: 1 OF 2)
E&D-1



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ZONING SETBACK LINE
 - EROSION CONTROL BARRIER
 - EXISTING SEWER LINE
 - PROPOSED SEWER SERVICE
 - EXISTING WATER LINE
 - PROPOSED WATER SERVICE
 - FOUNDATION DRAIN
 - DRAIN LINE
 - DOWNSPOUT
 - IRON ROD (I.R.)
 - DRILL HOLE (D.H.)
 - PITCH TO DRAIN
 - WATER TABLE TEST HOLES
 - EXISTING UTILITY POLE
 - EDGE OF PAVEMENT
 - WETLAND AREA
 - WETLAND FLAGS

SOIL TYPE:
RI RIDGEHURST
DEPTH OF HOLE TO 2'
SEEPAGE @ 6" TH-1
SOIL IS SANDY LOAM
DATE OF TEST HOLE 5/10/24

BIOLOGIST REPORTED BY:
AVIZINIS
ENVIRONMENTAL SERVICES
RECEIVED 5/2/24

REFERENCE PLANS:
SURVEY PLAN BY:
STEPHEN MURGO PLS
ELECTRONIC COPY
RECEIVED 5/6/24

OWNER INFO:
VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914



GENERAL NOTES:

FOUNDATION:

- 1. CONCRETE SLABS ON GRADE SHALL HAVE SHRINK CRACK CONTROL JOINTS WITH DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS. THESE SHALL BE SPACED NOT MORE THAN 20 FEET IN EACH DIRECTION, RESULTING SHAPE SHALL NOT BE GREATER THAN 400 SQFT. NOR EXCEED A 1.5:1 LENGTH TO WIDTH RATIO. JOINTS SHALL BE PROVIDED WITHIN 12 HOURS OF SLAB PLACEMENT. CONTRACTION JOINTS ARE NOT REQUIRED WHERE 6x6-6/16 WELDED WIRE FABRIC OR EQUIVALENT IS PLACED AT MID-DEPTH OF THE SLAB.
- 2. THE COMPRESSIVE STRENGTH OF CONCRETE FOUNDATIONS AT 28 DAYS SHALL NOT BE LESS THAN 3000 LBS./SQ.IN.
- 3. BACKFILL FOUNDATION ONLY AFTER THE SLAB IS POURED AND WALLS ARE BRACED.
- 4. THE BOTTOM OF ANY POINT OF A FOUNDATION SHALL BE A MIN. OF 4'-0" BELOW FINISH GRADE.
- 5. THE EXTERIOR SURFACES OF MASONRY FOUNDATIONS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED.
- 6. WALL POCKETS: ENDS OF WOOD BEAMS SUPPORTED BY CONCRETE WALLS SHALL BE PROVIDED WITH 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS APPROVED DURABLE OR TREATED WOOD IS USED.
- 7. FOUNDATION ANCHOR BOLTS SHALL BE A MIN. OF 5/8" DIA. THEY SHALL HAVE A MIN. EMBED OF 8" IN POURED CONCRETE. THERE SHALL BE A MIN. OF TWO ANCHORS PER SECTION OF SILL PLATE. MAXIMUM SPACING SHALL BE 48" ON CENTER AND WITHIN 12" OF BUILDING CORNERS, DOOR OPENINGS, AND WALL ENDS. NUTS AND 3"x3" PLATE WASHERS SHALL NOT BE RECESSED OR COUNTERSUNK INTO THE FIRST SILL PLATE AND SHALL BE EXPOSED FOR INSPECTION AND TIGHTNESS.
- 8. COORDINATE WITH ARCHITECT AND OWNER, AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND SPECIFICATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
- 9. ALL SOILS CONTAINING ORGANIC OR UNSUITABLE BEARING MATERIAL SHALL BE CLEARED FROM THE BUILDING FOOTPRINT.
- 10. ALL SOILS SUPPORTING FOOTINGS SHALL BE FOUNDED UPON COMPACTED NATURAL SUBGRADE OR COMPACTED BANK RUN GRAVEL FILL WITH PRESUMED SAFE CAPACITY OF 3000 PSF.
- 11. ROCK SHALL BE EXCAVATED A MIN. OF 4" BELOW BOTTOM OF FOOTING ELEVATION AND COVERED WITH A LAYER OF COMPACTED GRAVEL.
- 12. SOIL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAX. DRY DENSITY PER ASTM D1557 IN LIFTS NOT TO EXCEED 6" LOOSE DEPTH.
- 13. BACKFILL SYMMETRICALLY AGAINST ALL FOUNDATION WALLS IN INCREMENTS NOT TO EXCEED 2 FEET MAX. DIFFERENTIAL.
- 14. NO FOOTINGS OR SLABS SHALL BE POURED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER OR ICE.
- 15. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
- 16. ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.
- 17. ALL REINFORCING BARS SPLICES SHALL CONFORM TO REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL THEY BE LESS THAN 2'-0".
- 18. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, Fy=60 KSI.
- 19. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AT SIDES AND ENDS AND BE SECURELY WIRED TOGETHER.
- 20. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CUTOUTS.
- 21. COORDINATE ALL FOUNDATION PENETRATIONS WITH ARCHITECT, PLUMBER, MECHANICAL, ELECTRICAL CONTRACTORS AND LOCAL AGENCIES.

GENERAL NOTES:

GENERAL FRAMING NOTES:

- 1. ALL WINDOW AND DOOR HEADERS TO BE (3) 2x8 WITH 1/2" RIDGED FOAM BETWEEN EACH 2x.
- 2. ALL WINDOW AND DOOR OPENINGS TO HAVE (1) KING STUDS AND (1) JACK STUD ON EACH SIDE.
- 3. GARAGE DOOR HEADER TO BE (2) 9.5" LVL AS SPECIFIED IN FLOOR FRAMING PLAN
- 4. GARAGE DOOR OPENING TO HAVE (3) KING STUDS AND (2) JACK STUDS ON EACH SIDE.
- 5. ALL EXTERIOR WALL PLYWOOD TO BE 1/2" EXTERIOR GRADE APA RATED SHEATHING FASTENED WITH 10 RING SHANK NAILS # 6" PANEL EDGES AND 12" OC IN THE FIELD. FLYWOOD SHEETS SHALL BE CONTINUOUS OVER ALL TOP AND BOTTOM PLATES, FURTHERMORE, ALL PLYWOOD SHEETS SHALL RUN CONTINUOUS ACROSS THE SECOND FLOOR RIM BAND JOIST.
- 6. ALL ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING FASTENED WITH 8D RING SHANK NAILS # 6" OC PANEL EDGES AND 12" OC IN THE FIELD. NAIL SPACING ON PANEL EDGES WITHIN 48" OF EAVES.
- 7. ALL SUB-FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED PLYWOOD SUB-FLOOR FASTENED WITH 8D RING SHANK NAILS # 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD. FURTHERMORE PLYWOOD SUB-FLOOR SHALL BE ADHEARED TO ALL SUPPORTING MEMBERS WITH CONTINUOUS BEAD OF INDUSTRY STANDARD SUB-FLOOR ADHESIVE.
- 8. ALL FRAMING MEMBERS TO BE #2 KILN DRYED PINE OR BETTER

- 1. REFERENCE CODES USED INCLUDING ADOPTION DATE (IBC 2015 INTERNATIONAL BUILDING CODE WITH 2019 RI BUILDING CODES)
- 2. WIND DESIGN 110 MPH
- 3. SNOW LOAD DESIGN - 30 PSF
- 4. FROST DEPTH DESIGN 3'4"
- 5. CLIMATE ZONE - 5
- 6. PERFORMANCE ENERGY COMPLIANCE
- 7. CONSTRUCTION TYPE - 5B
- 8. OCCUPANCY TYPE - R3
- 9. BUILDING HIGHT - 34'
- 10. FLOOR LOAD DESIGN - 40 PSF LIVING SPACE, DECKS & BALCONIES...30 PSF ALL SLEEPING ROOMS... 20 PSF UNINHABITAL ATTICS
- 11. DESCRIPTION, NEW CONSTRUCTION SINGLE FAMILT DWELLING
- 12. JOB LOCATION, 0 TILBURY DRIVE BRISTOL RI 02809
- 13. DESIGNER, CARL J REBELLO, REBELLOCONSTRUCTION
- 14. DESIGNERS PHONE NUMBER, 508-328-4723 EMAIL CARL@REBELLOCONSTRUCTION.COM

FLOOR PLAN NOTES:

- 1. INTERIOR STAIRWAY (DETAIL NOTES)
- 2. FIXTURE SELECTION BY OWNER
- 3. KITCHEN CABINETS PROVIDED BY OTHERS
- 4. PROVIDE COATROD & HATSHelf IN CLOSET, TYP.
- 5. ZERO CLEARANCE FIREPLACE AS SELECTED BY OWNER

FOUNDATION PLAN NOTES:

- 1. BEAM POCKET, TYP. COORDINATE SIZE WITH SPECIFIED BEAM
- 2. 3 1/2" DIA. STEEL COLUMN, TYP.
- 3. 10" DEEP CONCRETE FOOTING STRIP, COORDINATE DIMENSIONS WITH FRONT PORCH DETAIL

ELEVATION NOTES:

- 1. VINYL SIDING AS SELECTED BY OWNER
- 2. ARCH TYPE ASPHALT SHINGLES
- 3. PROVIDE ADEQUATE FLASHING AT ALL ROOF, WALL, CHIMINEY INTERSECTIONS
- 4. CONTINUOUS RIDGE VENT
- 5. STRUCTURAL WOOD COLUMN
- 6. VINYL TRIM
- 7. EXPOSED CONCRETE
- 8. GARAGE DOORS AS SELECTED BY OWNER

SECTION DRAWING NOTES:

- 1. WOOD GERDER PER DESIGN
- 2. 9.5" I JOISTS PER DESIGN SPEC
- 3. TRUSS ROOF PER DESIGN
- 4. 2" RIGID INSULATION
- 5. 4" MIN. COMPACT GRAVEL FILL
- 6. DAMPPROOFING
- 7. VAPOR BARRIER
- 8. INTERIOR FRENCH DRAIN

DECK NOTES:

- 1. 8"-12" DIA. FOOTING TUBE
- 2. 4"x4" PT WOOD POST, TYP.
- 3. GALV. STIRRUP AT BEAM CONNECTION, TYP.
- 4. (2) 2 x 10 PT WOOD BEAM
- 5. 2 x 12 PT LEDGER, PROVIDE STAND-OFFS / FLASHING
- 6. PT 2 x 10 JOIST @ 16" OC

FLOOR PLAN LEGEND:

- 2 x 6 EXTERIOR WALL / SIDING
- 2 x 6 WALL
- 2 x 4 WALL

FOUNDATION LEGEND:

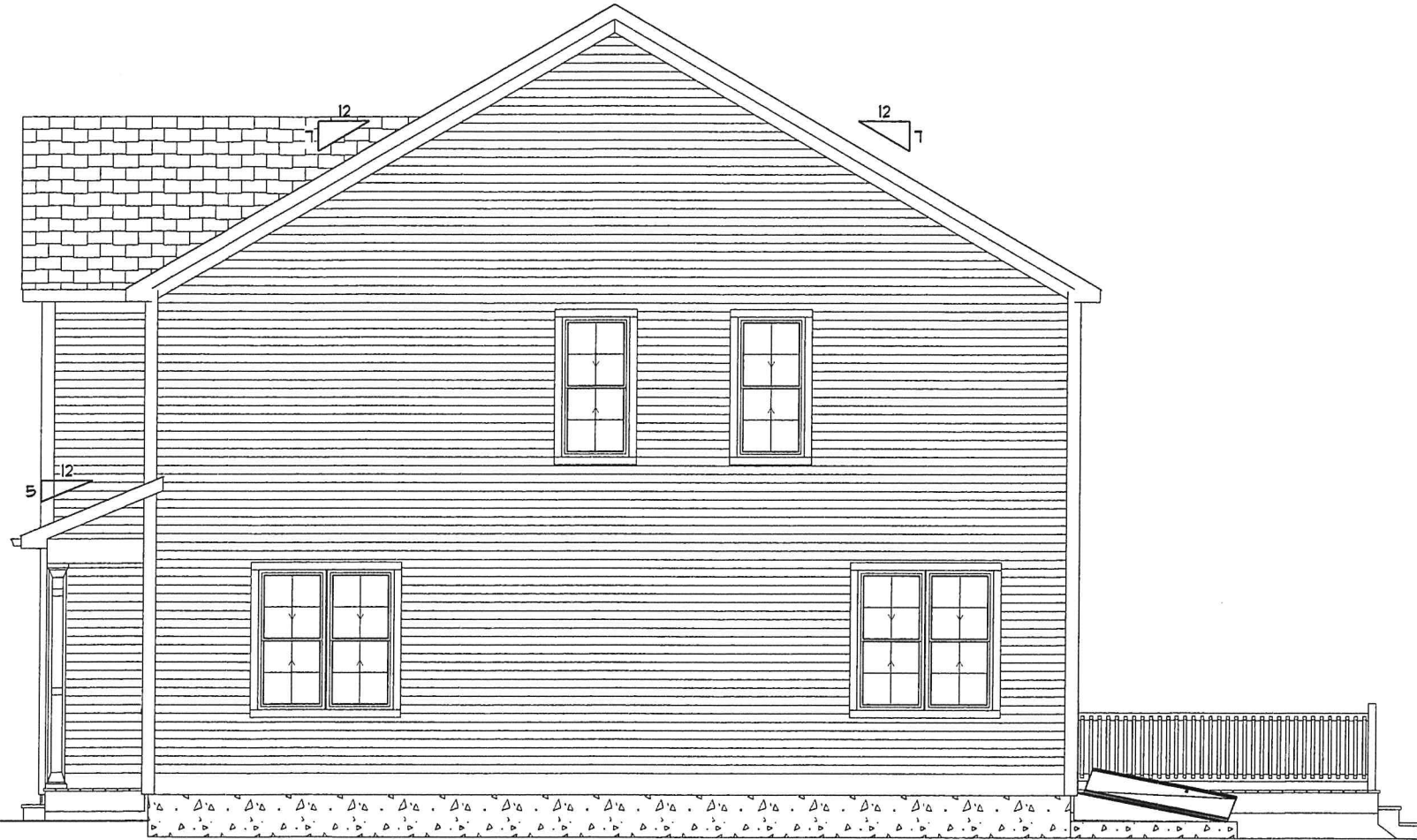
- CONCRETE WALL & FOOTING
- 2 x 6 WALL
- 2 x 4 WALL
- 3 1/2" DIA. STEEL COLUMN



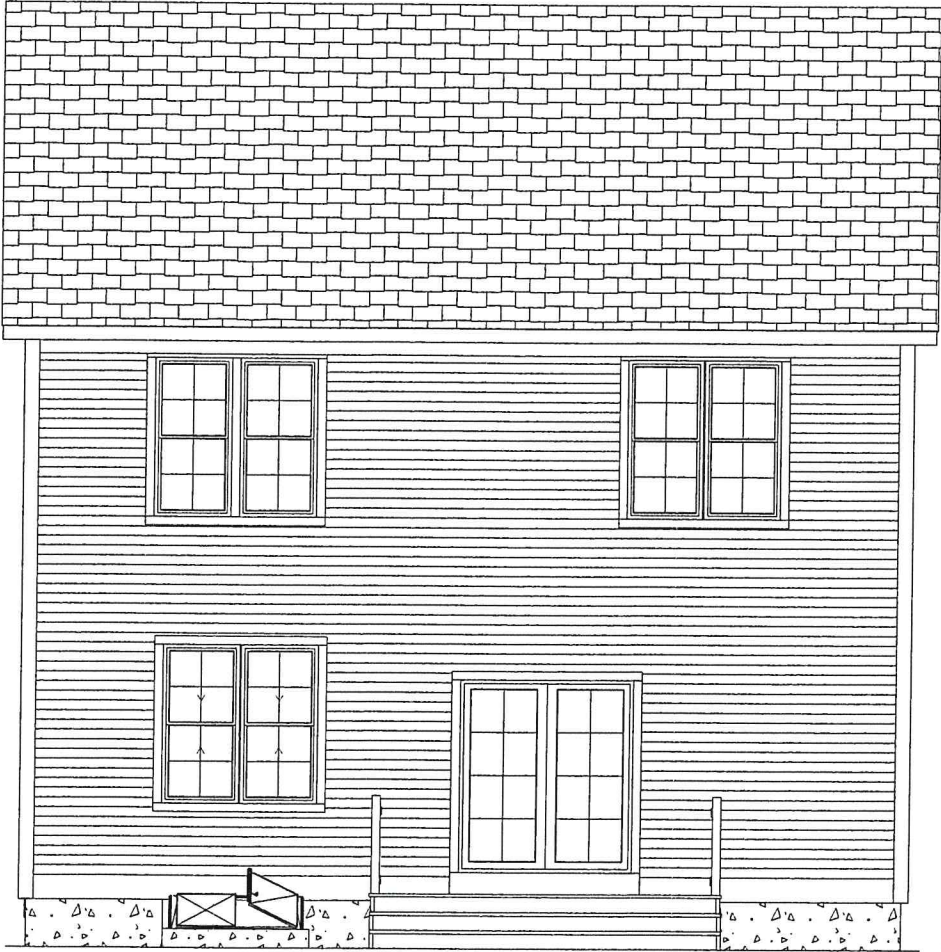
VICENTE, GEOFF
0 TILBURY DRIVE
BRISTOL RI, 02809



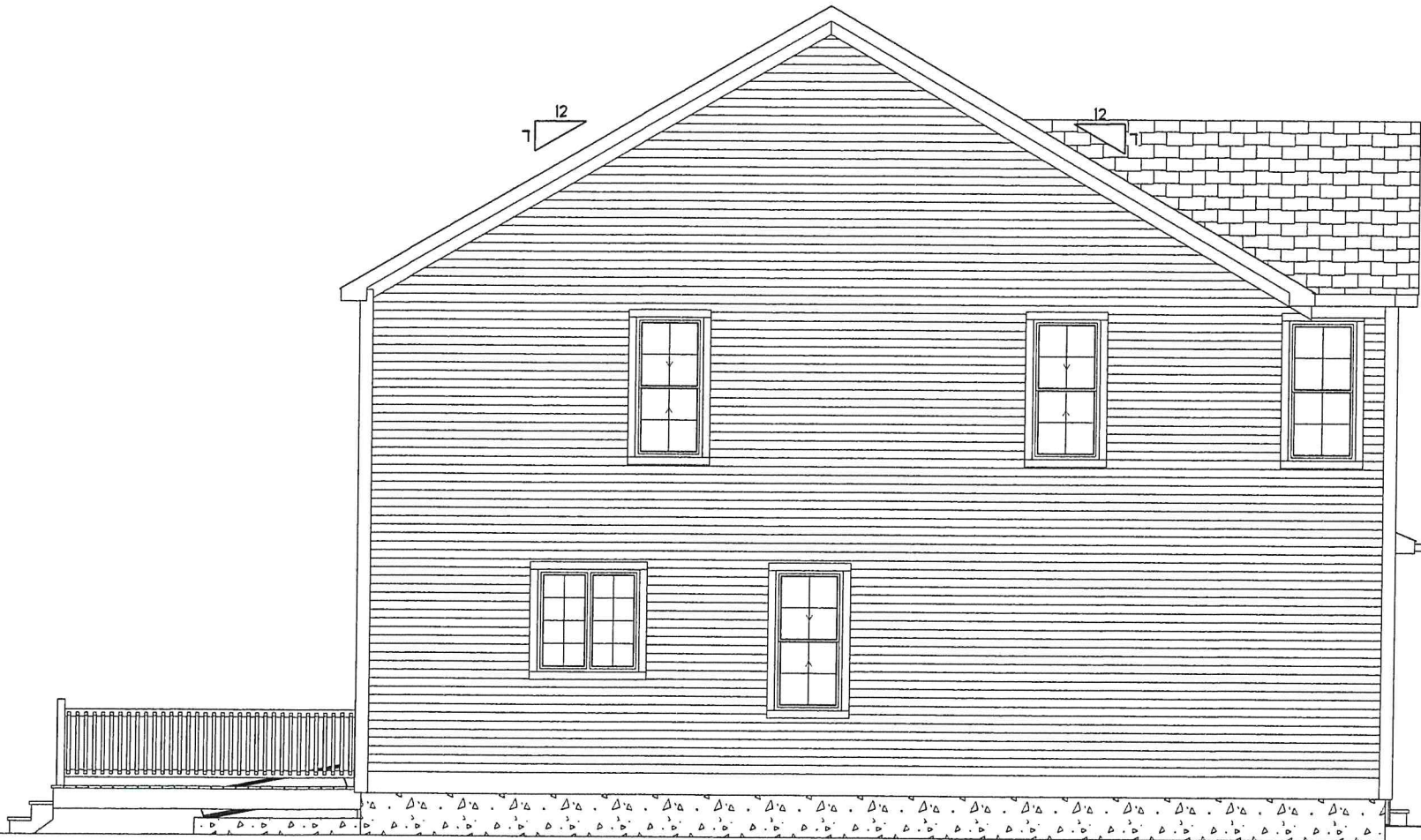
FRONT



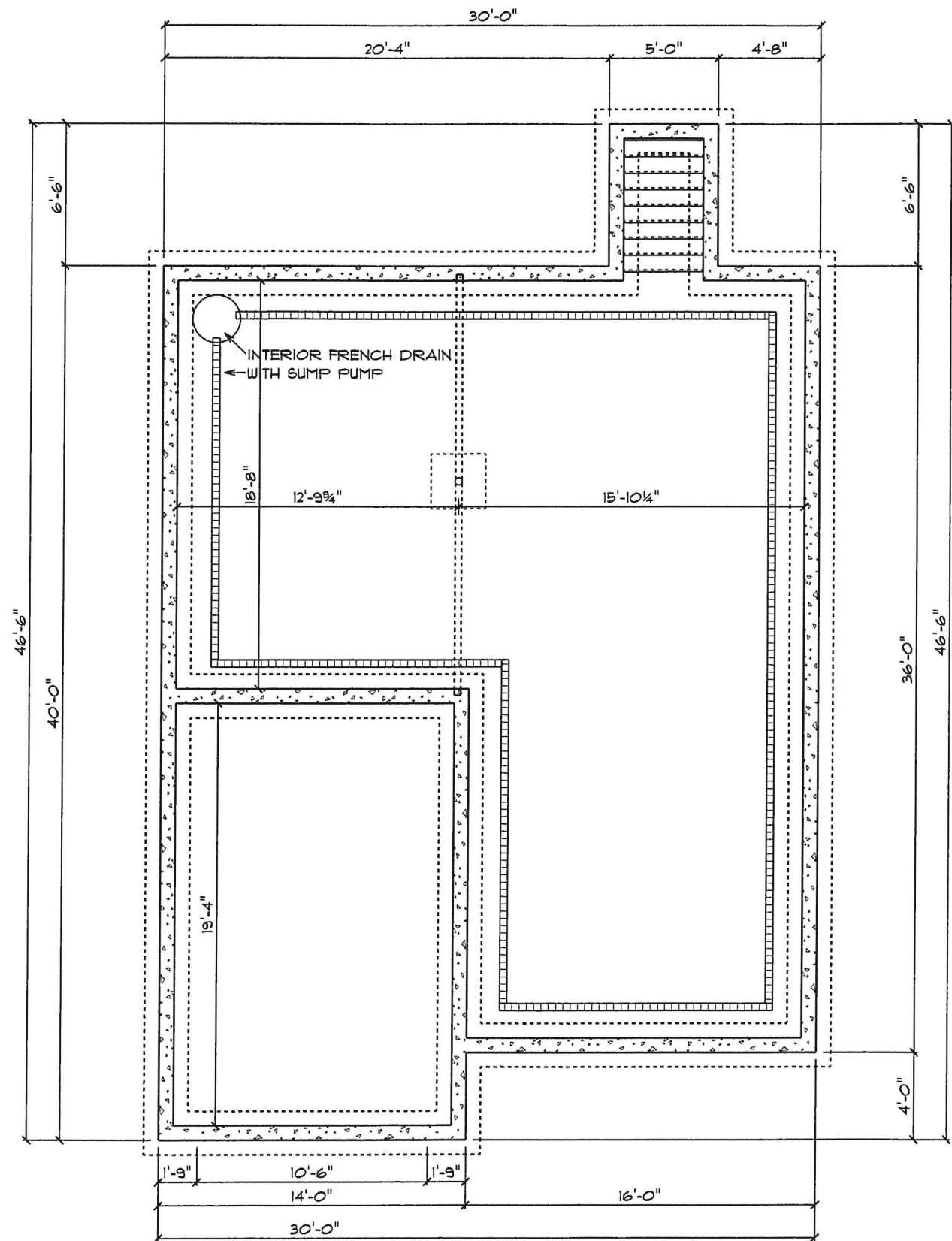
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



BASEMENT

2X6 SIDING EXTERIOR WALL:
LP SMART SIDING
1/2" VERTICAL ZIP
PLYWOOD SHEATHING, TAPE SEAMS
2x6 STUDS @ 16" o.c.
R-21 DENSE PACK
CELLULOSE INSULATION
1/2" BLUE BOARD, PLASTER FINISH

2X6 BOTTOM PLATE
ENGINEERED RIM BOARD
WEATHER TIGHT CAULKING

1 1/4" BASEBOARD
9.5" N140 FLOOR JOIST SYSTEM:
3/4" T&G PLYWOOD SUBFLOOR
FLOOR SYSTEM 16" OC
TYPICAL FINISH: 3/4" WOOD FLOORING

R-30 BATT INSULATION
1ST LEVEL

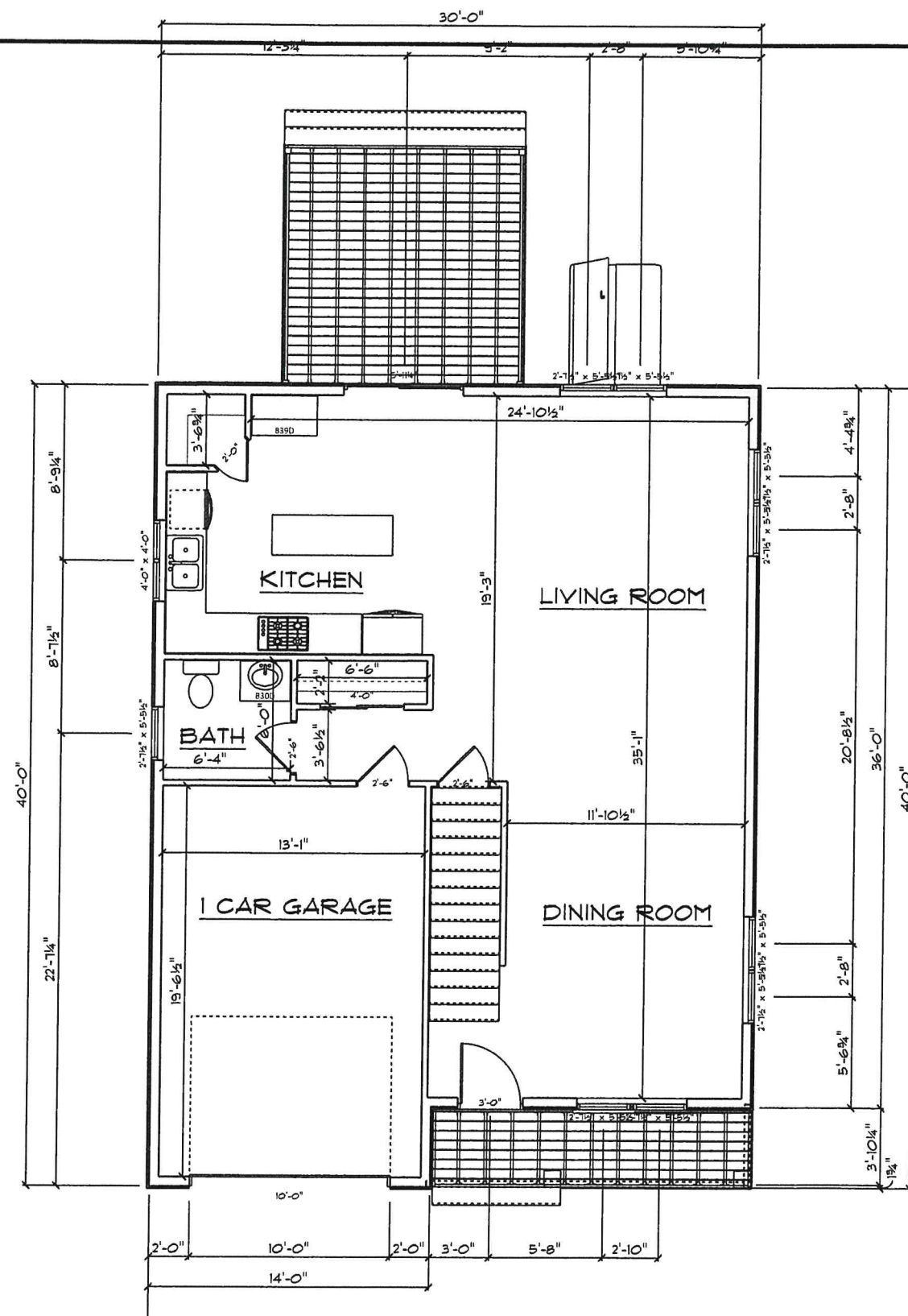
#2 KD 2X6 SILL PLATE ON
2X6 PT SILL PLATE ON SILL GASKET
FASTENED TO FOUNDATION WALL W/
5/8" DIAMETER ANCHOR BOLTS AT
48" o.c. 8" DEEP
3"x3" STEEL PLATES ANCHORED DOWN
REINFORCING BARS

EXTENT OF
EXCAVATION
BACKFILL
KEY
CONCRETE
FOOTING

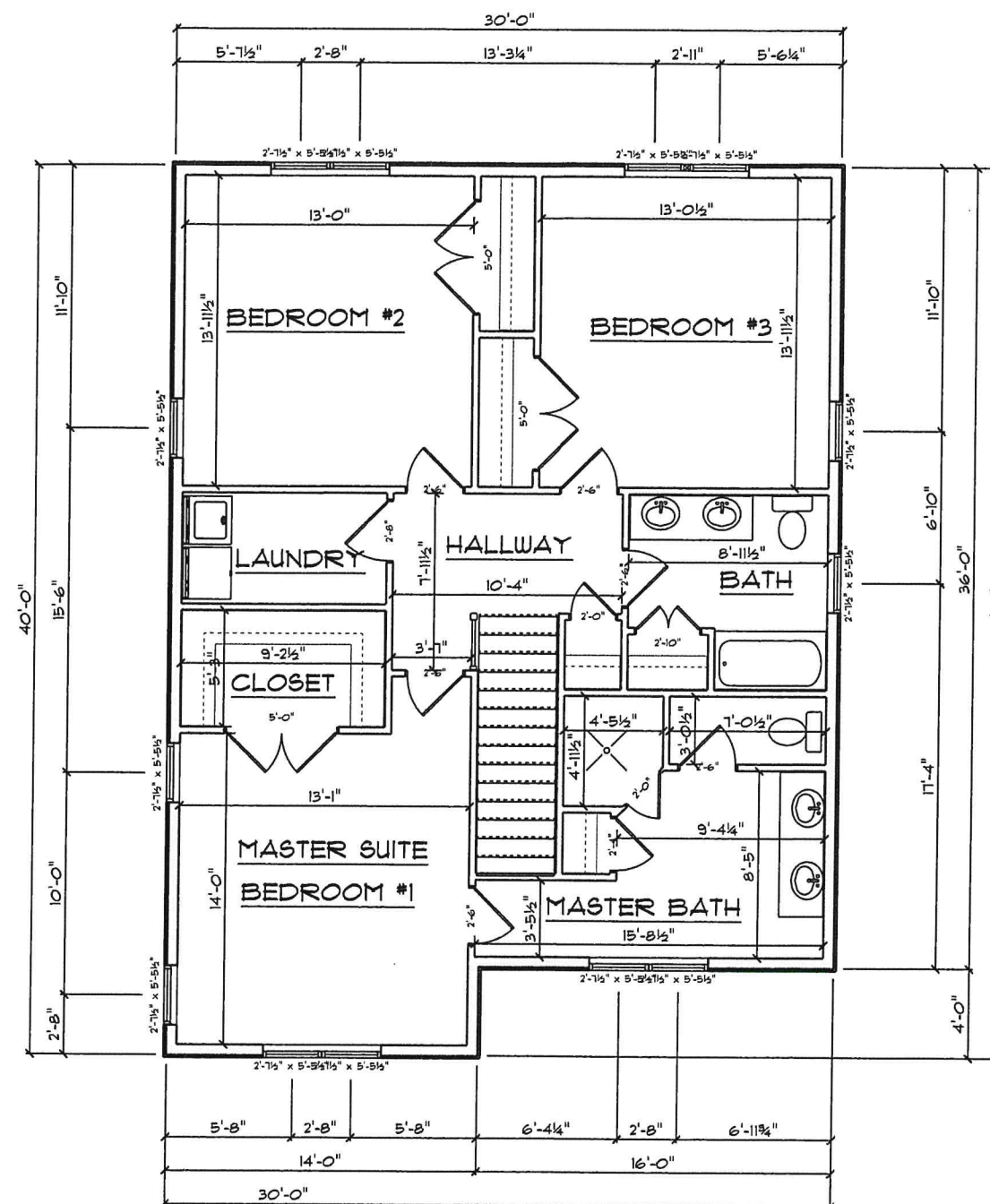
TYPICAL 10" CONCRETE WALL
4" CONCRETE PAD
5" GRANULAR FILL
6MIL. POLY VAPOR BARRIER
REINFORCING BARS

SCALE 1" = 1'-0"

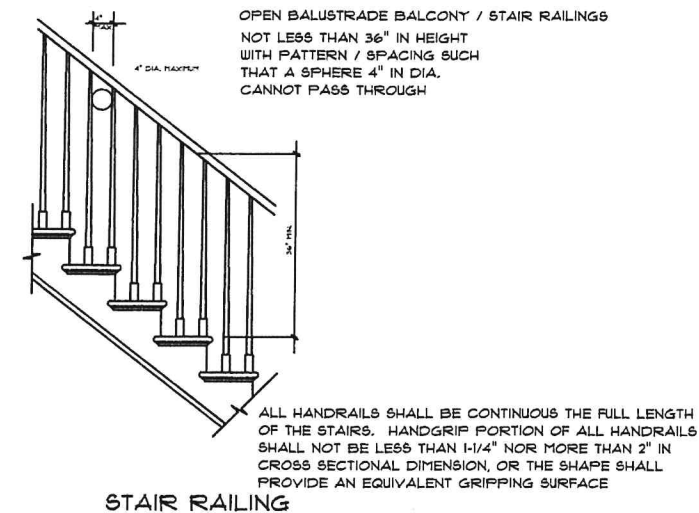
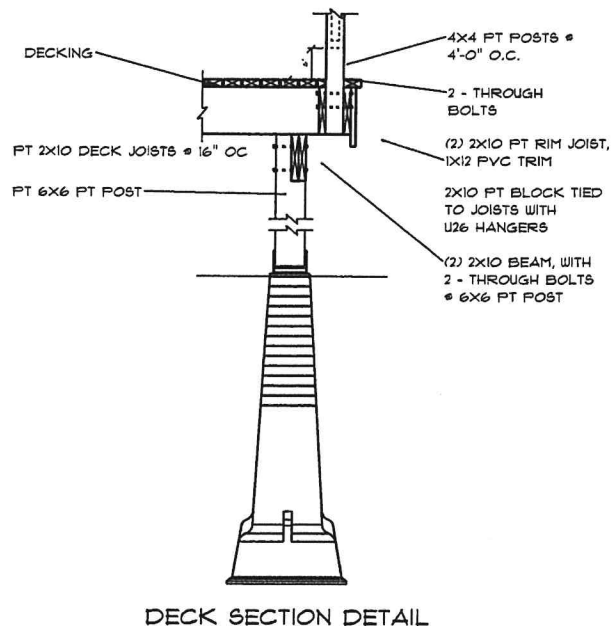
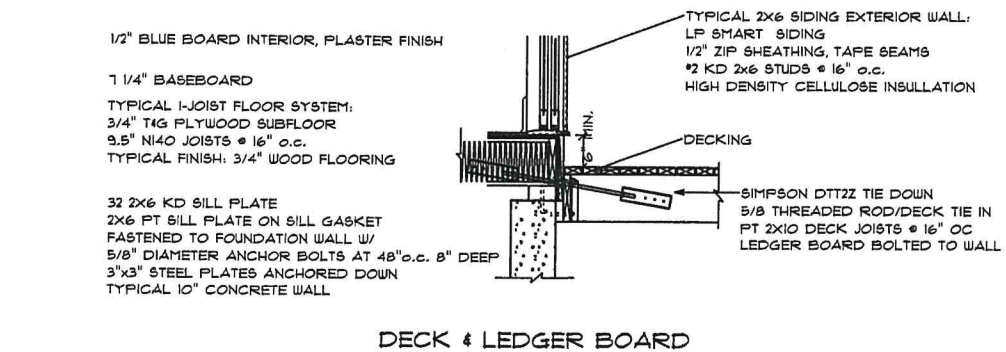
SECTION @ FOUNDATION & 1ST LEVEL



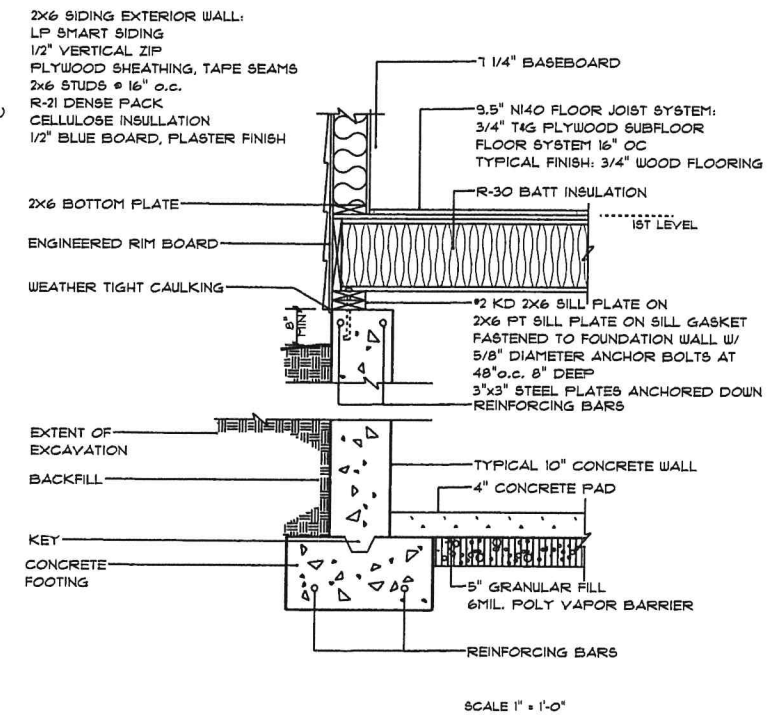
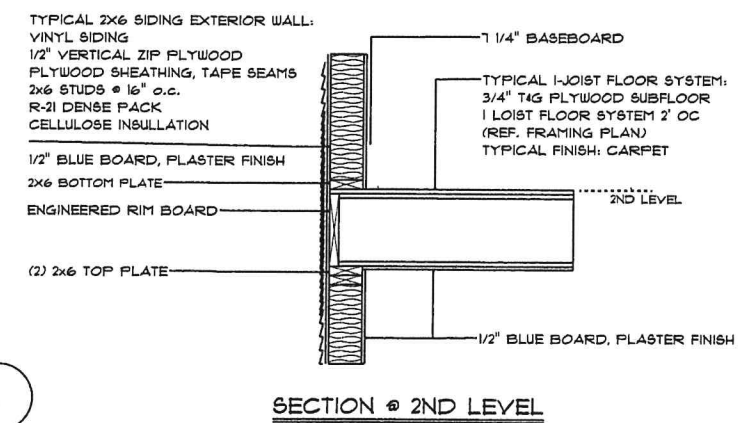
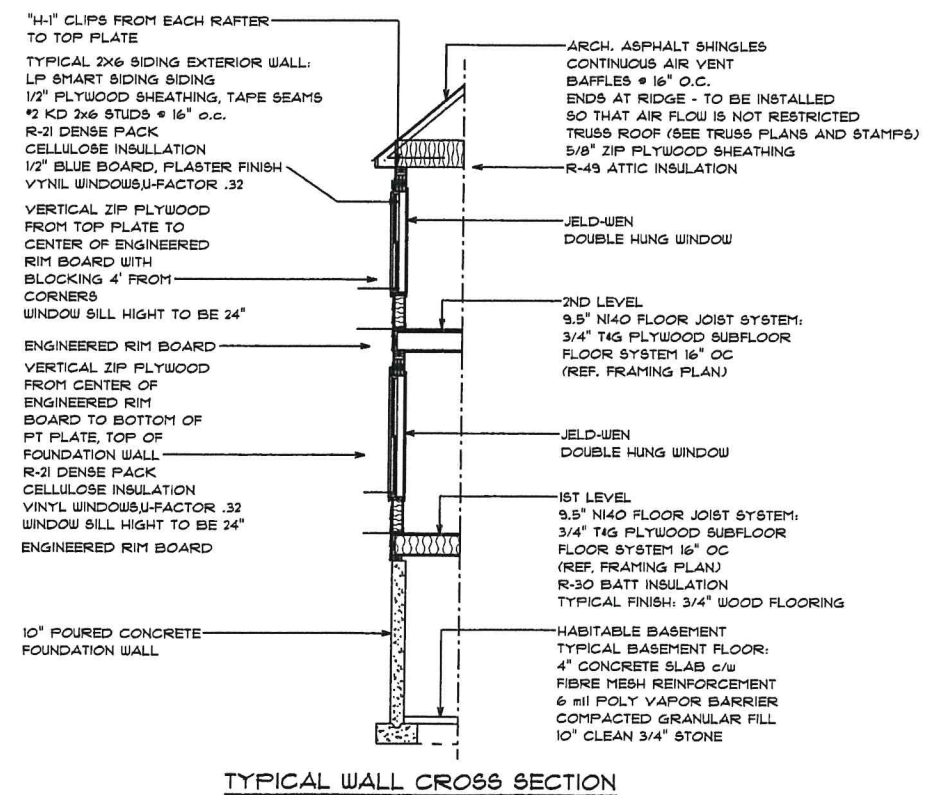
FIRST LEVEL
878 SF HEATED SPACE



SECOND LEVEL
1155 SF HEATED SPACE



NO SCALE FALLOW NOTES



NOTE
ALL FRAMING MUST COMPLY WITH
WFCM MANUAL
110 MPH, EXPOSURE B



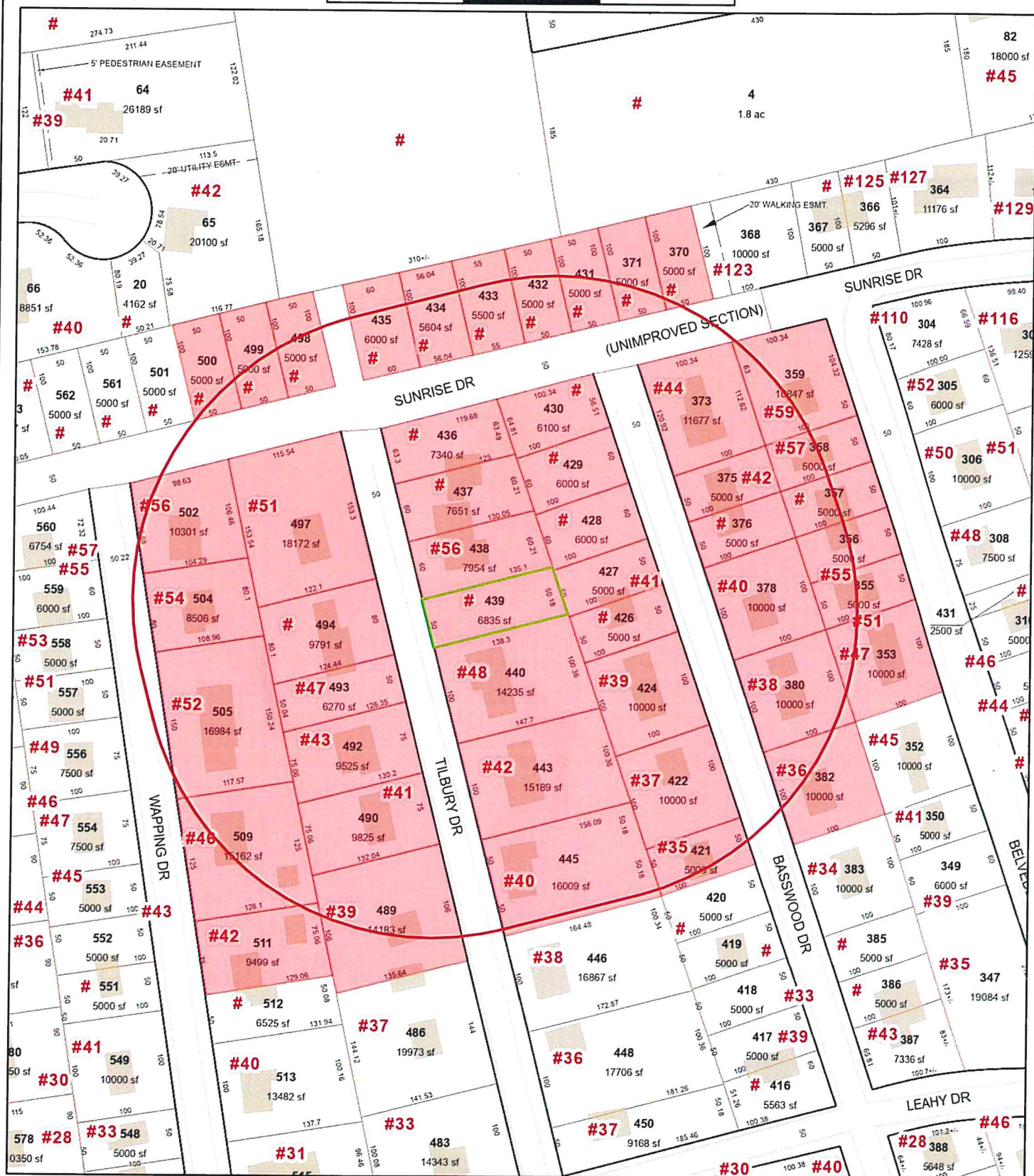
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

March 11, 2025



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Subject Property:

Parcel Number: 153-439
CAMA Number: 153-439
Property Address: TILBURY DR

Mailing Address: VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914

Abutters:

Parcel Number: 152-353
CAMA Number: 152-353
Property Address: 47 BELVEDERE DR

Mailing Address: CAETANO, MANUEL A.
47 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-355
CAMA Number: 152-355
Property Address: 51 BELVEDERE DR

Mailing Address: KRAKOWSKY, PATRICIA A.
151 SUNRISE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-356
CAMA Number: 152-356
Property Address: 55 BELVEDERE DR

Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-357
CAMA Number: 152-357
Property Address: BELVEDERE DR

Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-358
CAMA Number: 152-358
Property Address: 57 BELVEDERE DR

Mailing Address: DALTON, JOSEPH PATRICK MAUREEN
ROSE TRS
57 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-359
CAMA Number: 152-359
Property Address: 59 BELVEDERE DR

Mailing Address: GIANNINI, DAVID J. ERICA L. TE
59 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-370
CAMA Number: 152-370
Property Address: SUNRISE DR

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

Parcel Number: 152-371
CAMA Number: 152-371
Property Address: SUNRISE DR

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

Parcel Number: 152-373
CAMA Number: 152-373
Property Address: 44 BASSWOOD DR

Mailing Address: RAMELLA, ALLAN CHRISTINA ETUX TE
44 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-375
CAMA Number: 152-375
Property Address: 42 BASSWOOD DR

Mailing Address: COSTA, DIANE M.
42 BASSWOOD DR
BRISTOL, RI 02809



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3/11/2025

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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 152-376 CAMA Number: 152-376 Property Address: BASSWOOD DR	Mailing Address: COSTA, DIANE M. 42 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-378 CAMA Number: 152-378 Property Address: 40 BASSWOOD DR	Mailing Address: FERREIRA, LOUIS J 40 BASSWOOD DRIVE BRISTOL, RI 02809
Parcel Number: 152-380 CAMA Number: 152-380 Property Address: 38 BASSWOOD DR	Mailing Address: DICAMILLO, DANIEL G & SPALTHOLZ, KYLE JT 38 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-382 CAMA Number: 152-382 Property Address: 36 BASSWOOD DR	Mailing Address: HOLLAND, JAMES R 36 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-421 CAMA Number: 152-421 Property Address: 35 BASSWOOD DR	Mailing Address: REIDL, ANDREW J III MARLENE O ETUX TE 35 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-422 CAMA Number: 152-422 Property Address: 37 BASSWOOD DR	Mailing Address: PALAZZINI, MYKEL 37 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-424 CAMA Number: 152-424 Property Address: 39 BASSWOOD DR	Mailing Address: FARIA, JONATHAN P TRACEY A. TE 39 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-426 CAMA Number: 152-426 Property Address: BASSWOOD DR	Mailing Address: FERREIRA, JEFFREY ET UX BRENDA LEE FERREIRA TE 41 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-427 CAMA Number: 152-427 Property Address: 41 BASSWOOD DR	Mailing Address: FERREIRA, JEFFREY ET UX BRENDA LEE FERREIRA TE 41 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-428 CAMA Number: 152-428 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 152-429 CAMA Number: 152-429 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 152-430 CAMA Number: 152-430 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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3/11/2025

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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 153-431 CAMA Number: 153-431 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-432 CAMA Number: 153-432 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-433 CAMA Number: 153-433 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-434 CAMA Number: 153-434 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-435 CAMA Number: 153-435 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-436 CAMA Number: 153-436 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-437 CAMA Number: 153-437 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-438 CAMA Number: 153-438 Property Address: 56 TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-439 CAMA Number: 153-439 Property Address: TILBURY DR	Mailing Address: VINCENTE, GEOFFREY 969 WATERMAN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 153-440 CAMA Number: 153-440 Property Address: 48 TILBURY DR	Mailing Address: HOPKINS, ROBERT N., JR. 48 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-443 CAMA Number: 153-443 Property Address: 42 TILBURY DR	Mailing Address: CORSER, JEANNE A. 42 TILBURY DR BRISTOL, RI 02809



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3/11/2025

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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 153-445 CAMA Number: 153-445 Property Address: 40 TILBURY DR	Mailing Address: CASTILLO, ANTHONY J 40 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-489 CAMA Number: 153-489 Property Address: 39 TILBURY DR	Mailing Address: ELIE, SARAH J 39 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-490 CAMA Number: 153-490 Property Address: 41 TILBURY DR	Mailing Address: DALLAIRE, LANCE 41 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-492 CAMA Number: 153-492 Property Address: 43 TILBURY DR	Mailing Address: GODBOUT, PETER JILL ETUX TE 12 EVERREADY AVE BRISTOL, RI 02809
Parcel Number: 153-493 CAMA Number: 153-493 Property Address: 47 TILBURY DR	Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA JT 47 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-494 CAMA Number: 153-494 Property Address: TILBURY DR	Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA JT 47 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-497 CAMA Number: 153-497 Property Address: 51 TILBURY DR	Mailing Address: SOUSA, ANTHONY KRISTIN M. TE 51 TILBURY RD BRISTOL, RI 02809
Parcel Number: 153-498 CAMA Number: 153-498 Property Address: TILBURY DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-499 CAMA Number: 153-499 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-500 CAMA Number: 153-500 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-502 CAMA Number: 153-502 Property Address: 56 WAPPING DR	Mailing Address: MARINO, CAROLINE A 56 WAPPING DR BRISTOL, RI 02809
Parcel Number: 153-504 CAMA Number: 153-504 Property Address: 54 WAPPING DR	Mailing Address: MARINO, KENNETH 54 WAPPING DR. BRISTOL, RI 02809



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3/11/2025

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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number:	153-505	Mailing Address:	MARINO, MATTHEW DANIEL & STACY
CAMA Number:	153-505		TE
Property Address:	52 WAPPING DR		52 WAPPING DR
			BRISTOL, RI 02809
Parcel Number:	153-509	Mailing Address:	PIMENTAL, JOSE B.
CAMA Number:	153-509		46 WAPPING DR
Property Address:	46 WAPPING DR		BRISTOL, RI 02809
Parcel Number:	153-511	Mailing Address:	BOLIEIRO, ERNESTO
CAMA Number:	153-511		42 WAPPING DR
Property Address:	42 WAPPING DR		BRISTOL, RI 02809



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3/11/2025

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AMARAL, ROBERT C & ETHIER
47 TILBURY DR
BRISTOL, RI 02809

ELIE, SARAH J
39 TILBURY DR
BRISTOL, RI 02809

MARINO, KENNETH
54 WAPPING DR.
BRISTOL, RI 02809

ARRUDA, MARIE M & JOSE a/
TRUSTEES-ARRUDA FAMILY TR
56 TILBURY DR
BRISTOL, RI 02809

FARIA, JONATHAN P
TRACEY A. TE
39 BASSWOOD DR
BRISTOL, RI 02809

MARINO, MATTHEW DANIEL &
STACY TE
52 WAPPING DR
BRISTOL, RI 02809

BOLIEIRO, ERNESTO
42 WAPPING DR
BRISTOL, RI 02809

FERREIRA, JEFFREY ET UX
BRENDA LEE FERREIRA TE
41 BASSWOOD DR
BRISTOL, RI 02809

PALAZZINI, MYKEL
37 BASSWOOD DR
BRISTOL, RI 02809

CAETANO, MANUEL A.
47 BELVEDERE DR
BRISTOL, RI 02809

FERREIRA, LOUIS J
40 BASSWOOD DRIVE
BRISTOL, RI 02809

PIMENTAL, JOSE B.
46 WAPPING DR
BRISTOL, RI 02809

CASTILLO, ANTHONY J
40 TILBURY DR
BRISTOL, RI 02809

GIANNINI, DAVID J.
ERICA L. TE
59 BELVEDERE DR
BRISTOL, RI 02809

RAMELLA, ALLAN
CHRISTINA ETUX TE
44 BASSWOOD DR
BRISTOL, RI 02809

CORSER, JEANNE A.
42 TILBURY DR
BRISTOL, RI 02809

GODBOUT, PETER
JILL ETUX TE
12 EVERREADY AVE
BRISTOL, RI 02809

REIDL, ANDREW J III
MARLENE O ETUX TE
35 BASSWOOD DR
BRISTOL, RI 02809

COSTA, DIANE M.
42 BASSWOOD DR
BRISTOL, RI 02809

HOLLAND, JAMES R
36 BASSWOOD DR
BRISTOL, RI 02809

SOUSA, ANTHONY
KRISTIN M. TE
51 TILBURY RD
BRISTOL, RI 02809

DALLAIRE, LANCE
41 TILBURY DR
BRISTOL, RI 02809

HOPKINS, ROBERT N., JR.
48 TILBURY DR
BRISTOL, RI 02809

SPINNER, ALBERT H. III
& SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

DALTON, JOSEPH PATRICK
MAUREEN ROSE TRS
57 BELVEDERE DR
BRISTOL, RI 02809

KRAKOWSKY, PATRICIA A.
151 SUNRISE DRIVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DICAMILLO, DANIEL G &
SPALTHOLZ, KYLE JT
38 BASSWOOD DR
BRISTOL, RI 02809

MARINO, CAROLINE A
56 WAPPING DR
BRISTOL, RI 02809

TOWN OF BRISTOL\FEW PROP
SUNRISE & TILBURY DR
10 COURT ST
BRISTOL, RI 02809

VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-23**

APPLICANT: Kate Keating and John Oliver

LOCATION: 35 Burton Street

PLAT: 15

LOT: 73

ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory 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 applicants are proposing construction of a second story addition to an existing accessory structure on this property located on the northerly side of Burton Street. The property is improved with a single-family dwelling as well as an approximate 10.5ft. x 18ft. accessory shed structure with attached 9ft. x 18ft. patio roof. The existing shed also contains a rather low second story attic storage area. The applicants propose to enlarge the second floor of this structure by raising the elevation of the walls and roof, and constructing a 12.5ft. x 18ft. addition. The proposed addition would contain living space consisting of a single bedroom and a bathroom. Access to the second floor living area would be provided by an exterior stairway to be constructed on the northerly side of the structure. The existing shed structure is located between 10 inches and 16 inches from the easterly right side property line. Construction of the second floor addition would be within the existing shed footprint and would extend the easterly wall of the structure up at the same distance from the property line as existing. The zoning ordinance requires a minimum six (6) foot side yard setback for accessory structures in the R-6 zone.

This application was originally submitted as a request to construct an accessory dwelling unit (ADU) within the existing shed structure. However, after reviewing the plans and discussing the application with the applicant, I have determined that the proposed second story living space does not meet the definition of a dwelling unit per Section 28-1 of the zoning ordinance as the proposed addition would provide only one guest bedroom and a bathroom. Thus, the proposed construction requires relief only for the expansion of the structure with less than the required side yard setback.

This property is located within the Bristol Historic District. As such, the proposed building addition requires review and approval by the Bristol Historic District Commission (HDC). It is my understanding that the applicants were originally scheduled for a review at the August 2025 HDC meeting, but that the application has been continued to September 4, 2025 meeting.


8/21/2025

Edward M. Tanner, Zoning Officer



Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

August 21, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-25**

APPLICANT: Sean Reilly / Mason & Twine, LLC d/b/a Tamp Cafe
 LOCATION: 359 Wood Street
 PLAT: 18 LOT: 52 ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Operate a restaurant/café within the Limited Business (LB) zoning district.

COMPREHENSIVE PLAN REVIEW:


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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a restaurant/cafe use at this property located on the westerly side of Wood Street within the Limited Business (LB) zoning district. The property is improved with an existing mixed-use building containing two commercial spaces on the first floor and two residential dwelling units above. The proposed café use would be located within the southerly commercial unit, which, for the past several decades was occupied by a shoe repair business. The other commercial unit on the northerly side of the building is occupied by Van's Spa restaurant.

The applicant proposes to remodel the 500+ square foot interior space to a café with counter service and a seating area. The café will reportedly focus on coffee based drinks and pre-prepared foods such as pastries and chocolates. Hours of operation would be during daytime and early evening. A restaurant use requires a special use permit in the LB zone per the Permitted Use Table in Section 28-82 of the zoning ordinance. As a restaurant use in the LB zone, this proposal is subject to the standards found in Section 28-150(dd) of the zoning ordinance as well as the general standards found in Section 28-409(c)(2). It appears that the four specific standards found in Section 28-150(dd) will either be met by the applicant or are not applicable to this particular location. This property is located within a mixed use area of Wood Street and has commercial businesses located on either side with residential above and across the street. The property does not appear to have any opportunity to provide a landscape buffer from adjacent residential uses; signage would reportedly be limited to non-illuminated lettering on existing glass windows; and no exterior lighting is proposed.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on August 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit (see attached memorandum from Diane Williamson).

 8/21/2025
 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

August 20, 2025

TO: Zoning Board
FROM: Diane M. Williamson, Director
RE: **Special Use Permit Application**
359 Wood Street

A handwritten signature in blue ink, appearing to read "Diane W.", is written diagonally across the right side of the letterhead.

The Technical Review Committee (TRC) reviewed the above application at their meeting of August 20, 2025. Based on the review of the proposal, the TRC was in support of the application and unanimously passed a motion recommending that the Special Use Permit application be approved.



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-26**

APPLICANT: Rhode Island Rebar, Inc.

LOCATION: 255 State Street

PLAT: 30

LOT: 37

ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the Limited Business (LB) zoning district.

COMPREHENSIVE PLAN REVIEW:

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


FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a contract construction service business at this property located on the northerly side of State Street and westerly side of Magnolia Street within the Limited Business (LB) zoning district. The property is improved with an existing single-story commercial building which has historically been occupied by an automotive repair business. The previous automotive repair business was considered a legal nonconforming use on this property as it was operating at this location prior to adoption of Bristol's zoning ordinance. The proposed contract construction service business use would also be considered a nonconforming use as it is not a use permitted within the LB zone. However, Section 28-218(8)b. of the zoning ordinance permits a change of use from one nonconforming use to another in nonresidential zones via special use permit.

The applicant proposes to utilize the existing building on this property for the storage of equipment and supplies for the business, Rhode Island Rebar, Inc. This use would not involve any construction or fabrication on this property, as all work is conducted at client job sites. All business vehicles, equipment and supplies would reportedly be stored within the building with no outdoor storage proposed. In addition to the general standards for a special use permit found in Section 28-409(c)(2) of the zoning ordinance, Section 28-150(jj) identifies specific standards for a contract construction service business use. It appears that the six specific standards found in Section 28-150(jj) will either be met by the applicant or are not applicable to this particular proposal. The applicant has stated that there will be no outdoor storage of equipment, supplies or other materials associated with the business, so no fencing or screening appears to be necessary. In addition, no new buildings are proposed; and activities will be limited to indoor storage of equipment, vehicles, and supplies with no anticipated adverse effects to neighboring properties. Access to the property is provided by State Street, a collector street, with no commercial vehicle access proposed from nearby local streets.

ENT

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on August 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit subject to a condition that if future activities at the site involve the need for outdoor storage of equipment, supplies or other materials associated with the business that appropriate fencing and screening be provided as required by Section 28-150(jj) (see attached memorandum from Diane Williamson).

 8/21/25
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

August 20, 2025

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: **Special Use Permit Application**
255 State Street

The Technical Review Committee (TRC) reviewed the above application at their meeting of August 20, 2025. Based on the review of the proposal, the TRC was in support of the application and unanimously passed a motion recommending that the Special Use Permit application be approved.

The TRC noted that the applicant is not proposing any outside storage of anything on the site. However, per the Special Use Permit standards, if any there is any outside storage, there must be either fencing or landscaping to screen the outside storage. The TRC recommended that this could be a condition of any approval of the Zoning Board.



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 13, 2025
File #: ZBR-25-23

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
September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Kate Keating and John Oliver

Owner of Record: Kathleen A. Keating and John S. Oliver

Location: 35 BURTON ST , BRISTOL, RI, 02809

Plat: 15 Lot: 73

Zoning District: R-6

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

to construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory structure with less than the required right side yard

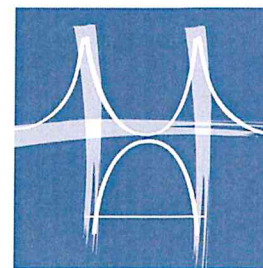
A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

MH ARCHITECT, LLC

Keating Oliver Accessory Shed
35 Burton Street
Bristol, RI 02809



Date: July 30, 2025

RE: Zoning Variance Amendment Request

Dear Zoning Board Members and Mr. Tanner,

As the Owner's rep, I would like to formally request an amendment to our previously submitted Zoning application for the address noted above. Based on a conversation with Mr. Tanner today, he clarified that our proposal is not an ADU (accessory dwelling unit) as our proposed structure does not include a kitchen or any cooking facilities. The second floor will house only a guest bedroom and a bathroom. Therefore, there is no requirement for an additional parking space. However, we will still need a dimensional variance for the required side yard setback for this accessory structure (so that it can remain in the same location and footprint), as we are intending to raise the height of the roof to make the second floor habitable.

It is my understanding that we can remain on the September 2nd agenda for the Zoning hearing, as the deadline has not yet passed.

Thank you in advance for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Hutchinson', is written over a horizontal line.

Melissa Hutchinson, RA
dba MH Architect, LLC



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-23

35 Burton Street 15 73

June 30, 2025

Applicant	
Name of Applicant	Melissa R. Hutchinson
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Kate Keating and John Oliver

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	35 Burton Street	15	73

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: Storage shed / ADU

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	189 feet
Width in Feet	20 feet
Length in Feet	18 feet
Height Above Grade	19 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	5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

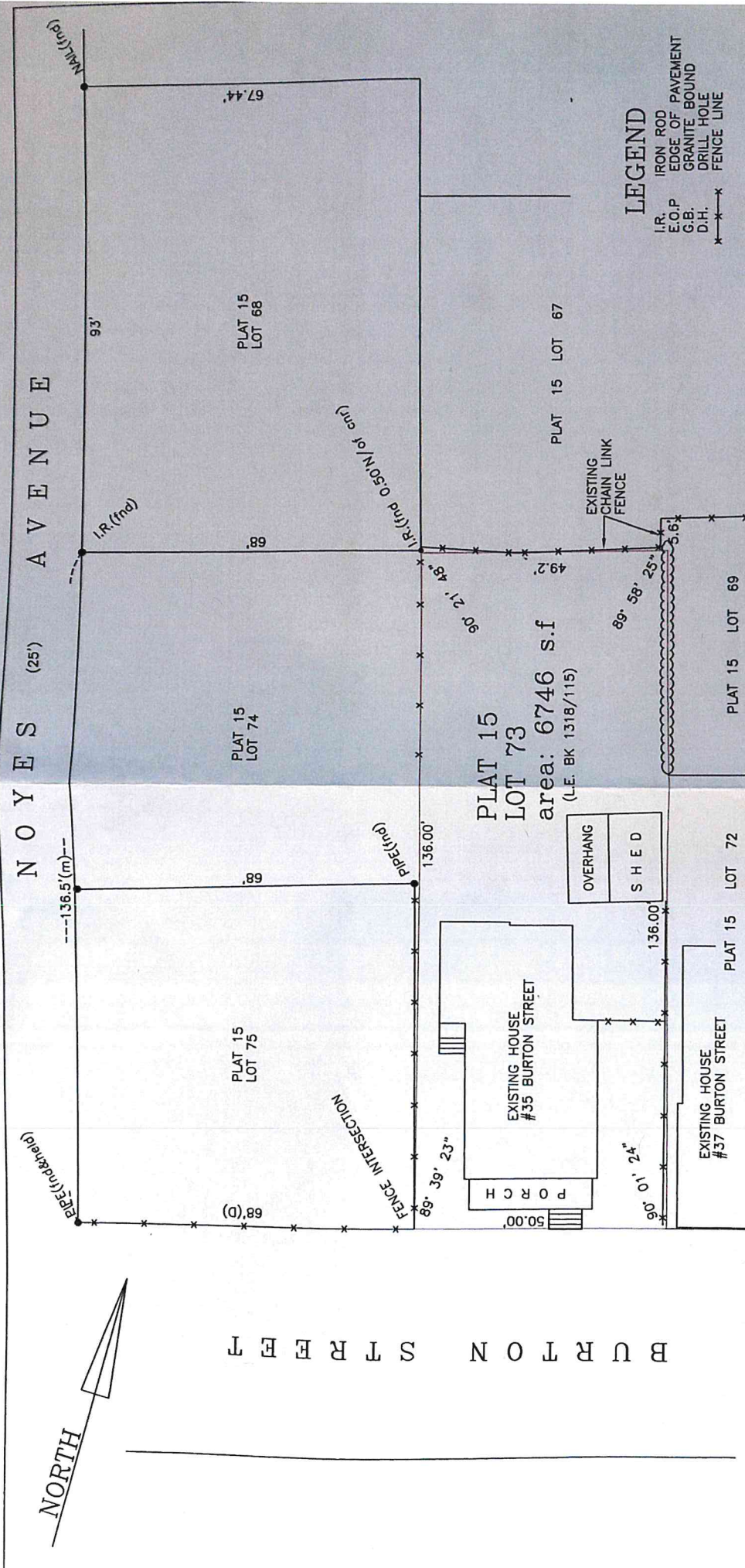
Provisions of Zoning Ordinance (If Known)
<p>1. Dimensional variance for lot area for an accessory dwelling unit within a new accessory structure which requires 20,000 sf lot area for an ADU. Our sub-standard lot size is 6,746 sf.</p> <p>Section 28-151 Accessory Dwelling Units</p> <p>2. Dimensional variance for side setback of an accessory structure which requires 6'-0" to the side property line. Our existing shed footprint along the Eastern side has between 10" to 1'-4" from the footprint to the property line.</p> <p>Section 28-111 Residential Dimensional Table B (R-6)</p>

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

The proposed detached shed/ADU is replacing an existing 2-story shed in the same size and location as the original, which is only 10" to 1'-4" away from the Eastern side property line (not completely parallel with the property line). We proposed to keep the same non-conforming location and building footprint and would like to add an exterior code compliant stair to the North. The existing and proposed 2-story shed are 10'-6" by 18' deep and have a 1-story covered porch to the West that is 9'-1-1/2" by 18' deep. The shed is being rebuilt so that it can be replaced with a proper foundation and footing and meet the code requirements for access to the second floor, adequate ceiling heights, and so that the insulation at the Second Floor can meet the current requirements of the 2024 IECC energy code. An HDC application has also been submitted concurrently to the Town for approval of this new structure which will match the architectural details of the existing shed.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,746
Lot Frontage	50
Lot Depth	136

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 189	Building/Structure Detail if Other: 164 sf covered porch
Structure: Primary Residence	Square Footage: 1,550	Building/Structure Detail if Other:



CERTIFICATION

JOHN J. BARKER, JR.
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 1885
EXPIRATION DATE 12/31/2022

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 NOV 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 WITHIN THE SURVEYED BOUNDARY LINES.

S I T E P L A N
for

John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

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

SCALE 1"=20'

DATE : 7/10/2022

DWN BY: JJB

DWG # 220503-794

MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

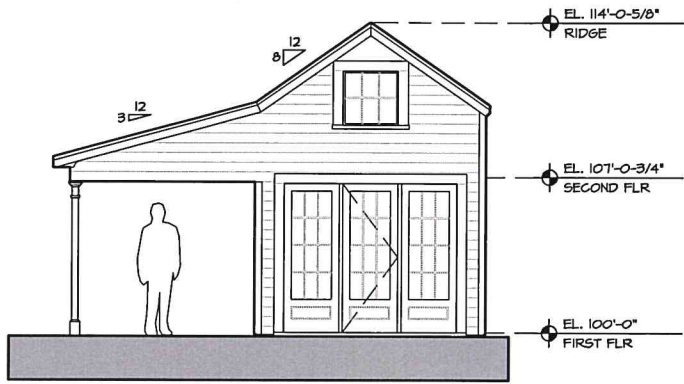
KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

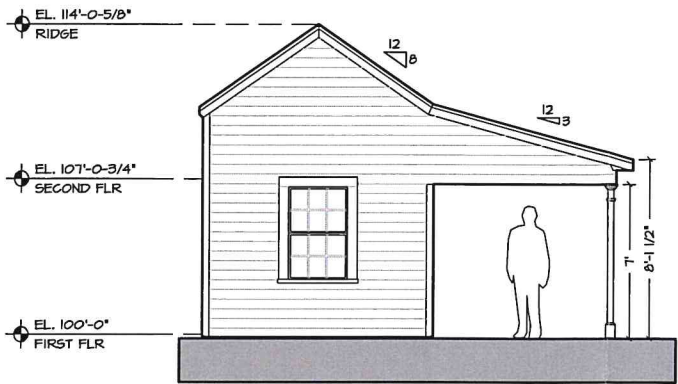
Drawing Title
PROPOSED SITE PLAN, EXISTING FLOOR PLANS
AND EXISTING EXTERIOR ELEVATIONS

Date June 19, 2025 Scale AS NOTED

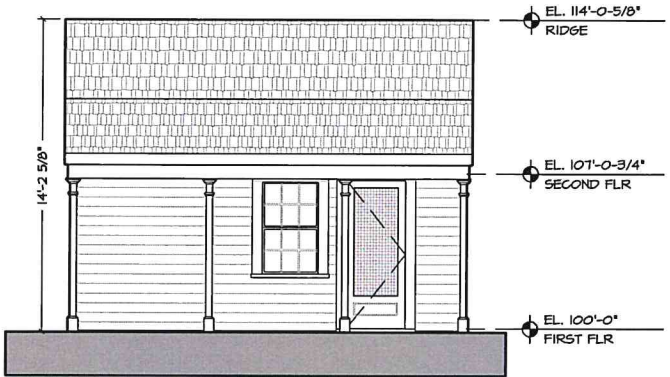
Drawing Number
X1.0



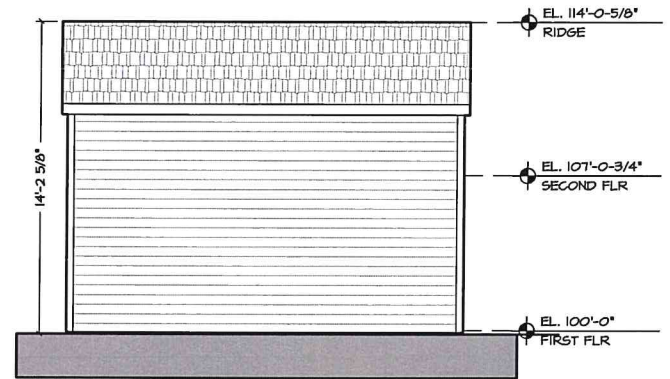
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



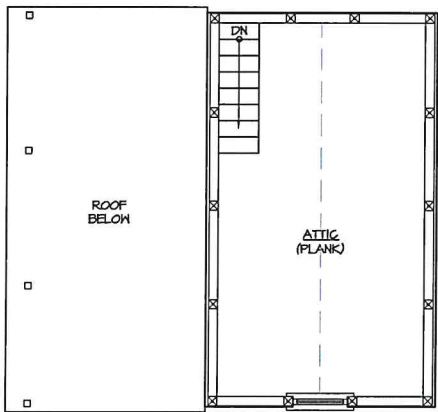
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



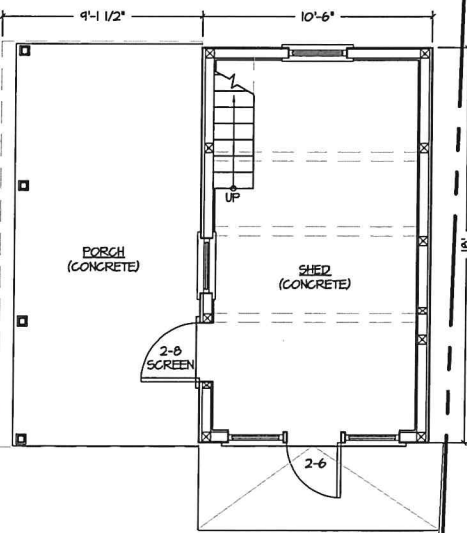
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



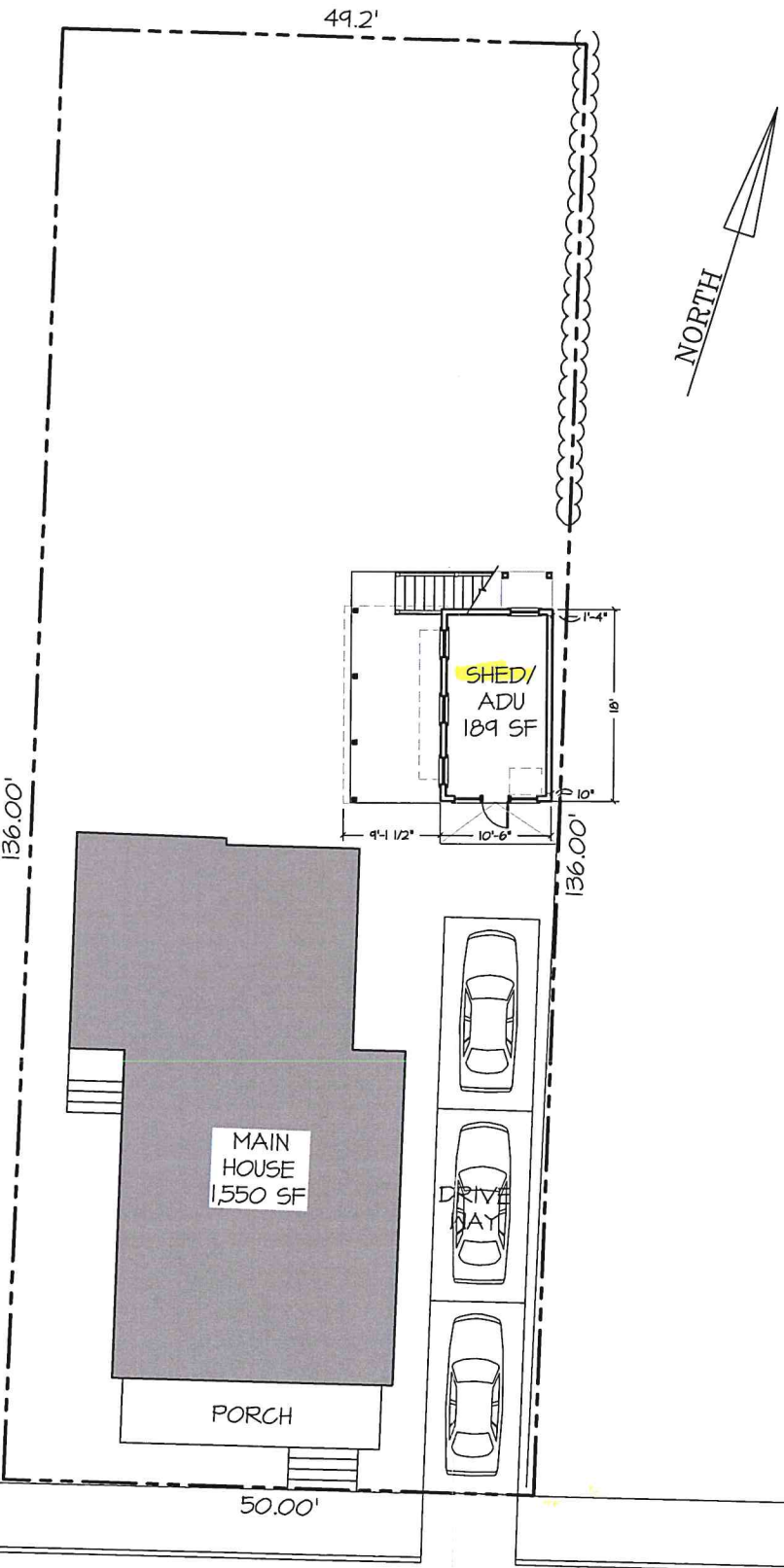
7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

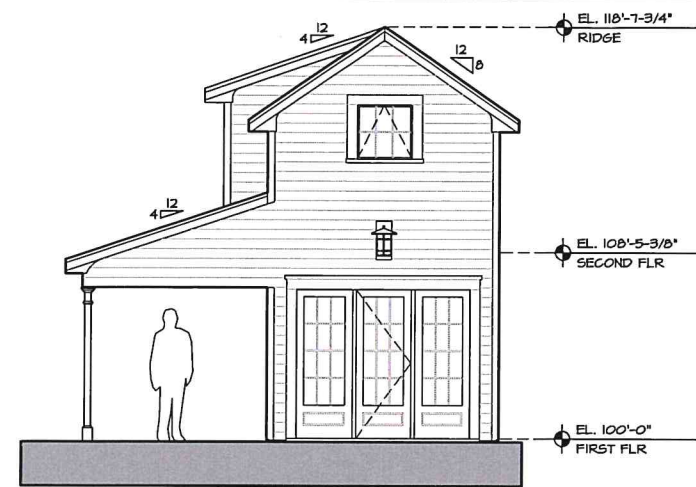


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

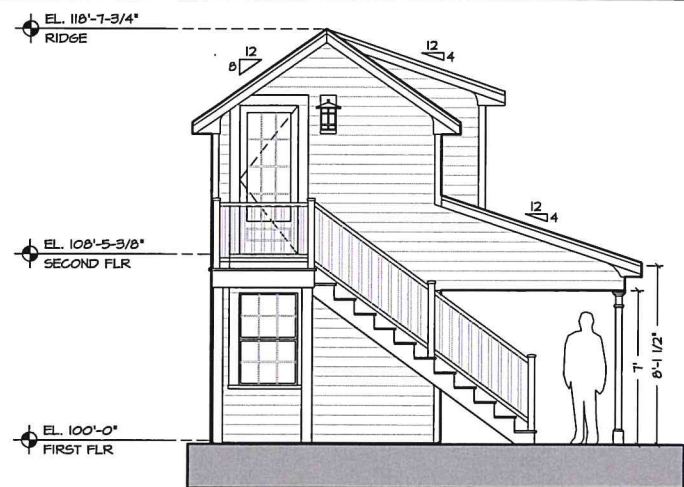


3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

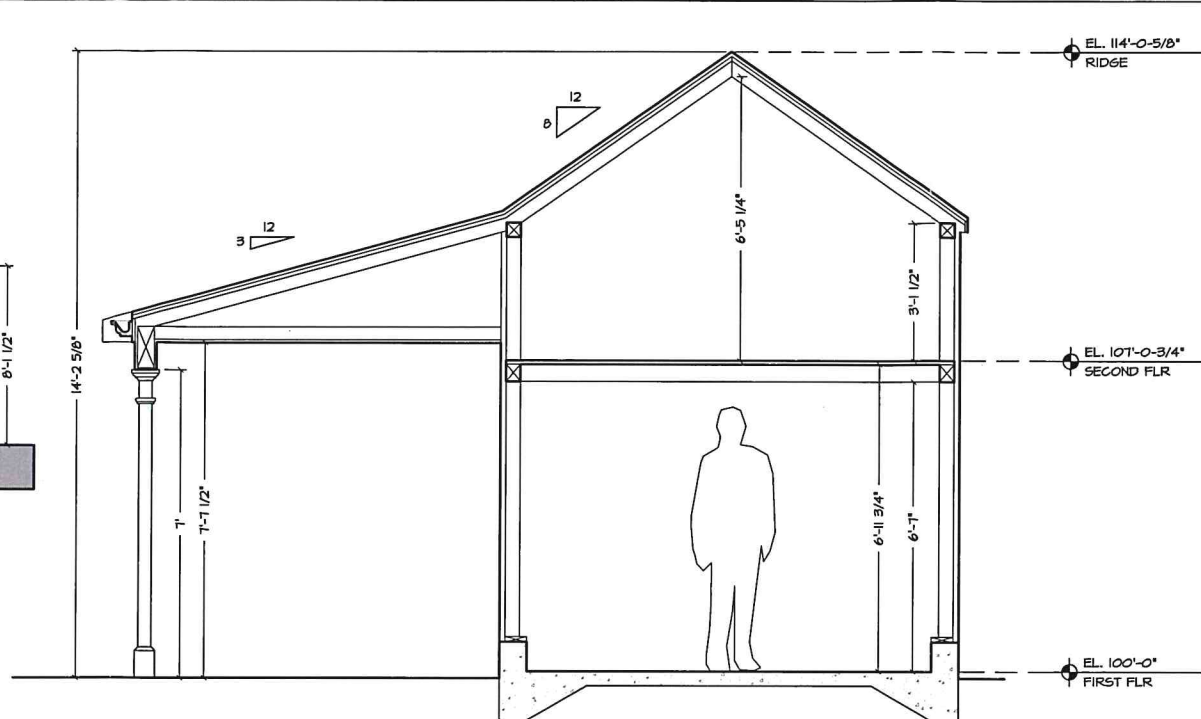
BURTON STREET



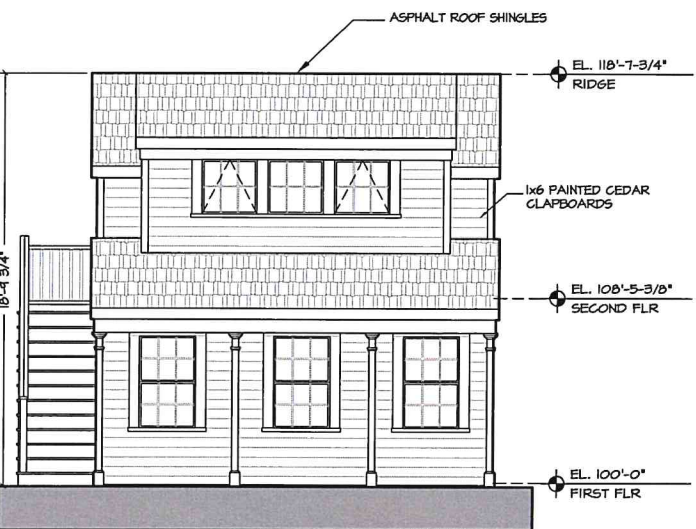
5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



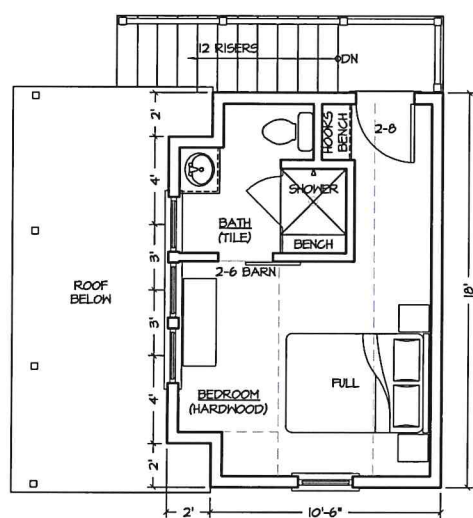
6 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



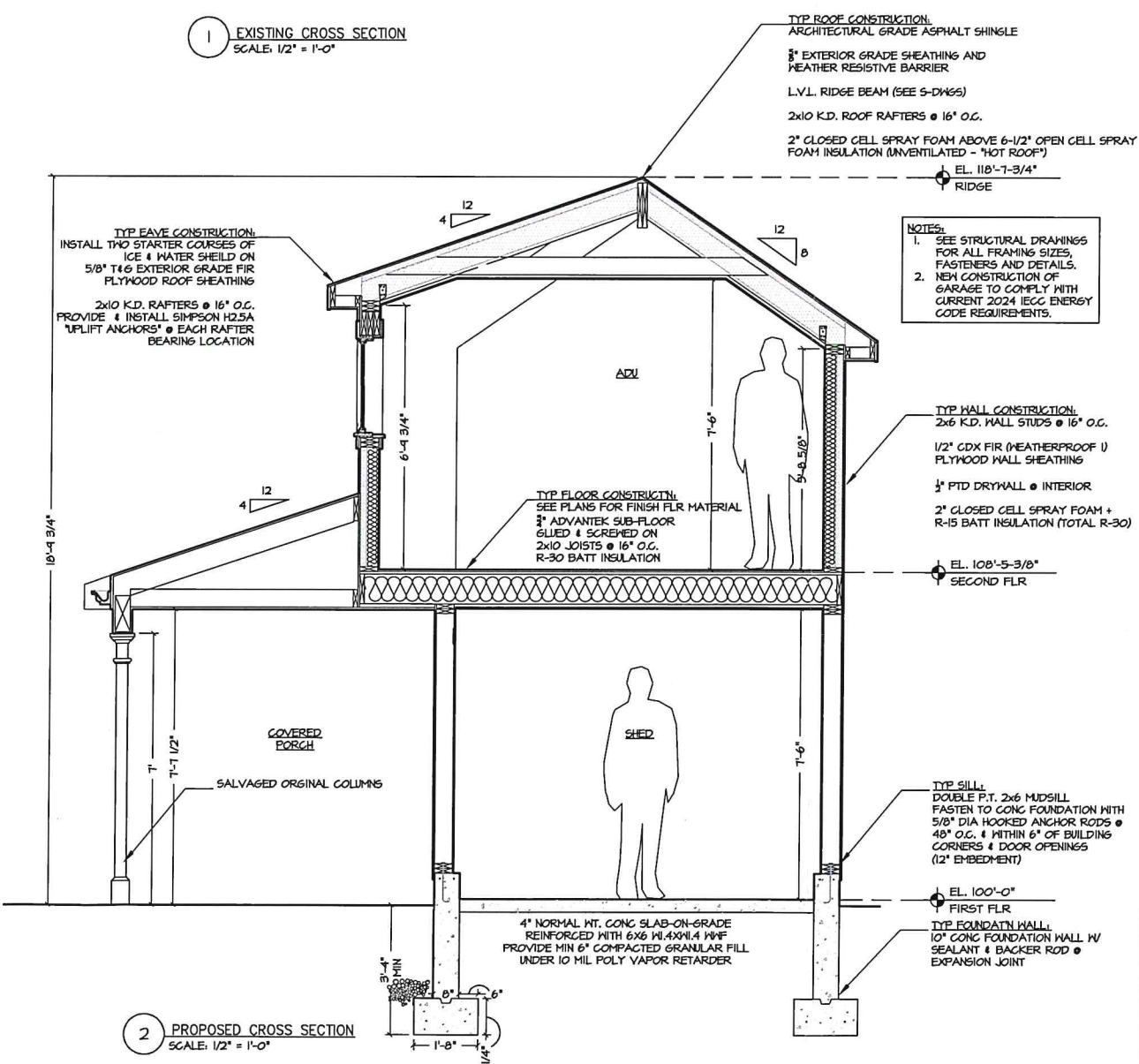
1 EXISTING CROSS SECTION
SCALE: 1/2" = 1'-0"



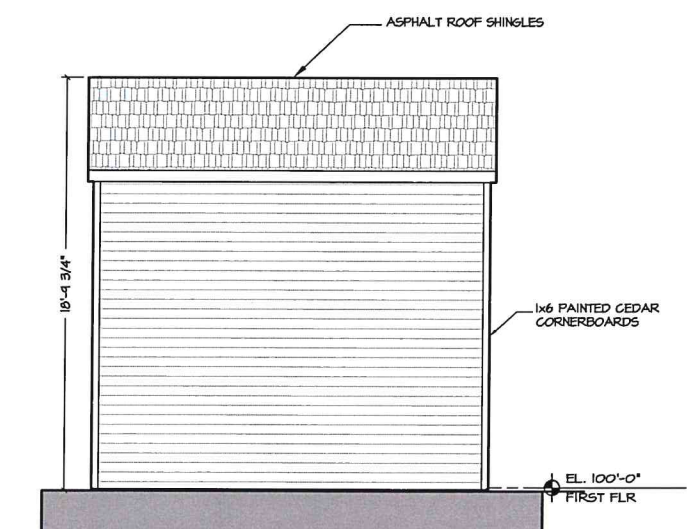
7 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



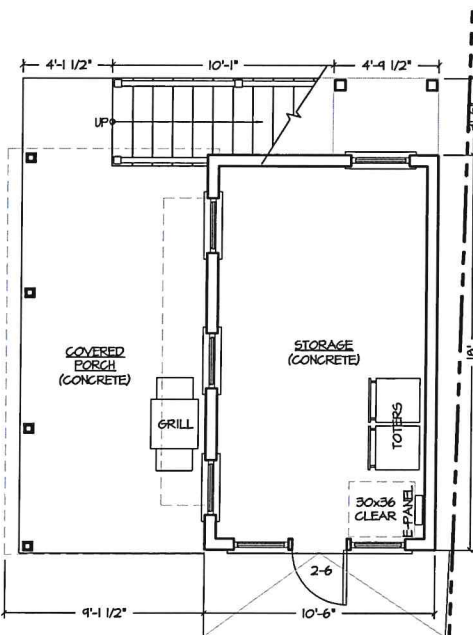
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"



8 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED FIRST FLOOR 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

**KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809**

PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

Drawing Title
EXISTING AND PROPOSED CROSS SECTIONS,
PROPOSED EXTERIOR ELEVATIONS AND FLOOR
PLANS

Date June 19, 2025 Scale AS NOTED

Drawing Number

A1.0



35 Burton Street - 200' Radius

Town of Bristol, RI

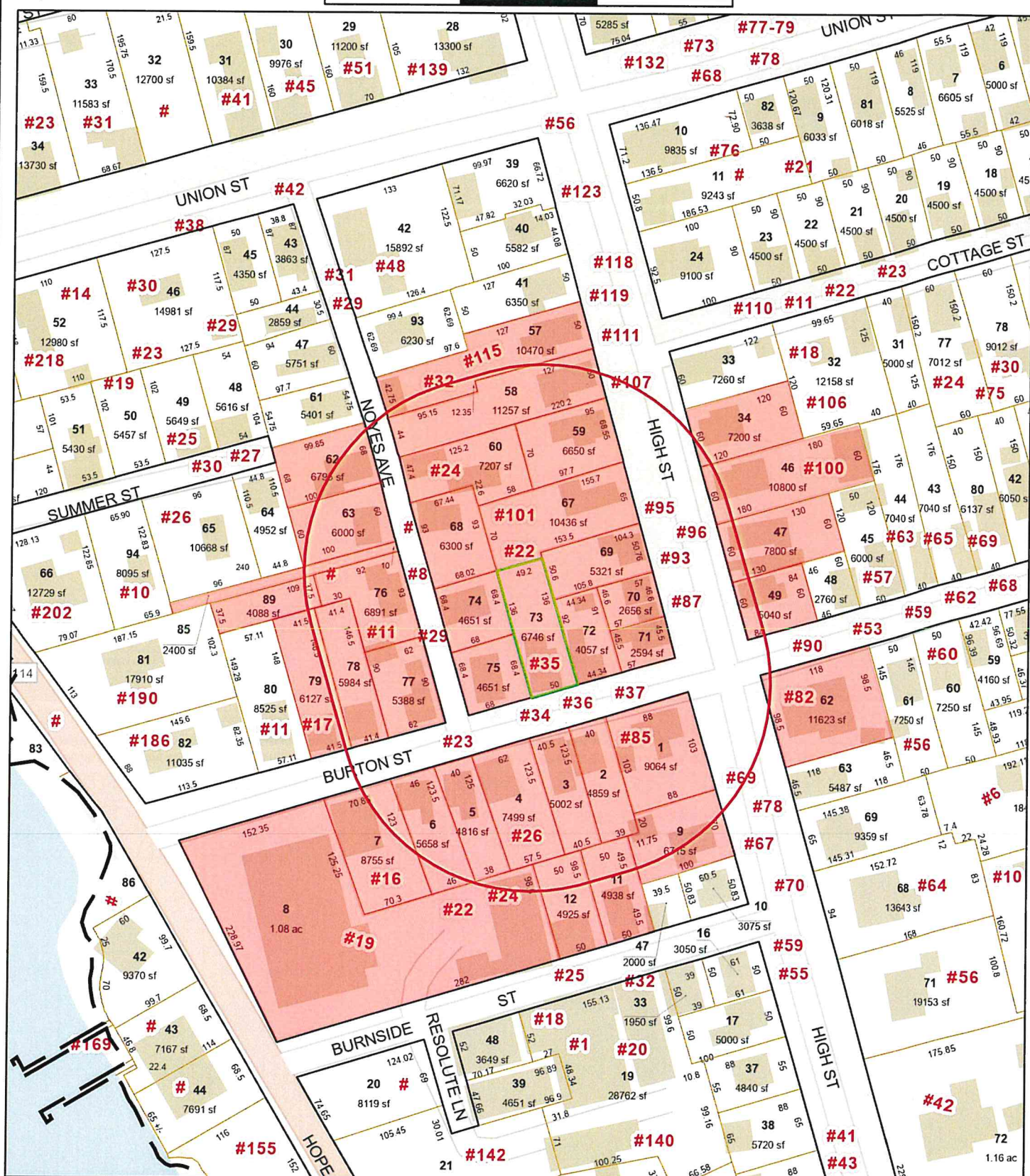
1 inch = 141 Feet



www.cai-tech.com

August 12, 2025

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4B.

Subject Property:

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-57
CAMA Number: 15-57
Property Address: 115 HIGH ST

Mailing Address: DIGATI, GINA M. TRUSTEE
115 HIGH 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: 15-59
CAMA Number: 15-59
Property Address: 107 HIGH ST

Mailing Address: MELLO, FATIMA
107 HIGH STREET
BRISTOL, RI 02809

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: 15-62
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: 15-67
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
22 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-69
CAMA Number: 15-69
Property Address: 95 HIGH ST

Mailing Address: BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

Parcel Number: 15-70
CAMA Number: 15-70
Property Address: 93 HIGH ST

Mailing Address: CAITO, DOUGLAS A. & ELIZABETH S. TE
93 HIGH ST
BRISTOL, RI 02809



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Page 1 of 4



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4B.

Parcel Number: 15-71
CAMA Number: 15-71
Property Address: 87 HIGH ST

Mailing Address: AYERLE, ROBERT A. & CHRISTINE
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

Parcel Number: 15-72
CAMA Number: 15-72
Property Address: 37 BURTON ST

Mailing Address: BROUGHAL, KELLY & MEANDRO,
TIMOTHY TE
37 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
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: 15-85
CAMA Number: 15-85
Property Address: HOPE ST

Mailing Address: STERLING, CAROL A. & ROBERT F. TE
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: 16-1
CAMA Number: 16-1
Property Address: 85 HIGH ST

Mailing Address: JACOBS, DAVID LAURA TE
85 HIGH ST
BRISTOL, RI 02809



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Page 2 of 4



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4B.

Parcel Number: 16-11
CAMA Number: 16-11
Property Address: 29 BURNSIDE ST

Mailing Address: TAVARES FAMILY INCOME-ONLY
IRREVOCABLE TRUST
29 BURNSIDE ST
BRISTOL, RI 02809

Parcel Number: 16-12
CAMA Number: 16-12
Property Address: 25 BURNSIDE ST

Mailing Address: FANTINI, JOANNE
169 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-2
CAMA Number: 16-2
Property Address: 36 BURTON ST

Mailing Address: SANTOLUPO, MICHAEL J. &
SANTOLUPO, KAREN R. CO-TRUSTEES
36 BURTON 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

Parcel Number: 16-9
CAMA Number: 16-9
Property Address: 69 HIGH ST

Mailing Address: LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809



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8/12/2025

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Page 3 of 4



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4B.

Parcel Number: 20-34
CAMA Number: 20-34
Property Address: 106 HIGH ST

Mailing Address: FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-46
CAMA Number: 20-46
Property Address: 100 HIGH ST

Mailing Address: DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

Parcel Number: 20-47
CAMA Number: 20-47
Property Address: 96 94 HIGH ST

Mailing Address: MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

Parcel Number: 20-49
CAMA Number: 20-49
Property Address: 90 HIGH ST

Mailing Address: TIHEN, CAROL H. TRUSTEE
90 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-62
CAMA Number: 20-62
Property Address: 82 HIGH ST

Mailing Address: RI REAL ESTATE PARTNERS LLC
28 VERNON AVE UNIT F
BRISTOL, RI 02809



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8/12/2025

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Page 4 of 4

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

DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

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

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

FANTINI, JOANNE
169 HOPE ST
BRISTOL, RI 02809

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

AYERLE, ROBERT A. & CHRIS
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

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

JACOBS, DAVID
LAURA TE
85 HIGH ST
BRISTOL, RI 02809

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

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

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

BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809

BROUGHAL, KELLY & MEANDRO
37 BURTON ST
BRISTOL, RI 02809

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

MELLO, FATIMA
107 HIGH STREET
BRISTOL, RI 02809

CAITO, DOUGLAS A. & ELIZA
93 HIGH ST
BRISTOL, RI 02809

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

MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

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

HANNEY MICHAEL J
PEGGY
22 NOYES AVE
BRISTOL, RI 02809

OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

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

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

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

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

RI REAL ESTATE PARTNERS L
28 VERNON AVE
UNIT F
BRISTOL, RI 02809

SANTOLUPO, MICHAEL J. &
SANTOLUPO, KAREN R. CO-TR
36 BURTON ST
BRISTOL, RI 02809

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

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

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

TAVARES FAMILY INCOME-ONL
29 BURNSIDE ST
BRISTOL, RI 02809

TIHEN, CAROL H. TRUSTEE
90 HIGH 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

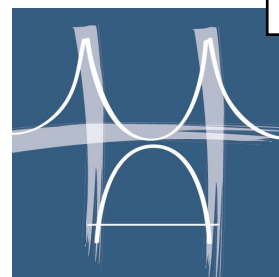
MH ARCHITECT, LLC

Keating Oliver Accessory Shed

35 Burton Street

Bristol, RI 02809

Date: August 26, 2025



RE: Zoning Variance Request Clarification

Dear Zoning Board Members and Mr. Tanner,

Regarding, our petition at the address listed above, the existing 2-story shed in its current location has been deemed unusable for habitable space as it doesn't meet the current structural load capacities that are required. There is no foundation footing below the slab perimeter, and the second-floor framing is bouncy and not able to support a true floor load (with an inhabitant, furnishings, storage, etc.). Therefore, we would like to demolish and rebuild the shed using similar architectural details and the same footprint so that it is historically accurate to its time period. The current location of the shed is ideal for the Owners in the way that it relates to the existing driveway, and in how the covered porch creates an edge for the backyard and landscaping. We realize that the footprint isn't compliant with the side setback, but it has been this way since it was originally built and defines the Eastern property line as it aligns with the current fence. This fence line and shed create privacy between the two lots and an enclosure for the dog next door.

There are several reasons why the Owner would like to keep the existing footprint where it is. If we were to rebuild the shed and make it compliant with the required setback, this would push the shed into the usable area of the backyard, displace the existing flower garden and landscaping, and create a narrow alley of space to the East that would be virtually unusable. As you can see from the Site Plan, the backyard is quite narrow. Moving the shed to the West would essentially put it in the middle of the backyard. Also, the First Floor of the shed is still intended to be used for the storage of the lawn mower, bikes and trash cans. It would be difficult to move these larger items in and out of the front door, if the shed didn't align directly with the driveway (as it does now), and was tucked partially behind the house. More importantly, moving the shed 6'-0" to the West would make it extremely difficult to access the rest of the backyard.

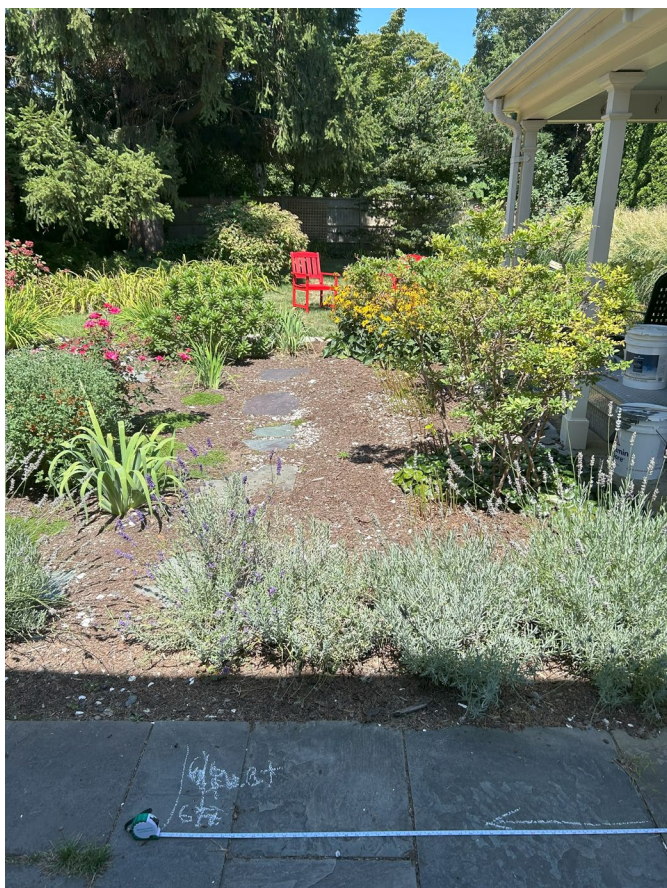
As you can see from the Site Plan, this is a small lot of only 6,746 sf. The existing landscaping, garden and backyard are quite lovely and private. Moving the shed to be compliant with the side setback would not only make the shed more difficult to utilize but would also ruin the enjoyment and use of the backyard itself. The Owners feel strongly about leaving the shed where it has always been, as this works well for them and for the adjacent neighbor to the East.

Sincerely,

Melissa Hutchinson, RA
dba MH Architect, LLC

MH ARCHITECT, LLC

Photos showing the existing location and backyard relative to the 6'-0" shift, if the shed were to be moved into compliancy with the side setback:





Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 13, 2025

File #: ZBR-25-25

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

September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Sean Reilly / Mason & Twine, LLC

Owner of Record: Olympus Realty, LLC

Location: 359 WOOD ST , BRISTOL, RI, 02809

Plat: 18 Lot: 52

Zoning District: LB

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

to operate a restaurant/café within the Limited Business (LB) zoning district

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-25

359 Wood St 18 52

July 21, 2025

Applicant	
Name of Applicant	Sean Reilly
Who is Submitting this Application	Other
	If other, Describe: Tenant
Owner's Name (If Different than Applicant)	Olympus Realty LLC

Location for Application			
Property Type	Plat/Lot		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	359 Wood St	18	52

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-150 (dd)

Describe the extent of the proposed alterations and the reasons for the requesting relief
<p>For the use of commerce as a coffee shop/ cafe. No kitchen and no cooking in this establishment will take place. No loud music or crowds. Quiet cafe, limited seating, with quick "in and out" service. Simple interior alterations to the building will include the build of a barista bar/station that will house refrigeration, espresso machine, coffee brewers, 3 bay sink, ice machine, a POS system, and a glass bakery and chocolate display case. Plumbing and electrical will be updated to current standards by the landlord. No interior walls will be modified and no framing or dividing of space will be done. The extent of renovations will be a simple fresh coat of</p>

paint to enhance the space, replacing the rear door for security, and then installing artwork and lamps to bring in warm lighting rather than fluorescent lighting. Seating will be limited to between 15-20 (I do not know the exact number until the barista station is built.) Please see attached letter to the Zoning Board for additional details.

Existing Lot Specifications	
Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	9,035
Lot Frontage	96.5
Lot Depth	109

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

George Mussalli

Olympus Realty LLC

Owner, 359 Wood Street

Bristol, RI 02809

Mussalli@gmail.com

(617) 510-5743

Date: July 23, 2025

Town of Bristol

Community Development Department

10 Court Street

Bristol, RI 02809

RE: Owner Authorization for Special Use Permit Application - 359 Wood Street

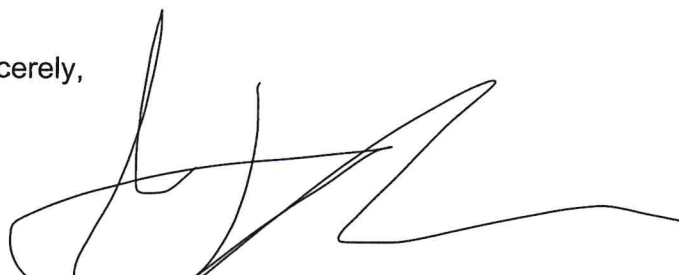
To Whom It May Concern,

I, George Mussalli, as the authorized representative and owner of the property located at 359 Wood Street, Bristol, RI, do hereby give my full permission to Sean Reilly, tenant and operator of Mason and Twine, to apply for a Special Use Permit with the Town of Bristol for this location.

This letter serves as formal acknowledgment that Mr. Reilly has my approval to initiate and proceed with the special use permitting process on behalf of Mason and Twine for the purpose of conducting business at the above-referenced property.

If you require any additional documentation or have questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Mussalli', written over a horizontal line.

Formal Appointment Letter for Zoning Board Representation

Authorization for Julia Tenore to Speak on Behalf of Sean Reilly

To the Zoning Board

Town of Bristol, Rhode Island

Subject: Authorization for Representation – 359 Wood Street, Bristol, RI

To Whom It May Concern,

I am writing to formally appoint and authorize Julia Tenore, the Interior Designer for the proposed project, to speak on my behalf to the Zoning Board and the Town of Bristol regarding all matters pertaining to the application for zoning relief at 359 Wood Street, Bristol, Rhode Island. The purpose of this zoning relief is to allow for the conversion of the property into an espresso and chocolate shop.

Mrs. Tenore is fully authorized to represent my interests, present information, respond to inquiries, and provide any further documentation or clarification that may be required during the zoning review process.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Sean Reilly". The signature is fluid and cursive, with the first name "Sean" and last name "Reilly" clearly legible.

Sean Reilly

dba: TAMP

Mason & Twine LLC

Special Use Permit Request for 359 Wood Street, Bristol, RI

Request to Open a Small Café Offering Luxury Chocolates and Craft Espresso

Dear Members of the Zoning Board,

I am writing to respectfully request a special use permit for the property located at 359 Wood Street, Bristol, Rhode Island, with the intention of opening a small, independently owned café. My vision for this establishment is to create a welcoming haven for neighbors and visitors alike—a place distinguished by its hand-crafted espresso beverages, luxury chocolates, and a tranquil ambiance conducive to conversation, reflection, and community connection.

The idea for this venture was born from my passion for artisanal foods and beverages, as well as my desire to contribute positively to the fabric of Bristol's vibrant community. The café will offer thoughtfully sourced, high-quality chocolates, prepared by local chocolatiers, alongside expertly made espresso drinks using single-origin beans from sustainable farms across the globe. By focusing on quality and atmosphere rather than volume, and a closing time later in the evening, the café will provide a unique experience distinct from existing offerings in the area.

Many residents have expressed interest in having a peaceful gathering place where they can enjoy specialty treats and beverages in a quiet, comfortable setting, but not limited to the early morning or afternoon hours. The café will be designed to foster relaxation and respectful conversation, with careful attention paid to noise levels and seating arrangements. I am committed to creating an environment that enhances the charm and character of Wood Street, complementing its residential nature while adding a touch of luxury and sophistication.

In support of this vision, I would like to highlight my existing experience as the owner and operator of a popular coffee food truck, Mason & Twine, that has been serving the Bristol community (and neighboring towns) for some time. My mobile café has established a loyal and ever-growing following, with regular appearances at the Herreshoff Marine Museum, Fourth of July festivities, Bristol farmers markets, Bristol Parks and Recreation events, Colt State Park, and Coggeshall Farm. Through thousands of meaningful interactions with both frequent and returning patrons, it has become abundantly clear that there is a heartfelt desire within the community for a permanent space—somewhere to enjoy their daily coffee ritual or to gather after work in a setting that offers an alternative to traditional bars or pubs.

This direct feedback from my customers has not only affirmed the demand for a specialty café but has also inspired the very concept behind this project. The café will be an answer to the voices of our neighbors who seek a refined, relaxing spot to unwind and connect at any hour suitable to their lifestyle.

I fully understand the responsibility that comes with operating in a mixed-use or residential area and am prepared to take appropriate measures to minimize any potential impact on neighbors. The café's hours of operation will be limited to daytime and early evening, and no live entertainment or amplified music will be offered. I am happy to work closely with the board and residents to address any concerns and ensure compliance with all regulations and standards set by the town.

In summary, I am requesting this special use permit to allow for the operation of a small, specialty café that will enrich the local community, support local artisans, and provide a peaceful and inviting space for residents and guests. I believe this endeavor will be a valuable addition to Bristol, and I am eager to become an active, responsible member of the town's business community.

Thank you very much for your consideration. I welcome the opportunity to discuss my proposal further and answer any questions the board may have.

Respectfully,

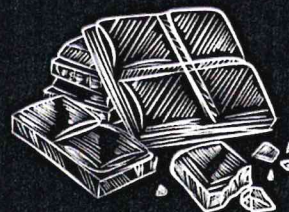
Sean Reilly, Owner
Mason & Twine LLC



Mellos Shoe Repair was a part of the Bristol Community for decades. We hope to keep that same relationship going from this point forward. We plan to turn the storefront pictured above into a refreshed café to serve Bristol for decades (design inspiration pictured below)



Menu



CLASSIC ESPRESSO DRINKS

Espresso	4	Cappuccino	7
Long Black	5	Latte	8
Americano	5	Mocha	8
Macchiato	6	Frappe	9

BARISTA PICKS

Iced Cuban 8

Strong Cuban espresso, sweet sugar cane, & cream served over ice

Almond Joy 8

Dark Chocolate, almond, & coconut. We recomend ordering this one on ice.

Reillys Latte 8

An accident after a cinnamon bun had an encounter with an Irish coffee (non-alcoholic)

Frappe Bianco 10

Lucious white chocolate, espresso, and sweet cream, blended with ice until creamy.

EVERYTHING ELSE

Cold Brew 7

Medium Espresso Blend; Steeped for 10 hours

Cocoa 8

(Hot or Iced)

Chai Latte 8

Morrocan Blend of Spices

Italian Sodas 7

- Island Bliss (Guava, Ginger, & Mango)
- Strawberry Rose
- Prickly Pear & Dragon Fruit



CHOCOLATE TRUFFLES 4

BOX OF SIX 22

DAILY BAKERY VARIETY 5

Please inform us of any allergies before placing your order





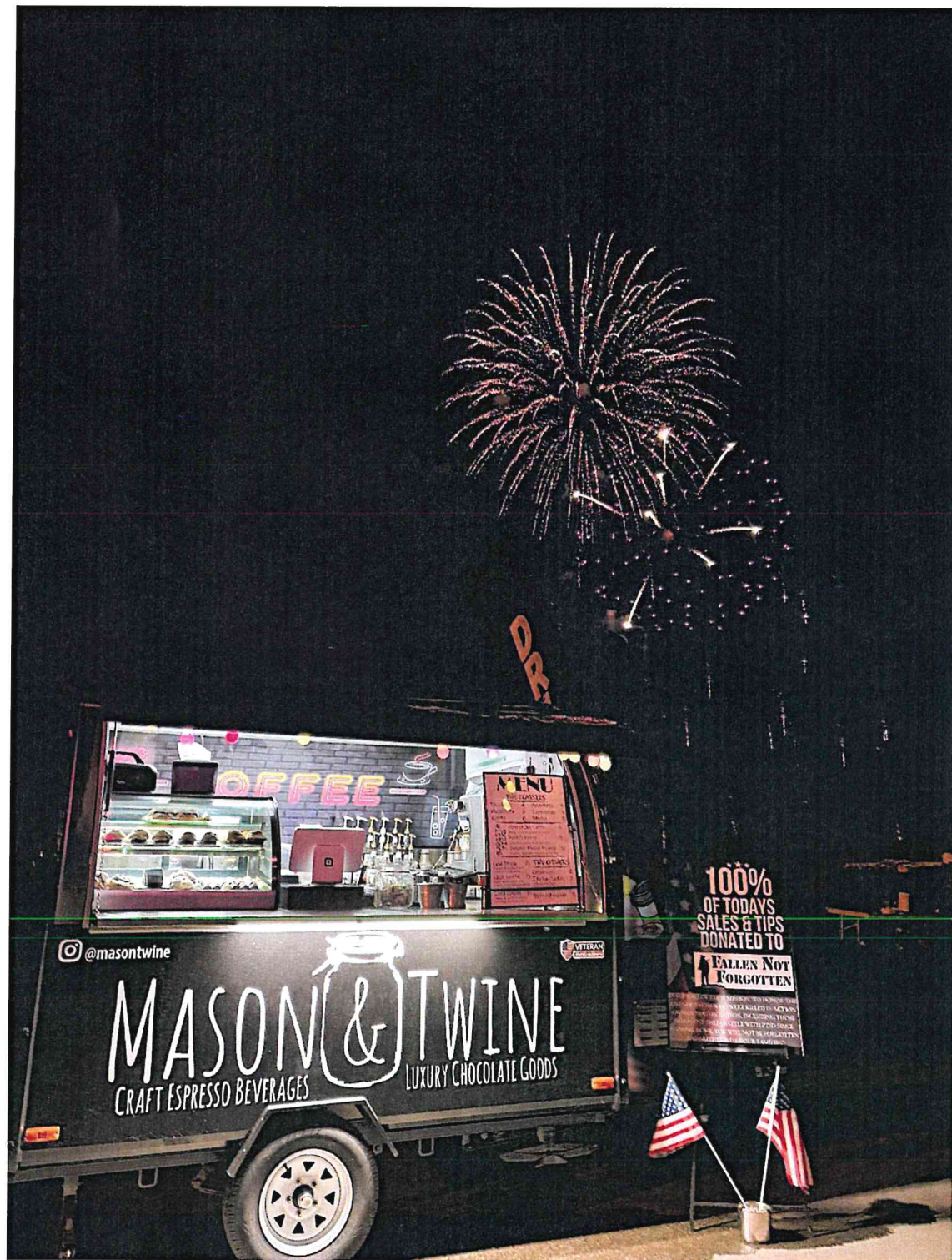












Item 4C.

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,320	1,320	119.26	157,423.20
FFL	1st FLOOR	1,280	1,280	119.26	152,653.28
BMT	BASEMENT	1,280	0	17.89	22,895.52
OPF	OPEN PORCH	40	0	24.00	960.00
Total		3,920	2,600		333,935.00

► Notes

FRONT BUILDING-2 CONT. MINOR EXTERIOR RENOV.

Task	% Done	Status	Description/Directions
1	100	Closed	Legalize a heat pump install by others and finish
2	100	Closed	Add bathroom, bedroom to 3rd floor, heat/AC
3	100	Closed	Rough and finish plumbing for a bathroom
4	100	Closed	363 wood ,bristol, inspect wiring done by others
5	100	Closed	We will remove existing meter socket for siding
6	100	Closed	RESHINGLE ROOF ON NORTH SIDE OF ROOF
7	100	Closed	REPLACING ROOF SHINGLES FOR NORTH SIDE
8	100	Closed	INSTALL UL 300 WE CHEMICAL SUPPRESSANT
9	100	Closed	INSTALL NEW BOILER

SF Size	Quality	Condition	Year	Assessed Value
480	3	AV	1956	12,000

Disclaimer - This information is believed to be correct but is subject to change and is not warrantee

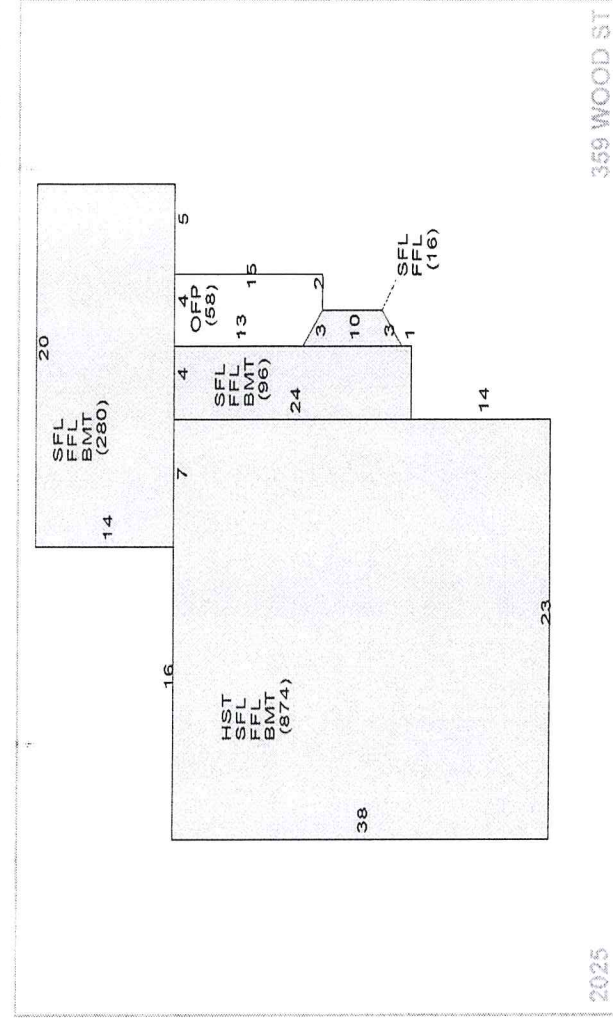
Owner	Owner Account #:	% Owned
Owner 1	OLYMPUS REALTY LLC	
Owner 2		
Owner 3		
Address	10 ARROWHEAD LN, MILTON, MA 02186	

► Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
VAN VOAST, WILLIAM R &	09/18/2023	923,100	2223-238		T
VAN VOAST, WILLIAM R &	08/07/2015	0	1813-82		T
VAN VOAST, WILLIAM R.	11/15/2011	0	1621-159		Q
VAN VOAST, THOMAS, VICTO	10/30/2003	0	1069-302		Q
VAN VOAST, THOMAS F. & VICTORIA L.	10/01/1975	0	207-468		

► Assessment						
Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
04	744,000	12,000	0.21	182,200	0	938,200
TOTAL	744,000	12,000	0.21	182,200	0	938,200

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	114.12	VAL per SQ Unit/Parcel >	114.46
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Previous Assessments								
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	04	744,000	12,000	0	182,200	0	938,200	938,200
2024	04	550,800	12,000	0	140,300	0	703,100	703,100
2023	04	550,800	12,000	0	140,300	0	703,100	703,100
2022	04	550,800	12,000	0	140,300	0	703,100	703,100
2021	04	491,800	12,000	0	144,600	0	648,400	648,400
2020	04	491,800	12,000	0	144,600	0	648,400	648,400



Land Information	Use					Unit Price	Adjusted
	Description	Units	Unit Type	Land Type	LT Fact		
1							
2							
3							
4							

[illegible]



359 Wood Street - 200' Radius

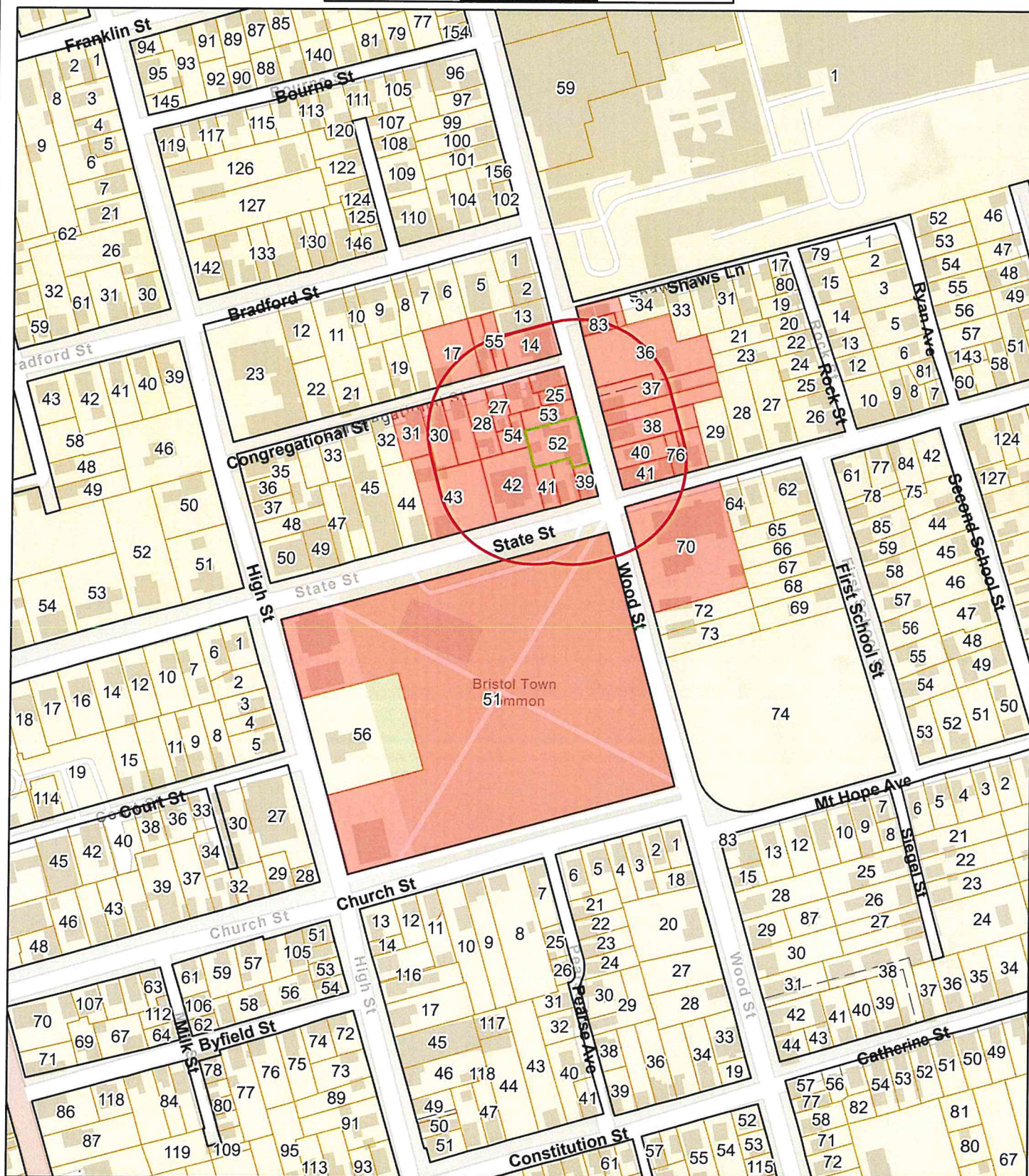
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

August 12, 2025



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4C.

Subject Property:

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Abutters:

Parcel Number: 18-14
CAMA Number: 18-14
Property Address: 403 WOOD ST

Mailing Address: NUNES PROPERTY MANAGEMENT, LLC
21 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 18-15
CAMA Number: 18-15
Property Address: 43 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-24
CAMA Number: 18-24
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY
LTD FAMILY LIMITED PARTNERSHIP
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-25
CAMA Number: 18-25
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J
TRUSTEES- JONES/STEELE TRUST
10025 COLONIAL COUNTRY CLUB BLVD
FORT MEYERS, FL 33913

Parcel Number: 18-26
CAMA Number: 18-26
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-27
CAMA Number: 18-27
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Parcel Number: 18-29
CAMA Number: 18-29
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-30
CAMA Number: 18-30
Property Address: 36 CONGREGATIONAL ST

Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY
JT
36 CONGREGATIONAL ST
BRISTOL, RI 02809



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8/12/2025

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4C.

Parcel Number: 18-31
CAMA Number: 18-31
Property Address: 32 CONGREGATIONAL ST

Mailing Address: IZBICKI, STEVEN K. ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-39
CAMA Number: 18-39
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

Parcel Number: 18-40
CAMA Number: 18-40
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

Parcel Number: 18-42
CAMA Number: 18-42
Property Address: 151 STATE ST

Mailing Address: CABRAL, LOUIS A.
304 CHURCH POND DR
TIVERTON, RI 02878

Parcel Number: 18-43
CAMA Number: 18-43
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

Parcel Number: 18-51
CAMA Number: 18-51
Property Address: 220 HIGH ST

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

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 18-53
CAMA Number: 18-53
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

Parcel Number: 18-54
CAMA Number: 18-54
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-55
CAMA Number: 18-55
Property Address: 45 CONGREGATIONAL ST

Mailing Address: CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

Parcel Number: 24-16
CAMA Number: 24-16
Property Address: 366 WOOD ST

Mailing Address: CAVALIERI, ANTHONY & CYNTHIA M. TE

41 PLATT ST
BRISTOL, RI 02809



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8/12/2025

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4C.

Parcel Number: 24-35
CAMA Number: 24-35
Property Address: 410 WOOD ST

Mailing Address: GEORGE REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 24-36
CAMA Number: 24-36
Property Address: 380 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-37
CAMA Number: 24-37
Property Address: 374 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-38
CAMA Number: 24-38
Property Address: 360 WOOD ST

Mailing Address: FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37128

Parcel Number: 24-39
CAMA Number: 24-39
Property Address: 189 STATE ST

Mailing Address: COELHO, JOAO A & ROSA M LE
COELHO, HUMBERTO R &
189 STATE ST
BRISTOL, RI 02809

Parcel Number: 24-40
CAMA Number: 24-40
Property Address: 356 WOOD ST

Mailing Address: PACHECO, PAUL C ET UX ALCIDA
PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

Parcel Number: 24-41
CAMA Number: 24-41
Property Address: 346 WOOD ST

Mailing Address: TORRES, ROBERT J & DEBRA D
TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001

Parcel Number: 24-70
CAMA Number: 24-70
Property Address: 330 WOOD ST

Mailing Address: ST MARYS CHURCH CORPORATION
330 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-76
CAMA Number: 24-76
Property Address: 187 STATE ST

Mailing Address: CABRAL, CHARLES C. DEBRA A. TE
191 STATE ST
BRISTOL, RI 02809

Parcel Number: 24-83
CAMA Number: 24-83
Property Address: 404 WOOD ST

Mailing Address: MCCOMBE, SPENCER & MICHELLE TE
7 THURSTON AVE
NEWPORT, RI 02840



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AGUIAR, SUSAN &
DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

GEORGE REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

MCCOMBE, SPENCER &
MICHELLE TE
7 THURSTON AVE
NEWPORT, RI 02840

BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

GILBERT & SARAH ALMEIDA F
P O BOX 507
BRISTOL, RI 02809

NUNES PROPERTY MANAGEMENT
21 CLIFTON RD
BRISTOL, RI 02809

CABRAL, CHARLES C.
DEBRA A. TE
191 STATE ST
BRISTOL, RI 02809

GILBERT AND SARAH ALMEIDA
FAMILY LIMITED PARTNERSHI
P O BOX 507
BRISTOL, RI 02809

OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

CABRAL, LOUIS A.
304 CHURCH POND DR
TIVERTON, RI 02878

GOGLIA, VICTOR P. &
ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

PACHECO, PAUL C ET UX
ALCIDA PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

GOGLIA, VICTOR P. &
ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

CAVALIERI, ANTHONY & CYNT
41 PLATT ST
BRISTOL, RI 02809

IZBICKI, STEVEN K.
ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

ST MARYS CHURCH CORPORATI
330 WOOD ST
BRISTOL, RI 02809

COELHO, JOAO A & ROSA M L
COELHO, HUMBERTO R &
189 STATE ST
BRISTOL, RI 02809

JONES, ALAN R & STEELE, C
TRUSTEES- JONES/STEELE TR
10025 COLONIAL COUNTRY CLUB
BLVD
FORT MEYERS, FL 33913

STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

CRISWELL, GARRETT R &
JENNIFER A TE
22101 TORO HILLS DR
SALINAS, CA 93908

LOPEZ, VINICIO O &
MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

TORRES, ROBERT J &
DEBRA D TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001

FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37128

MARTIN, MELISSA & HOFFMAN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL 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

August 13, 2025

File #: ZBR-25-26

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

September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Rhode Island Rebar, Inc.

Owner of Record: Glenn W. Watkinson

Location: 255 STATE ST , BRISTOL, RI, 02809

Plat: 030 Lot: 0037

Zoning District: LB

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

to change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the Limited Business (LB) zoning district

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-26

255 State Street 030 0037

August 7, 2025

Applicant	
Name of Applicant	Rhode Island Rebar, Inc.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Glenn W. Watkinson

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	030	0037

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-218(8)n 28-409(c)(2) 28-150(jjj)

Describe the extent of the proposed alterations and the reasons for the requesting relief
The property is currently in use as an automotive repair facility, a legal nonconforming use. The Applicant is a family owned and operated rebar contractor. This is not a permitted use in the Limited Business zoning district. The Applicant seeks to change the use of the property from non - conforming use to another non-conforming use. The Applicant's intended use of the property is most

closely defined by contract construction services [28-150(jjj)] in the zoning ordinance. The Applicant's intended use of the property is to store vehicles, trailers, and supplies for their contracting business, which storage will be inside of the existing building. There will not be any storage of vehicles or supplies outside of the existing building. Although the Applicant's business has 14 employees, none will work full-time at the property. Of the 14 employees, only 2-3 will have access to the property. The trailer that will be stored in the property will be accessed and used one or twice per month. The property has frontage on and direct vehicular access to State Street. The business does not sell or distribute any goods, nor will any manufacturing occur on the property. The Applicant's intended use will not create any noise, vibration, visual, odor, or other adverse effects. The building will receive a shipment of supplies once or twice per year, which shipment would occur via State Street. In this case, the current use involves the outside storage of vehicles and a business that generates noise, vibration, and odors. The Applicant's intended use will not have any outside storage of vehicles or generate noise, vibration, or odor.

Existing Lot Specifications

Current Use of Premises	Commercial If other, explain:
Number of Units	
Lot Area	13,875
Lot Frontage	130
Lot Depth	110

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

July 25, 2025

ZONING CERTIFICATE
for
255 STATE STREET, ASSESSOR'S PLAT 30, LOT 37
BRISTOL, RHODE ISLAND

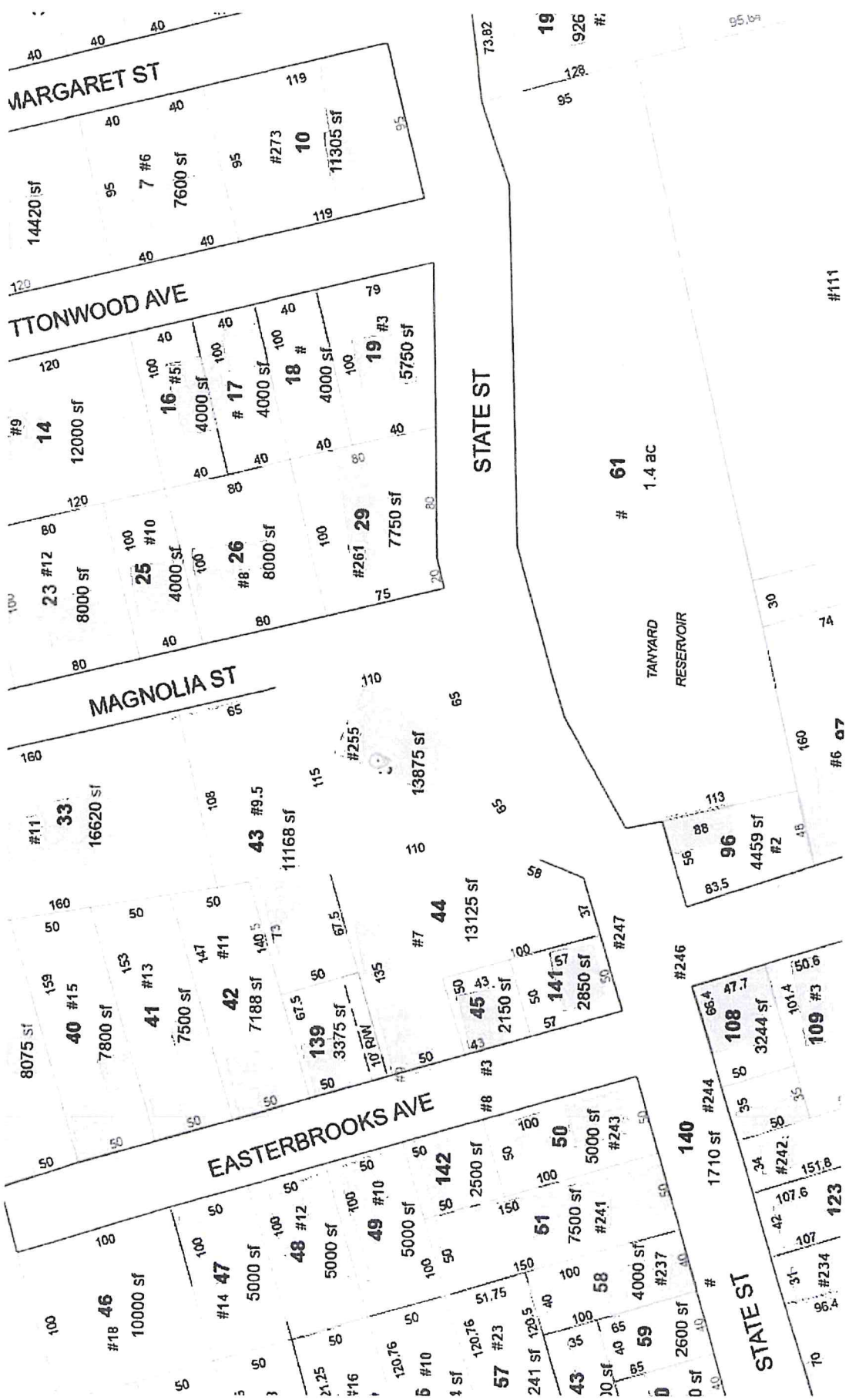
According to Tax Assessor's records, the property referenced above is currently owned by Glenn W. Watkinson. This lot is located on the northerly side of State Street and the westerly side of Magnolia Street within the Limited Business (LB) zoning district. Lot 37 contains approximately 13,875 square feet of land area, and it conforms to the minimum dimensional requirements of Bristol's Zoning Ordinance for a lot in the LB zone. This property is improved with a single-story commercial building that was reportedly constructed in approximately 1960. The structure on this property is currently utilized as an automotive repair facility, and Town records indicate that the building has been utilized as an automotive repair garage and service station since at least the mid 1960's. An automotive repair use is currently permitted in the LB zone via special use permit. Although this property has not received a special use permit, the automotive repair use predates current zoning requirements. As such, the automotive repair use on this property is considered a legal nonconforming use.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor







▶ Owner

▶ Owner Account#: 23-0407-71

Owner 1	WATKINSON, GLENN W	% Owned	
Owner 2		0.00	
Owner 3		0.00	
Address 255 STATE STREET, BRISTOL, RI 02809-0000			

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
WATKINSON, KENNETH J. SR	01/06/2004	0	1086-113		Q
WATKINSON, JOHN JR.	02/20/1990	0	87-7		
WATKINSON, JOHN JR.	07/31/1987	0	297-59		
TOWN OF BRISTOL	01/01/1961	0	142-442		
HENNESSEY, JOHN H.	01/01/1958	0	132-99		

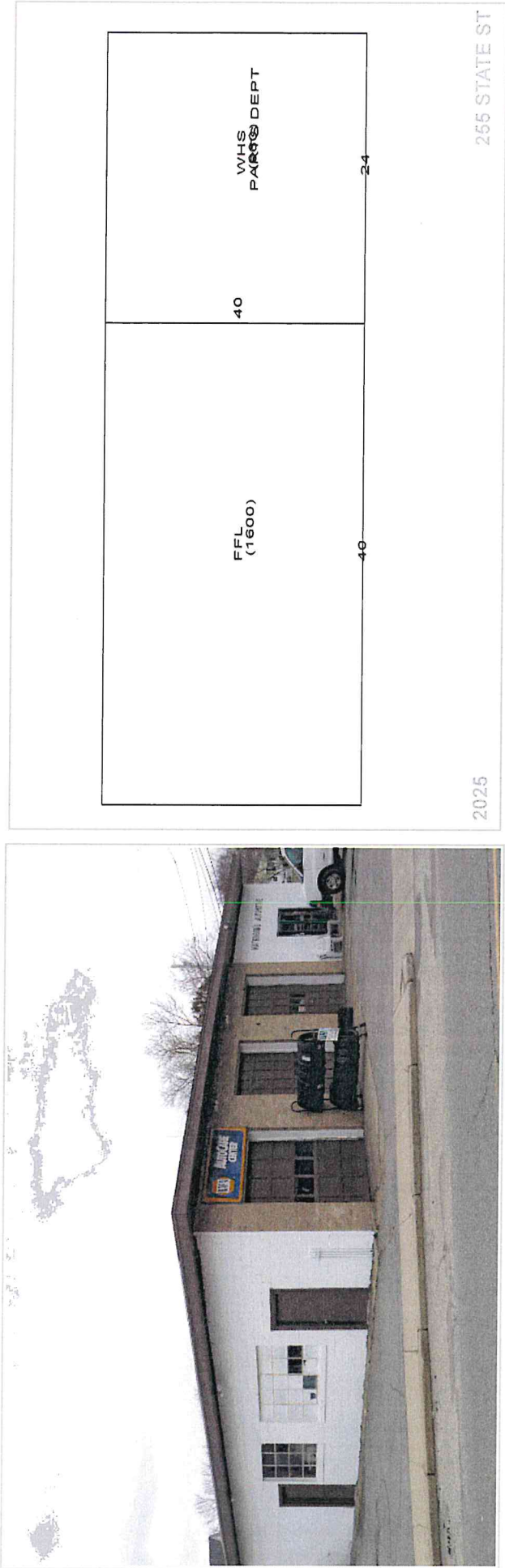
▶ Assessment

Use Code	Bldg Value	SFY1 Value	Land Size	Land Value	AG Credit	Assessed Value
06	106,000	0	0.32	227,200	0	333,200
TOTAL	106,000	0	0.32	227,200	0	333,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 130.16 VAL per SQ Unit/Parcel > 130.16

▶ Previous Assessments

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	106,000	0	0	227,200	0	333,200	333,200
2024	06	87,700	0	0	174,800	0	262,500	262,500
2023	06	87,700	0	0	174,800	0	262,500	262,500
2022	06	87,700	0	0	174,800	0	262,500	262,500
2021	06	87,700	0	0	180,300	0	268,000	268,000
2020	06	87,700	0	0	180,300	0	268,000	268,000



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.22957	AC	P	1.00	800,000	801,498	C13
2 06 Comm 2	0.08896	AC	R	0.25	800,000	485,612	C13
3							
4							

2025 255 STATE ST

2025

40 40 24

FFL (1600)

WHS PARTS DEPT

Building Information

Description	CommGrge	Story Height	Description
BLDG Type	0	COM Units	1 Story
RES Units	0	COM Units	1
Foundation		BMT Floor	
Frame 1	Masonry	Frame 2	%
EXT Wall 1	Concrete Blk	EXT Wall 2	%
Roof Type 1	Shed	Roof Type 2	%
Roof Cover 1	Tar & Gravel	Roof Cover 2	%
INT Wall 1	Unfin	INT Wall 2	%
Floors 1		Floors 2	%

BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT

Heat Fuel	Oil	Heat Type	Forced Warm Air
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceill HIGHT	12	Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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



255 State Street - 200' Radius

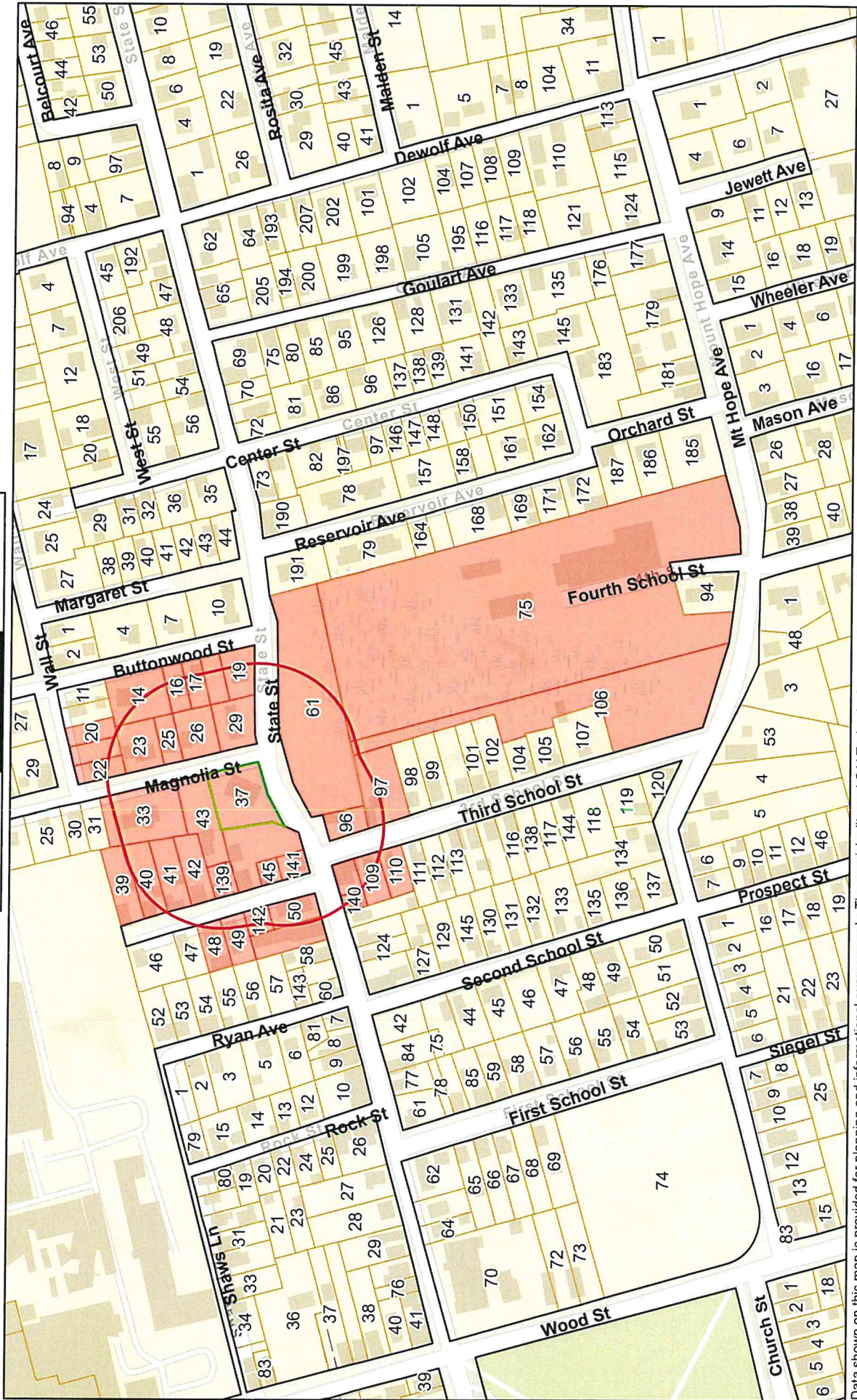
Town of Bristol, RI

1 inch = 282 Feet

August 12, 2025



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4D.

Subject Property:

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 30-106
CAMA Number: 30-106
Property Address: MT HOPE AVE

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

Parcel Number: 30-108
CAMA Number: 30-108
Property Address: 246 STATE ST

Mailing Address: KREFT, ROBERT M, TRUSTEE-ROBERT
M KREFT TRUSTEE
17 SANDY LN
BRISTOL, RI 02809

Parcel Number: 30-109
CAMA Number: 30-109
Property Address: 3 THIRD SCHOOL ST

Mailing Address: MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

Parcel Number: 30-110
CAMA Number: 30-110
Property Address: 5 THIRD SCHOOL ST

Mailing Address: LUTHER, FRANCIS DEBORAH
TRUSTEES & FRANCIS &
38 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 30-139
CAMA Number: 30-139
Property Address: 9 EASTERBROOKS AVE

Mailing Address: WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-14
CAMA Number: 30-14
Property Address: 9 BUTTONWOOD ST

Mailing Address: SYLVESTER, ANDREW & AMANDA TE
9 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 30-140
CAMA Number: 30-140
Property Address: 244 STATE ST

Mailing Address: RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-141
CAMA Number: 30-141
Property Address: 247 STATE ST

Mailing Address: GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-142
CAMA Number: 30-142
Property Address: 8 EASTERBROOKS AVE

Mailing Address: MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 30-16
CAMA Number: 30-16
Property Address: 5 BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518



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Page 1 of 4



200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4D.

Parcel Number: 30-17
CAMA Number: 30-17
Property Address: BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

Parcel Number: 30-19
CAMA Number: 30-19
Property Address: 3 BUTTONWOOD ST

Mailing Address: BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-23
CAMA Number: 30-23
Property Address: 12 MAGNOLIA ST

Mailing Address: CABRAL, PAUL M. LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-25
CAMA Number: 30-25
Property Address: 10 MAGNOLIA ST

Mailing Address: BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-26
CAMA Number: 30-26
Property Address: 8 MAGNOLIA ST

Mailing Address: ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-29
CAMA Number: 30-29
Property Address: 261 STATE ST

Mailing Address: SANTOS, EDMUND & SANTOS ELBA M.
LE MEDEIROS, NANCY & SANTOS,
ROBERT J.
261 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: CHILTON WILLIAM CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4D.

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
8513 SEUILLA COURT
NAPLES, FL 34114

Parcel Number: 30-41
CAMA Number: 30-41
Property Address: 13 EASTERBROOKS AVE

Mailing Address: TAVARES, VIRGINIA L & MANUEL A. TE
13 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-42
CAMA Number: 30-42
Property Address: 11 EASTERBROOKS AVE

Mailing Address: BORGES, SILVERIO A. ETUX CONNIE
BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

Parcel Number: 30-43
CAMA Number: 30-43
Property Address: 9.5 EASTERBROOKS AVE

Mailing Address: WILLIAM CHILTON CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

Parcel Number: 30-44
CAMA Number: 30-44
Property Address: 7 EASTERBROOKS AVE

Mailing Address: BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 30-45
CAMA Number: 30-45
Property Address: 3 EASTERBROOKS AVE

Mailing Address: STANZIONE, SELINA ET UX JOHN A.
STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-48
CAMA Number: 30-48
Property Address: 12 EASTERBROOKS AVE

Mailing Address: GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

Parcel Number: 30-49
CAMA Number: 30-49
Property Address: 10 EASTERBROOKS AVE

Mailing Address: MADEIRA, JOAO F. MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-50
CAMA Number: 30-50
Property Address: 243 STATE ST

Mailing Address: DILL, DAVID C. & DILL, KAREN F.
TRUSTEES
141 BUSH DR
MIDDLETOWN, RI 02842

Parcel Number: 30-51
CAMA Number: 30-51
Property Address: 241 STATE ST

Mailing Address: STATE STREET L.L.C.
241 STATE ST.
BRISTOL, RI 02809

Parcel Number: 30-61
CAMA Number: 30-61
Property Address: STATE ST

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

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



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Item 4D.

Parcel Number: 30-96
CAMA Number: 30-96
Property Address: 2 THIRD SCHOOL ST

Mailing Address: TERRA, JOSEPH ,TERRA, KAREN &
TERRA, BRAD JT
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 30-97
CAMA Number: 30-97
Property Address: 6 THIRD SCHOOL ST

Mailing Address: SOARES,EDGARDO R BARBARA ETUX
TE
6 THIRD STREET
BRISTOL, RI 02809



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8/12/2025

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ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

SOARES, EDGARDO R
BARBARA ETUX TE
6 THIRD STREET
BRISTOL, RI 02809

BORGES, SILVERIO A. ETUX
CONNIE BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

STANZIONE, SELINA ET UX
JOHN A. STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

BOUDREAU, BARRIE (SOLE)
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BRISTOL, RI 02809

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14 MAGNOLIA ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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13 EASTERBROOKS AVE
BRISTOL, RI 02809

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LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

MADEIRA, JOAO F.
MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

TERRA, JOSEPH ,TERRA, KAR
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

CHILTON WILLIAM
CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809

MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

CIRILLO, LOUIS P.
SUSAN E. CO-TRS & CIRILLO
8513 SEUILLA COURT
NAPLES, FL 34114

MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

WARD, TERESA J.
DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

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MIDDLETOWN, RI 02842

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MEDEIROS, NANCY & SANTOS,
261 STATE ST
BRISTOL, RI 02809

WILLIAM CHILTON
CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809