



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, September 14, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 10th, 2026.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes - July 13, 2026**
- 3. Sitting as Board of Appeal - Continued Petitions**

3A. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal (continued from July 13th): of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB ***Public Hearing is closed, vote on formal decision only.***

3B. ZAPL-26-5 John J. Marshall – Appeal (continued from July 13th): of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6 ***Public Hearing is closed, vote on formal decision only.***

3C. ZAPL-26-6 Carole Anne Benn – Appeal (continued from July 13th): of a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade. Located at **29 Harrison Street**; Assessor's Plat 146, Lot 21; Zone: R-15

- 4. Sitting as Board of Review - Continued Petitions**

4A. ZBR-26-21 Thomas A. Dawson – Dimensional Variances (continued from June 1st): to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6

4B. ZBR-26-24 Joseph M. Brito, Jr. – Dimensional Variances (continued from June 1st): to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a **Special Use Permit**: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40

4C. ZBR-26-30 Sarah Miller – Dimensional Variances (continued from July 13th): to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than

permitted for accessory structures in the Residential R-10 zoning district. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10

- 4D.** **ZBR-26-32 Douglas M. and Susan E. Dahl – Special Use Permit and Dimensional Variances (continued from July 13th):** to construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck. Located at **61 Smith Street**; Assessor's Plat 133, Lot 128; Zone: R-15

5. Sitting as Board of Review - New Petitions

- 5A.** **ZBR-26-9 Mosa Al Zoweilei – Dimensional Variances:** to construct a 3ft. 6in. addition to the footprint of an existing 21ft. x 23.25ft. accessory garage structure, and to construct a new 19.5ft. x 23.25ft. second- and third-story accessory dwelling unit (ADU) addition and second story deck above the structure with less than the required lot area for an ADU within a new or expanded structure; less than the required rear yard; less than the required distance between a principal and an accessory structure; and with less than the number of required off street parking spaces. Located at **721 Hope Street**; Assessor's Plat 8, Lot 3; Zone: W
- 5B.** **ZBR-26-33 Andrew Tyska – Dimensional Variance:** to construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than the required rear yard. Located at **26 Patricia Ann Drive**; Assessor's Plat 55, Lot 129; Zone: R-15
- 5C.** **ZRB-26-34 Larry Goldstein / TSL, LLC – Dimensional Variance:** to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit. Located at **267 Thames Street**; Assessor's Plat 9, Lot 50; Zone: W
- 5D.** **ZBR-26-35 Luke and Tracy D'Antonio – Dimensional Variance:** to construct an approximate 16.5ft. x 25ft. garage addition to an existing single-family dwelling with less than the required right side yard. Located at **62 Beachmount Avenue**; Assessor's Plat 63, Lots 80 & 81; Zone: R-10
- 5E.** **ZBR-26-36 Joseph M. Goulart – Dimensional Variance:** to construct a 30ft. x 40ft. accessory garage structure at a size greater than permitted for accessory structures in the R-10 zoning district. Located at **421 Metacom Avenue**; Assessor's Plat 48, Lot 10; Zone: R-10
- 5F.** **ZBR-26-37 Douglas and Patricia Gablinske – Dimensional Variances:** to construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size greater than permitted for accessory structures in the R-10 zoning district. Located at **6 Knowlton Court**; Assessor's Plat 103, Lot 14; Zone: R-10
- 5G.** **ZBR-26-38 Paul J. and MaryAnn Salesi – Dimensional Variance:** to construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district. Located at **66 Collins Street**; Assessor's Plat 26, Lot 72; Zone: R-6

6. Adjournment

Date Posted: August 27, 2026

Posted By: emt



Town of Bristol, Rhode Island

Department of Community Development

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

May 21, 2026

TO: Zoning Board of Appeals

FROM: Diane M. Williamson, Administrative Officer

RE: **Ramos Appeals**

Attached please find the 3 Notices of Violation issued for the Ramos Landscaping property with the corresponding police reports provided as supplemental information.

In addition, there are videos associated with the police reports that will be presented for your viewing at the meeting.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email

Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in cursive script that reads "Diane M. Williamson".
Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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CRIME / INCIDENT INFORMATION

7. Incident Date 02/08/2026	8. Incident Time 0909 Hrs	9. Loc. of Crime or Incident (No. - Street) 674 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip	14. Location Zone
15. No. 1	16. RIGL:	17. Crime / Incident NOISE COMPLAINT			18. NIBRS	19. Degree	

PERSON(S) INVOLVED

# 1	20. Type CONTACT	21. Name (Last) ROSCOE	(First) JARED	(Middle) C	Home Phone / Cellular /
22. Full Address (No. and Apt/Suite) 1 SOUSA ST			23. City BRISTOL	24. County	25. State RI
26. Zip 02809					

27. Mailing Address (if different than above)

28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race UNK	Driver's License # / State 3230273 / RI
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PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

PLEASE REFER TO SUPPLEMENTAL NARRATIVE.

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 Of 1	Report Date 02/09/2026	Reviewed By: LIEUTENANT PAUL MEDEIROS, ID#6
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Signature 	Supervisor Signature 
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Case No. 2026-003244



BRISTOL POLICE DEPARTMENT

SUPPLEMENTAL PAGE REPORT

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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NARRATIVE

On 02/08/2026 at approximately 0909 hours, I was dispatched to 674 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I did not observe or detect any loud noise or heavy machinery work in progress. I deployed the department issued noise meter to assess the sound level. The meter displayed a reading of 60.0 decibels at the time of measurement. Sgt. Gonsalves arrived on scene. I made contact with an employee of Ramos Landscaping, Jared Roscoe (REDACTED) and advised him of the complaint. Roscoe stated that he was conducting work due to the recent snowstorm. Roscoe was releasing salt from the rear of the plow truck, and he stated that he would be departing shortly.

At this time, no further issues were observed and no violations were found. Roscoe was advised that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

Case No. 2026-003244

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 Of 1	Report Date 02/09/2026	Reviewed By: LIEUTENANT PAUL MEDEIROS, ID#6
Signature 			Supervisor Signature 

91 7199 9991 7031 7835 4622

Town of Bristol, Rhode Island*Department of Community Development*

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



February 25, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

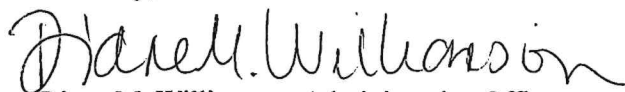
**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

 BRISTOL POLICE DEPARTMENT INCIDENT REPORT											
1. CAD Event Number 26-004250			2. Barracks BRISTOL POLICE DEPARTMENT		3. Phone Number 401-253-6900		4. Other Agency Case #		5. Department Case Number 2026-004263		
CRIME / INCIDENT INFORMATION											
7. Incident Date 02/21/2026		8. Incident Time 0716 Hrs		9. Loc. of Crime or Incident (No. - Street) 670 METACOM AVE RAMOS LANDSCAPING		10. City BRISTOL		11. County BRISTOL		12. State RI	
13. Zip		14. Location Zone		15. No. 1		16. RIGL:		17. Crime / Incident NOISE COMPLAINT		18. NIBRS	
19. Degree											
PERSON(S) INVOLVED											
# 1		20. Type CALLER		21. Name (Last) FERNANDES		(First) CHRISTOPHER		(Middle) A		Home Phone / Cellular	
22. Full Address (No. and Apt/Suite) 43 LISA LN				23. City BRISTOL		24. County BRISTOL		25. State RI		26. Zip 02809	
27. Mailing Address (if different than above)											
28. Social Security No.		29. DOB		30. Age		31. Sex MALE		Race UNK		Driver's License # / State 40072277 / RI	
# 2		20. Type OWNER		21. Name (Last) RAMOS		(First) DAVID		(Middle) J		Home Phone / Cellular	
22. Full Address (No. and Apt/Suite) 12 RUTH AVE				23. City BRISTOL		24. County		25. State RI		26. Zip 02809	
27. Mailing Address (if different than above)											
28. Social Security No.		29. DOB		30. Age		31. Sex MALE		Race WHITE		Driver's License # / State 13241998 / RI	
# 3		20. Type WITNESS		21. Name (Last) FERNANDES		(First) CAROL		(Middle) H		Home Phone / Cellular	
22. Full Address (No. and Apt/Suite) 43 LISA LN				23. City BRISTOL		24. County		25. State RI		26. Zip 02809	
27. Mailing Address (if different than above)											
28. Social Security No.		29. DOB		30. Age		31. Sex FEMALE		Race WHITE		Driver's License # / State 3070016 / RI	
PROPERTY											
63. Property Status		65. Quantity		66. Brief Description				69. Value		70. Date Recovered	
VEHICLE(S) INVOLVED											
31. State		32. Reg. Number		33. Lic. Type (LIT)		34. Year		35. Model		36. Body Type	
37. Color		38. VIN									
NARRATIVE / GIST											
PLEASE REFER TO SUPPLEMENTAL NARRATIVE.											
Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34						Page No 1 Of 1		Report Date 02/21/2026		Reviewed By: SERGEANT KYLE BATISTA, ID#10	
Signature 						Supervisor Signature 					

Case No. 2026-004263



BRISTOL POLICE DEPARTMENT

SUPPLEMENTAL PAGE REPORT

1. CAD Event Number 26-004250	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-004263
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NARRATIVE

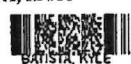
On 02/21/2026 at approximately 0716 hours, I was dispatched to 670 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I deployed the department issued noise meter on the south side of the property to assess the noise level. The meter registered sound levels ranging between 60 and 82 decibels during my observation. At the time of measurement, there was light traffic traveling on Metacom Ave. I made contact with David Ramos [REDACTED]. Ramos stated that he had just arrived at approximately 0710 hours and started two of his pick-trucks to prepare for the workday. Ramos indicated that the trucks had been started recently and that he was preparing to depart shortly. Ramos was advised of the complaint to which he understood.

I then responded to 43 Lisa Ln to speak with the calling party. I activated my Body Worn Camera, and I was met with Carol Fernandes [REDACTED]. Carol stated that her husband Christopher Fernandes [REDACTED] was not home at this time; however, he was the calling party. Carol stated at approximately 0710 hours, she heard loud truck noises originating from the area behind her residence, which she advised was Ramos Landscaping. Carol observed Ramos working on his work trucks on his property. I advised Carol that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

At approximately 0755 hours, I contacted Christopher via telephone regarding his complaint. Christopher stated at approximately 0710 hours, he observed Ramos and his workers moving tools within the property, starting multiple trucks and relocating them on the property. Christopher advised that at the time of the incident, two trucks were running and the lift/tailgate door was being used to move belongings. Christopher was advised that a Police report will be filed documenting his complaint and to contact Police if any further issues arise.

Case No. 2026-004263

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 of 1	Report Date 02/22/2026	Reviewed By: SERGEANT KYLE BATISTA, ID#10
Signature 			Supervisor Signature 

91 7199 9991 7031 7835 4639

Town of Bristol, Rhode Island*Department of Community Development*

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



March 10, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

 BRISTOL POLICE DEPARTMENT INCIDENT REPORT									
1. CAD Event Number 26-005037		2. ORI NO. R10010200		3. Phone Number 401-253-6900		4. Other Agency Case #		5. Department Case Number 2026-005050	
CRIME / INCIDENT INFORMATION									
7. Incident Date 03/04/2026		8. Incident Time 0602 Hrs		9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING		10. City BRISTOL		11. County BRISTOL	
						12. State RI		13. Zip 02809	
								14. Location Zone 1	
15. No. 1		16. RIGL: 102-0011		17. Crime / Incident Disturbance		18. NIBRS		19. Degree R	
PERSON(S) INVOLVED									
# 1		20. Type ACCUSED		21. Name (Last) RAMOS		(First) DAVID		(Middle) J	
								Home Phone / Cellular [REDACTED]	
22. Full Address (No. and Apt/Suite) 12 RUTH AVE				23. City BRISTOL		24. County		25. State RI	
								26. Zip 02809	
27. Mailing Address (if different than above)									
28. Social Security No.		29. DOB [REDACTED]		30. Age [REDACTED]		31. Sex MALE		Race WHITE	
								Driver's License # / State 13241998 /	
# 2		20. Type CALLER		21. Name (Last) FERNANDES		(First) CHRISTOPHER		(Middle) /	
								Home Phone / Cellular /	
22. Full Address (No. and Apt/Suite)				23. City		24. County		25. State	
								26. Zip	
27. Mailing Address (if different than above)									
28. Social Security No.		29. DOB [REDACTED]		30. Age [REDACTED]		31. Sex MALE		Race WHITE	
								Driver's License # / State /	
PROPERTY									
63. Property Status		65. Quantity		66. Brief Description				69. Value	
								70. Date Recovered	
VEHICLE(S) INVOLVED									
31. State		32. Reg. Number		33. Lic. Type (LIT)		34. Year		35. Model	
								36. Body Type	
								37. Color	
								38. VIN	
NARRATIVE / GIST									
On 03/04/2026 at approximately 0550 hours, Dispatch received a phone call from David Ramos [REDACTED] advising that two nursing homes his company services were in need of salt for the parking lot due to icy conditions. Ramos stated he was giving Police a heads up as it would probably cause a noise complaint against him. At approximately 0600 hours, Christopher Fernandes [REDACTED] notified Police Ramos had started heavy machinery and was in violation of the town contract for his hours of operation at the location of 671 Metacom Ave. Fernandes provided video footage from a security system he had installed on the rear of his residence which overlooks Ramos' property on Metacom Ave. While reviewing the footage, I observed a truck enter the parking lot at 0549 hours. At 0550 hours I began to hear a large amount of noise which was consistent with a large truck engine actively running. At 0554 hours, I hear a loud noise possibly a plow scraping against the ground. At 0556 hours a loud bang consistent with the rear hatch of a large truck slamming shut is heard. Starting at 0557 hours, the noise from the truck becomes excessively louder and this lasts until the end of the video at 0559 hours. While reviewing video two the excessive noise continues until 0601 hours at which point a large grinding noise is heard. The noise dissipates at 0602 hours and the trucks leave the property at 0603 hours. At 0604 hours, Bristol Police are observed entering the parking lot which explains why no violations were observed by Ptlm Kretchman at that time. The video footage has been added to this report. Overall I found Fernandes' complaint to be warranted and Ramos is in violation of beginning any work prior to 0700 hours.									
Print Rank / Name SERGEANT DEREK JENSEN, ID#15				Page No 1 Of 1		Report Date 03/05/2026		Reviewed By: SERGEANT DEREK JENSEN, ID#15	
Signature 								Supervisor Signature 	

Case No. 2026-005050



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-005037	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-005050
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CRIME / INCIDENT INFORMATION

7. Incident Date 03/04/2026	8. Incident Time 0602 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0011	17. Crime / Incident Disturbance			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20. Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle)	Home Phone / Cellular /
22. Full Address (No. and Apt/Suite)			23. City	24. County	25. State
27. Mailing Address (if different than above)					
28. Social Security No.	29. DOB [REDACTED]	30. Age [REDACTED]	31. Sex MALE	Race WHITE	Driver's License # / State /

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 03/04/2026 at approximately 0602 hours I was dispatched to 671 Metacom Ave (Ramos Landscaping) for an ongoing issue regarding excessive noise. The calling party identified as Christopher Fernandes [REDACTED] advised that heavy machinery had been running, and many of Ramos landscaping employees were on site, which was not permitted until past 0800 hours. Fernandes was very emotional over the noise and requested that an Officer respond over immediately.

Upon arrival I did not observe any equipment running, nor did I observe any Ramos Landscaping employees on scene. The scene was cleared without issue.

Print Rank / Name
OFFICER ZACHARY KRETCHMAN, ID#42

Signature


KRETCHMAN, ZACHARY

Page No

1 Of 1

Report Date

03/04/2026

Reviewed By:

SERGEANT DEREK JENSEN, ID#15

Supervisor Signature


JENSEN, DEREK

Case No. 2026-005050



Town of Bristol, Rhode Island Zoning Board of Review

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

File #ZAPL-26-1
#ZAPL-26-3
#ZAPL-26-4

PUBLIC HEARING

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

Monday, June 1, 2026
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPELLANT: **David J. Ramos / Ramos Landscaping, LLC**
PROPERTY OWNER: **David J. Ramos and Stephanie L. Ramos**
LOCATION: **668 & 670 Metacom Avenue**
PLAT: 128 LOTS: 15 & 16
ZONE: **General Business (GB)**

APPLICANT HAS FILED APPEALS OF: three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. *These appeals will be consolidated into one public hearing.*



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 28, 2026.



Joseph V. Cavanagh, Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765

Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 27th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809
etanner@bristolri.gov

RE: Request to Consolidate Appeals and for Continuance of Public Hearing.

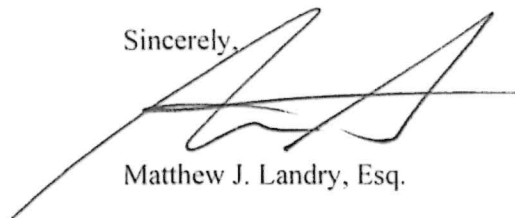
Dear Members of the Board:

Our office represents the Appellant, David Ramos (d/b/a Ramos Landscaping), in connection with property situated at 668 and 670 Metacom Avenue. Mr. Ramos has filed three (3) separate notices of appeal in response to Notices of Violation dated, February 12th, February 25th, and March 11th, 2026, all pending review before the Zoning Board of Review.

Please accept this correspondence as a formal request to consolidate each of the three (3) appeals to allow the Zoning Board to hear arguments during a single public hearing. Doing so will be more efficient and beneficial to all interested parties. To allow sufficient time for the Zoning Board to review the consolidated appeals, Mr. Ramos is also requesting a continuance to the June 11th, 2026 Zoning Board hearing. In the interim, we anticipate submitting a formal request to the Planning Board to review and consider an amendment of the Planning Board's December 11th, 2025, approval, that may assist in the disposition of these appeals. The additional time will allow for that submission and subsequent review by the Planning Board.

Please advise if you should require anything additional from our office in connection with this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', written over a horizontal line.

Matthew J. Landry, Esq.

Cc: Diane Williamson
Amy Goins, Esq.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-4

Date Certified Complete: March 26,
2026

Appellant	Name:		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 670 Metacom Ave	
Plat(s): 128	Lot(s): 15, 16
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: Notice of Violation Dated March 11, 2026	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh, Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry

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 Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 26th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated March 11th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises") (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. According to a police report dated March 4th, 2026, the Town of Bristol Police Department received a noise complaint from an abutting property owner who had purportedly shared videos taken of the Premises allegedly depicting snow plows and other equipment operating prior to 7am. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and disputes any alleged violations. As grounds for appeal, Petitioner avers that the activities were minimal and were outside the scope of conditions applicable to the property. Mr. Ramos notified police that two nursing homes needed road salt due to the recent storm and that he would need to prepare his vehicles to provide that service. The vehicles were on the property no longer than ten (10) minutes. The activities were incidental to the historic operations occurring on the property and did not involve the loading and/or unloading of materials or "materials processing" contemplated by the Planning Board conditions of approval.

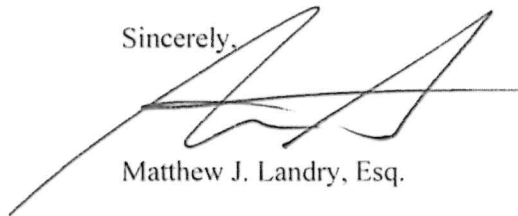
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a “garage” to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as “materials processing”, which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from the recent snowfall and safety concerns that are abated through road salt and snow plowing services Mr. Ramos provides. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3.

Further, the Planning Board’s conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Landry", written over a horizontal line.

Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

March 11, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-3

Date Certified Complete: March 17,
2026

Appellant	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 670 Metacom Ave	
Plat(s): 128	Lot(s): 15
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: February 25, 2026 Notice of Violation from Administrative Officer	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry
 Philip R. Primeau
 Matthew A. Gruneberg

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www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 17th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 25th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises") (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 21st, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed the property owner, David Ramos preparing for the workday along with two pick-up trucks. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the only activity observed on site was the property owner arriving for work and starting two pick-up trucks in preparation for the workday. The activity was minimal and incidental to employees arriving for work.

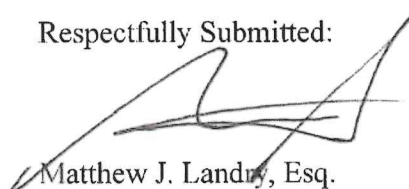
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to "shipping and/or receiving hours" to limit activities performed in conjunction with "materials processing". The

alleged violations stem from the property owner merely arriving to the property in advance of the workday and preparing two pickup trucks for business operations that would occur within normal business hours. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3. Further, the Planning Board's conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board's conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', is written over a horizontal line.

Matthew J. Landry, Esq.

Town of Bristol, Rhode Island

Department of Community Development



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

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

Zoning Board
Appeal
Application
ZAPL-26-1

Your submission

Submitted Mar 4, 2026 at 2:02pm

Your Submission

Attachments

Guests (0)

- ✔ Application Fee
- 🕒 Appeal Received & Completeness Review
- Application Complete
- Schedule Hearing
- Send Abutter Notice
- Notice of Hearing
- Upload Decision

Contact Information

Matthew Landry

Email address

mjl@blishcavlaw.com

Phone Number

4018318900

Mailing Address

Blish & Cavanagh, LLP Attn: Matthew Landry 30
Exchange Terrace, Providence, RI 02903

Locations

1 location
total

PRIMARY LOCATION



670 METACOM AVE

BRISTOL, RI 02809

Appellant Information

Name *

David Ramos

Street Address *

670 Metacom Ave

City *

Bristol

State *

RI

ZIP Code *

02809

Telephone Number *

4018318900

Email

ramoslandscaping401@gmail.com

Property Owner is
Appellant



Name of attorney or agent, if any, who is
authorized to represent the applicant

Matthew Landry, Esq.

Agent or Attorney
Telephone

401-831-8900

Agent or Attorney
Mailing Address

30 Exchange
Terrace, Providence,
RI 02903

**Location
of Subject
Property**

Address of Subject
Property *
670 & 668 Metacom
Ave

Assessor's Plat(s) *
128

Assessor's Lot(s) *
15 & 16

Zoning District(s) of
Property *
Business

**Appeal
Information**

File/Application Number of Decision being
Appealed OR Description of Decision *
Notice of Violation issued February 12th, 2026

Upon which agency or officer is this appeal being
taken?: *

Administrative Officer

In an attachment, Please provide a written
statement describing the decision in which you
are appealing, the applicable section(s) of the

Zoning Ordinance that apply to your appeal, and the specific grounds for the appeal.

Signature

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature

*

✓

Matthew Landry

Mar 3, 2026

Town of Bristol, RI

- Your Profile

Your Records
(/dashboard/records)
- Resources

Search for
Records (/search)

Claim a Record
(/claimRecord)

Employee Login
(https://bristolri.workflow



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry
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www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 4th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 12th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises"). (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 8th, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed "unloading of materials". The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the vehicles observed on site were merely spinning salt on the Premises that was used in connection with the recent snowstorm that had just come through area. As you may know, Ramos Landscaping has a contract with the State of Rhode Island that provides plowing and salt services for state roads throughout the Town during snowstorms. The activities observed on site lasted no longer than ten (10) to fifteen (15) minutes as was discussed with the police officer conducting the inspection. This is clearly depicted on bodycam footage obtained from the Town.

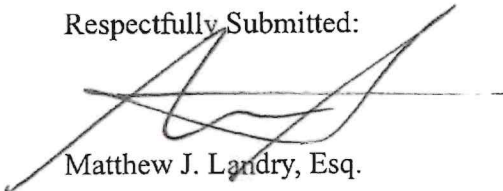
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include

screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from “spinning salt” on the Premises, not “unloading or loading of materials” nor “materials processing” that comprise a portion of the Ramos Landscaping business that were contemplated by Condition #3. The remaining conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:



Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in cursive script that reads "Diane M. Williamson".

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Town of Bristol, Rhode Island
Planning Board



DECISION
Bk: 2306 Pg: 209
Instr: 2026-8

Item 3A.

10 Court Street
Bristol, RI 02809
www.Bristolri.us
401-253-7000
253-7010

PLANNING BOARD DECISIONS

OWNER: David J. Ramos (Lot 15) /Lionel J. Ramos (Lot 16)
APPLICANT: David J. Ramos
ADDRESS: 668 and 670 Metacom Avenue
PLAT AND LOT: Plat 128 Lots 15 and 16
APPLICATION: Unified Development/Special Use Permit
Minor Land Development Preliminary Plan
"668 and 670 Metacom Avenue"

SPECIAL USE PERMIT

The Planning Board finds that:

- A. The Application is for a Special Use Permit for a contract construction use on Lots 15 and 16 on Plat 128 in the General Business Zone. The Board finds it meets the standards for the Special Use Permit as follows:
- The use is specifically authorized by the Zoning Ordinance;
 - The proposal meets all the standards in the subsection of the Zoning Ordinance, specifically Section 28-150 (jj);
 - The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan with the conditions of approval.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

- The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the "limit of work line" shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
- The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows:
General Business Hours: Monday through Friday 7am – 5pm; Saturday 8am – 3pm;
Closed Sundays/holidays.
- No materials processing or unloading/loading of trucks ("shipping and/or receiving hours") before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
- The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.
- Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.

- 6) During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- 7) There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- 8) All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- 9) An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- 10) Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- 11) All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.
- 12) To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- 13) The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- 14) Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- 15) There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- 16) Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

- 17) A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.
 - a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.
- 18) Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.
 - a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.
- 19) All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

- 20) The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.

Motion was made by Board member Katz, seconded by Board member Clark.

Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard

Opposed: None

MINOR LAND DEVELOPMENT

The Planning Board finds that:

1. The subject property consists of two parcels on Plat 128, Lots 15 and 16.
2. The proposal is the construction of a new contract construction building on Lot 16 and the operations of the contract construction business on Lot 15.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance. The property is in the General Business zone. The contract construction business use requires a Special Use Permit which the Board has granted with conditions as a Unified Development.
6. The proposed development has adequate and permanent physical access to Metacom Avenue.
7. The Board has considered the testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

The Board grants a waiver for the installation of a sidewalk along Lot 15 as required in the Metacom Avenue Overlay Zone since this lot is not being developed at this time.

Preliminary Plan approval is granted for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled "Preliminary Submission for 668 & 670 Metacom Avenue" dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered PE and Karen Beck, Registered Landscape Architect Sheets 1-10 of 10.

Subject to:

1. Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84, if agreed to by the owner of Lot 84.
2. Revised Plans to indicate an 8' wide aisle space for the ADA van accessible parking space.
3. If, and when, Lot 15 is further developed, a sidewalk will be required along Lot 15.

Motion made by Board Member Katz, seconded by Board Member Clark

Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard

Opposed: None

Being decisions of the Bristol Planning Board on December 11, 2025.

By: 
Diane M. Williamson, Administrative Officer

Date: January 2, 2026

Received for record at Bristol, RI
1/2/2026 02:12:50 PM





668 & 670 Metacom Avenue

Town of Bristol, RI

1 inch = 71 Feet



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March 16, 2026



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668 & 670 Metacom Ave - 300' Radius

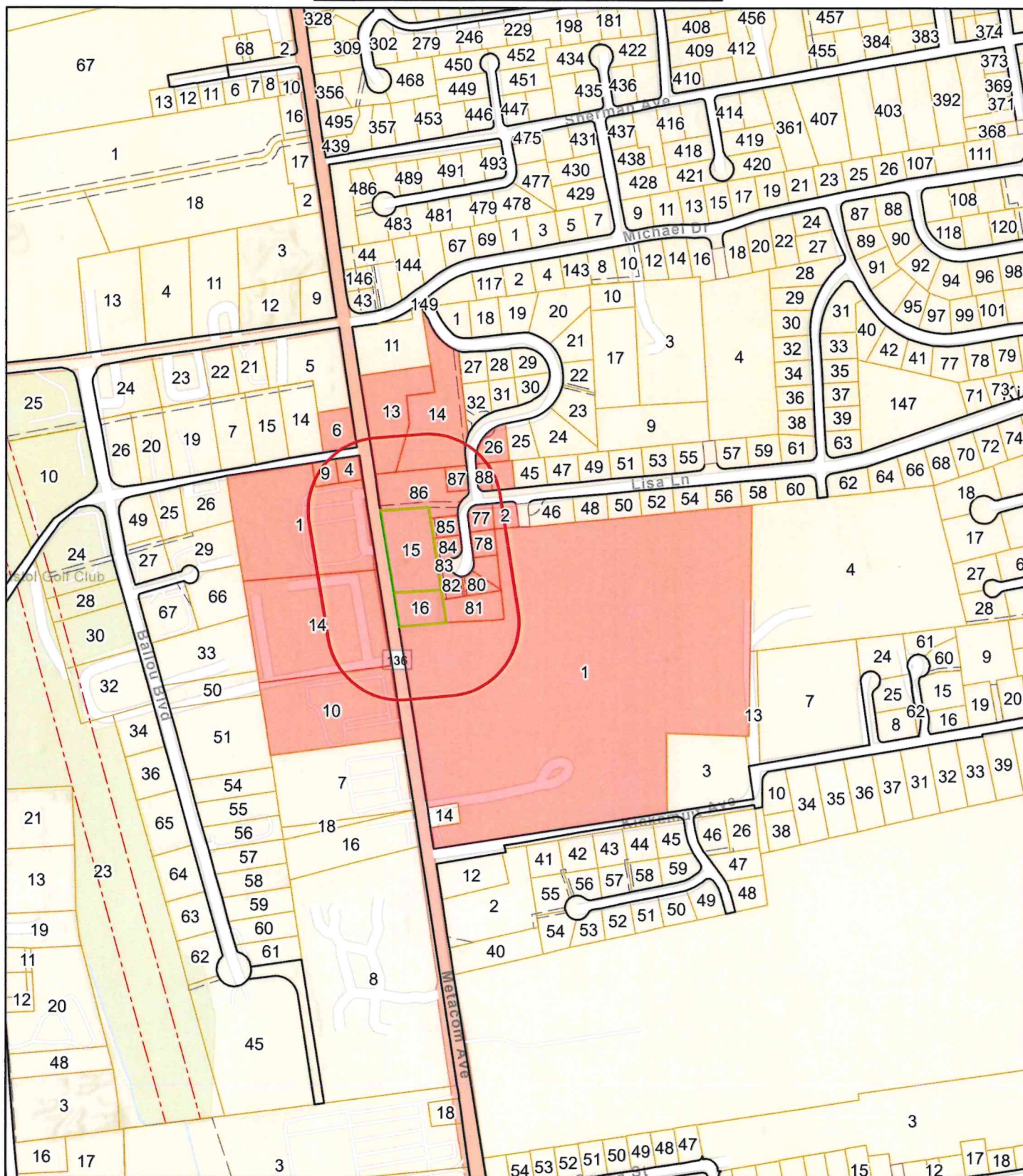
Town of Bristol, RI

1 inch = 563 Feet



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Subject Properties:

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 128-13
CAMA Number: 128-13
Property Address: METACOM AVE

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

Parcel Number: 128-14
CAMA Number: 128-14
Property Address: CASEY DR

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

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Parcel Number: 128-2
CAMA Number: 128-2
Property Address: 36 LISA LN

Mailing Address: SYLVIA JR GEORGE M TRUSTEE
SYLVIA KAREN ANN TRUSTEE
36 LISA LN
Bristol, RI 02809

Parcel Number: 128-26
CAMA Number: 128-26
Property Address: 26 CASEY DR

Mailing Address: HANON, JAMES W & SHARON A TE
26 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-77
CAMA Number: 128-77
Property Address: 38 LISA LN

Mailing Address: DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

Parcel Number: 128-78
CAMA Number: 128-78
Property Address: 40 LISA LN

Mailing Address: RICHMOND, JONATHAN W & NICOLE M.
TE
40 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-79
CAMA Number: 128-79
Property Address: 42 LISA LN

Mailing Address: TROCCHIO, MATTHEW J. & HAUGH,
CIRI E. TE
42 LISA LN
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 128-80
CAMA Number: 128-80
Property Address: 44 LISA LN

Mailing Address: ANNIS, JAMES D. JAMES A. JT
44 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-81
CAMA Number: 128-81
Property Address: LISA LN

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

Parcel Number: 128-82
CAMA Number: 128-82
Property Address: 46 LISA LN

Mailing Address: LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-83
CAMA Number: 128-83
Property Address: LISA LN

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

Parcel Number: 128-84
CAMA Number: 128-84
Property Address: 43 LISA LN

Mailing Address: PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-85
CAMA Number: 128-85
Property Address: 41 LISA LN

Mailing Address: DESANO, ANTHONY R. JR. JENNIFER L
TE
41 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-86
CAMA Number: 128-86
Property Address: METACOM AVE

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

Parcel Number: 128-87
CAMA Number: 128-87
Property Address: 29 CASEY DR

Mailing Address: CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-88
CAMA Number: 128-88
Property Address: LISA LN

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

Parcel Number: 128-89
CAMA Number: 128-89
Property Address: 37 LISA LN

Mailing Address: PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

Parcel Number: 134-1
CAMA Number: 134-1
Property Address: 648 METACOM AVE

Mailing Address: FALES, FRANK M. JR. DONALD G. TRST
& THE FALES FA
648 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 87-6
CAMA Number: 87-6
Property Address: 697 METACOM AVE

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



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Bristol, RI
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Parcel Number: 94-1
CAMA Number: 94-1
Property Address: 685 METACOM AVE

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-001
Property Address: 661 METACOM AVE

Mailing Address: CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-002
Property Address: 661 METACOM AVE

Mailing Address: CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-003
Property Address: 661 METACOM AVE

Mailing Address: KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

Parcel Number: 94-10
CAMA Number: 94-10-004
Property Address: 661 METACOM AVE

Mailing Address: FOISY, SHARON A
661 METACOM AVE UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-005
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-006
Property Address: 661 METACOM AVE

Mailing Address: HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-007
Property Address: 661 METACOM AVE

Mailing Address: FATINI, WALTER A & LEAH J TE
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-008
Property Address: 661 METACOM AVE

Mailing Address: DEANGELIS, DEBORAH
661 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-009
Property Address: 661 METACOM AVE

Mailing Address: FARIAS, CHERYL
661 METACOM AVE UNIT 9
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-010
Property Address: 661 METACOM AVE

Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA
P JANARIO IRREVOCABLE TRUST
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-011
Property Address: 661 METACOM AVE

Mailing Address: HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809



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Parcel Number: 94-10
CAMA Number: 94-10-012
Property Address: 661 METACOM AVE

Mailing Address: PELOQUIN, JEANNE UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-013
Property Address: 661 METACOM AVE

Mailing Address: LEAL, DORA & JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-014
Property Address: 661 METACOM AVE

Mailing Address: FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-015
Property Address: 661 METACOM AVE

Mailing Address: GOODWIN, LYDIA
661 METACOM AVE UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-016
Property Address: 661 METACOM AVE

Mailing Address: PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-017
Property Address: 661 METACOM AVE

Mailing Address: SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-018
Property Address: 661 METACOM AVE

Mailing Address: ROY, JOSHUA P. & MCGREGOR, SARAH
A. JT
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-019
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-020
Property Address: 661 METACOM AVE

Mailing Address: ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-021
Property Address: 661 METACOM AVE

Mailing Address: GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-022
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-023
Property Address: 661 METACOM AVE

Mailing Address: DEFREITAS, MARIA J & ERNESTO TE
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-001 Property Address: 663 METACOM AVE	Mailing Address: FUSCO, JAMIE & SUNHE TE 663 METACOM AVE, UNIT 1 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-002 Property Address: 663 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-003 Property Address: 663 METACOM AVE	Mailing Address: KAMIYAMA, MASAKUNI & FUJII- KAMIYAMA, MINO 663 METACOM AVE, Unit 3 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-004 Property Address: 663 METACOM AVE	Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA LANORA TE 663 METACOM AVE, UNIT 4 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-005 Property Address: 665 METACOM AVE	Mailing Address: MCLEOD, LAURA K. 665 METACOM AVE, UNIT 5 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-007 Property Address: 665 METACOM AVE	Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX 665 METACOM AVE UNIT 7 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-008 Property Address: 665 METACOM AVE	Mailing Address: BOUCHARD, MARIANNE L 665 METACOM AVE UNIT 8 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-009 Property Address: 665 METACOM AVE	Mailing Address: BERWICK, JULIA 425 EAST 82ND ST APT 3-B NEW YORK, NY 10028
Parcel Number: 94-14 CAMA Number: 94-14-010 Property Address: 665 METACOM AVE	Mailing Address: DANSEREAU, JASON C 665 METACOM AVE UNIT 10 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-011 Property Address: 667 METACOM AVE	Mailing Address: MEDEIROS, SHAUNI-LEE 667 METACOM AVE UNIT 11 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-012 Property Address: 667 METACOM AVE	Mailing Address: BORGES, GEORGE E & ROSE TE 667 METACOM AVE UNIT 12 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-013 Property Address: 667 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-014
Property Address: 667 METACOM AVE

Mailing Address: KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-015
Property Address: 667 METACOM AVE

Mailing Address: LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-016
Property Address: 667 METACOM AVE

Mailing Address: FEIJO, JORDAN JOSEPH & GEREMIA,
KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-017
Property Address: 669 METACOM AVE

Mailing Address: BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-018
Property Address: 669 METACOM AVE

Mailing Address: LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-019
Property Address: 669 METACOM AVE

Mailing Address: OLIVEIRA, MARIA BEATRIZ UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-020
Property Address: 669 METACOM AVE

Mailing Address: RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-021
Property Address: 669 METACOM AVE

Mailing Address: CHABOT, DONNA M. UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-022
Property Address: 669 METACOM AVE

Mailing Address: CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-023
Property Address: 669 METACOM AVE

Mailing Address: RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-024
Property Address: 669 METACOM AVE

Mailing Address: BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-025
Property Address: 669 METACOM AVE

Mailing Address: SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-026 Property Address: 669 METACOM AVE	Mailing Address: KRUSHNOWSKI, JOHNA A. TRUSTEE 669 METACOM AVE, UNIT 26 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-027 Property Address: 669 METACOM AVE	Mailing Address: TRIVISONNO, TIA TRUSTEE OF THE KAREN TRIVISONNO IRREVOCABLE TRUST 669 METACOM AVE, UNIT 27 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-028 Property Address: 669 METACOM AVE # 28	Mailing Address: TROIA, DANIEL B 669 METACOM AVE # 28 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-029 Property Address: 671 METACOM AVE	Mailing Address: MCKENNA, JARED D 671 METACOM AVE UNIT 29 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-030 Property Address: 671 METACOM AVE	Mailing Address: PEREIRA, DANNY 1 LANDMARK RD WALLINGFORD, CT 06494
Parcel Number: 94-14 CAMA Number: 94-14-031 Property Address: 671 METACOM AVE	Mailing Address: SENNOTT, GEORGE F. III & MAGHINI, JILLIAN JT 671 METACOM AVE, UNIT 31 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-032 Property Address: 671 METACOM AVE	Mailing Address: LIMA, TYLER G 671 METACOM AVE, Unit 32 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-033 Property Address: 671 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-034 Property Address: 671 METACOM AVE	Mailing Address: COTOIA JASON JOSEPH 671 METACOM AVE, Unit 34 Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-035 Property Address: 671 METACOM AVE	Mailing Address: SMITH, LINDA BIRD 671 METACOM AVE UNIT 35 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-036 Property Address: 671 METACOM AVE	Mailing Address: DEMELO, HUMBERTO S. & MARIA LE BOTELHO, SANDRA 671 METACOM AVE, UNIT 36 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-037 Property Address: 671 METACOM AVE	Mailing Address: AGUIAR, MARIA F 671 METACOM AVE UNIT 37 BRISTOL, RI 02809



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Parcel Number: 94-14 CAMA Number: 94-14-038 Property Address: 671 METACOM AVE	Mailing Address: NICOLI CATHY 671 METACOM AVE UNIT 38 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-039 Property Address: 671 METACOM AVE	Mailing Address: MEDEIROS, ANNA 671 METACOM AVE, UNIT 39 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-040 Property Address: 671 METACOM AVE	Mailing Address: COUTO HORACIO L 1265 NW 22ND AVE DELRAY BEACH, FL 33445
Parcel Number: 94-14 CAMA Number: 94-14-041 Property Address: 673 METACOM AVE	Mailing Address: TAVARES, KATIE L 673 METACOM AVE, UNIT 41 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-042 Property Address: 673 METACOM AVE	Mailing Address: HERNANDEZ, JUSTIN A 673 METACOM AVE, UNIT 42 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-043 Property Address: 673 METACOM AVE	Mailing Address: ANGELONE JILIAN M 1 CHRISTINE CT BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-044 Property Address: 673 METACOM AVE	Mailing Address: MEDEIROS, ROBERT M. & LARUE, ISADORA JT 673 METACOM AVE UNIT 44 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-045 Property Address: 673 METACOM AVE	Mailing Address: SALVAGGIO, JAMES J 673 METACOM AVE # 45 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-046 Property Address: 673 METACOM AVE	Mailing Address: SACCHETTI, CAROL L. 673 METACOM AVENUE UNIT 46 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-047 Property Address: 673 METACOM AVE	Mailing Address: KOTUBY, PAUL M JR 673 METACOM AVE UNIT 47 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-048 Property Address: 673 METACOM AVE	Mailing Address: GEORGIU, PAULA & GEORGIU, JENNIFER SOPHIA JT 673 METACOM AVE, UNIT 48 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-049 Property Address: 673 METACOM AVE	Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP NORMANDIN REV LIVING TRUST 673 METACOM AVE UNIT 49 BRISTOL, RI 02809



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Parcel Number: 94-14 CAMA Number: 94-14-050 Property Address: 673 METACOM AVE	Mailing Address: MARTIN, MARCIA 673 METACOM AVE, Unit 50 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-051 Property Address: 673 METACOM AVE	Mailing Address: GONSALVES, ANDREW J. 673 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-052 Property Address: 673 METACOM AVE	Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE 673 METACOM AVE, UNIT 52 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-053 Property Address: 675 METACOM AVE	Mailing Address: WELLS, RICHARD D. TRUSTEE 675 METACOM AVE, UNIT 53 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-054 Property Address: 675 METACOM AVE	Mailing Address: ROGERS, ROSE M. 675 METACOM AVE UNIT 54 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-055 Property Address: 675 METACOM AVE	Mailing Address: CCB ENETERPRISES LLC 18 WHEELER AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-056 Property Address: 675 METACOM AVE	Mailing Address: MEDEIROS, GAILELYN & EUGENE TE 675 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-057 Property Address: 675 METACOM AVE	Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON L. & 675 METACOM AVE, UNIT 57 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-058 Property Address: 675 METACOM AVE	Mailing Address: STEEL, IRVING STEEL, RICHARD JT 675 METACOM AVE Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-059 Property Address: 677 METACOM AVE	Mailing Address: CADILE, COREY 677 METACOM AVE, Unit 59 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-060 Property Address: 677 METACOM AVE	Mailing Address: BALZANO, JOHN E. & JANE MARIE TE 677 METACOM AVE, UNIT 60 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-061 Property Address: 677 METACOM AVE	Mailing Address: SWIFT, ROBERT 30 DOLLY DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-062
Property Address: 677 METACOM AVE

Mailing Address: EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-063
Property Address: 677 METACOM AVE

Mailing Address: LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-064
Property Address: 677 METACOM AVE

Mailing Address: FARINA-ROSENDALE, HOLLIS M
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-065
Property Address: 679 METACOM AVE

Mailing Address: SOUSA, MARGUERITE Q
679 METACOM AVE UNIT 65
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-066
Property Address: 679 METACOM AVE

Mailing Address: DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-067
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-068
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-069
Property Address: 679 METACOM AVE

Mailing Address: CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-070
Property Address: 679 METACOM AVE

Mailing Address: BHANDARI, HUM NATH & SARITA
POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-071
Property Address: 679 METACOM AVE

Mailing Address: SMITH, ROBERT B & SUNDERLAND,
CATHERINE T JT
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-072
Property Address: 681 METACOM AVE

Mailing Address: GORMAN, DAVID UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-073
Property Address: 681 METACOM AVE

Mailing Address: HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-074
Property Address: 681 METACOM AVE

Mailing Address: RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-075
Property Address: 681 METACOM AVE

Mailing Address: CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-076
Property Address: 681 METACOM AVE

Mailing Address: NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

Parcel Number: 94-14
CAMA Number: 94-14-077
Property Address: 681 METACOM AVE

Mailing Address: MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

Parcel Number: 94-14
CAMA Number: 94-14-078
Property Address: 681 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-079
Property Address: 683 METACOM AVE UNIT 79

Mailing Address: TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-080
Property Address: 683 METACOM AVE UNIT80

Mailing Address: MORAN, CHARLES J & MARY BETH TE
683 METACOM AVE., #80
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-081
Property Address: 683 METACOM AVE

Mailing Address: SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-082
Property Address: 683 METACOM AVE

Mailing Address: FOX, KEITH M. UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-4
CAMA Number: 94-4
Property Address: 691 METACOM AVE

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-9
CAMA Number: 94-9
Property Address: BROADCOMMON RD

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809



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AGUIAR, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

ANDRADE, KATHIE J., TRUST
DONNA P JANARIO IRREVOCAB
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

CADILE, COREY
677 METACOM AVE, Unit 59
BRISTOL, RI 02809

CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

ANNIS, JAMES D.
JAMES A. JT
44 LISA LN
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

BALZANO, JOHN E. & JANE M
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DEANGELIS, DEBORAH
661 METACOM AVE
UNIT 8
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

DEFREITAS, MARIA J &ERNES
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

D'ELIA, WILLIAM J. & GAIL
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

COTOIA JASON JOSEPH
671 METACOM AVE, Unit 34
Bristol, RI 02809

DESANO, ANTHONY R. JR.
JENNIFER L TE
41 LISA LN
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

FALES, FRANK M. JR.
DONALD G. TRST & THE FALE
648 METACOM AVE
BRISTOL, RI 02809

GEORGIU, PAULA & GEORGIO
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

FARIAS, CHERYL
661 METACOM AVE
UNIT 9
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KAMIYAMA, MASAKUNI & FUJI
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GOODWIN, LYDIA
661 METACOM AVE
UNIT 15
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

FATINI, WALTER A & LEAH J
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

KRUSHNOWSKI, JOHNA A. TRU
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

HANON, JAMES W & SHARON A
26 CASEY DR
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

FOISY, SHARON A
661 METACOM AVE
UNIT 4
BRISTOL, RI 02809

HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

LEAL, DORA &
JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

PELOQUIN, JEANNE
UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

NICOLI CATHY
671 METACOM AVE UNIT 38
BRISTOL, RI 02809

PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

MEDEIROS, ANNA
671 METACOM AVE, UNIT 39
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

RICHMOND, JONATHAN W &
NICOLE M. TE
40 LISA LN
BRISTOL, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

TROCCHIO, MATTHEW J. &
HAUGH, CIRI E. TE
42 LISA LN
BRISTOL, RI 02809

ROY, JOSHUA P. & MCGREGOR
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

STEEL, IRVING
STEEL, RICHARD JT
675 METACOM AVE
Bristol, RI 02809

VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SYLVIA JR GEORGE M TRUSTE
SYLVIA KAREN ANN TRUSTEE
36 LISA LN
Bristol, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

SENNOTT, GEORGE F. III &
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

TRIVISONNO, TIA TRUSTEE O
KAREN TRIVISONNO IRREVOCA
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-5

Date Certified Complete: May 8, 2026

Appellant	Name:		
	Address: 950 Warren Avenue		
	City: East Providence	State: RI	ZIP: 02914

Property Owner	Name: John Marshall		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 8 Constitution Street	
Plat(s): 11	Lot(s): 20
2. Zoning District in Which the Property is Located: R-6	
3. Upon which agency or Officer is this appeal being taken?: Historic District Commission	
Other:	
4. File/Application Number of Decision being Appealed: The May 4, 2026 decision, denying installation of a sliding door on garage.	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Alfred R. Rego, Jr.
Mailing Address: 443 Hope Street, Bristol, RI 02809



05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

Bristol Historic District Commission
Decision Letter

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM



BEFORE THE BRISTOL ZONING BOARD OF REVIEW
SITTING AS THE BOARD OF APPEALS

RE: Appeal of BHDC Decision – 8 Constitution Street, Bristol, RI (Plat 11 Lot 20)

APPELLANT: John J. Marshall

Date: May 7, 2026

I. PRELIMINARY STATEMENT

This appeal is taken from a decision of the Bristol Historic District Commission (BHDC) denying a Certificate of Appropriateness for the installation of a sliding glass door on the rear elevation of an accessory structure (garage). The Appellant respectfully requests that the Zoning Board reverse this decision on the grounds that it is arbitrary, capricious, and internally inconsistent. The BHDC has failed to apply the Secretary of the Interior's Standards uniformly, specifically ignoring the precedent set by their own recent approvals for the primary dwelling on the same lot.

II. STANDARD OF REVIEW

Pursuant to Rhode Island General Laws and Bristol Town Ordinance, the Board of Appeals must determine if the BHDC's decision was supported by the weight of the evidence. A decision that ignores established precedent on the same parcel or relies on "speculative visibility" (i.e., views from a boat in the harbor) while disregarding the loss of historic integrity already sanctioned by the Board, constitutes an abuse of discretion.

III. ARGUMENT

1. Internal Inconsistency and Lack of Uniformity

The BHDC's denial is fundamentally inconsistent with its prior approvals for this property. The Board previously approved:

A sliding glass doors on the rear of the primary dwelling.
A second-floor addition to the dwelling including a second sliding glass door.

By approving these elements, the BHDC has already established that sliding glass doors on the harbor-facing (rear) elevations of this property are compatible with the district. To deny the same architectural element on a secondary, non-historic accessory building is logically and legally indefensible.

The BHDC's stated its frustration with the "seek forgiveness, not permission" approach, but legally, an administrative body cannot use a denial as a punitive measure for a procedural bypass; they must judge the structure based on the standards.

2. Misapplication of Secretary of the Interior Standards 9 & 10

The BHDC cites Standards 9 and 10 to justify the denial. However:

Standard 9 requires that new work shall not destroy historic materials and should be compatible with the massing, size, and scale of the property. Given that the BHDC has already permitted a "total rebuild" of these structures, leaving only structural aspects - there is no

"historic fabric" left to destroy. The project is a contemporary reconstruction.

Standard 10 requires that new additions be reversible. A sliding glass door is inherently reversible and does not permanently alter the structural integrity of the rebuild.

3. Speculative Visibility vs. Public Way

Bristol's guidelines focus on the "public way." While the harbor is technically public, the BHDC's reliance on visibility from a boat to justify a denial—while having already permitted two similar doors on the more prominent main dwelling—is an arbitrary application of the "visibility" standard.

4. Improper Use of Administrative Power as Punishment

The record suggests the BHDC's denial was motivated by the Applicant's mid-construction change (converting the garage to an exercise room) rather than the architectural merits of the door. An administrative board may not deny an otherwise compatible application simply because the applicant "sought forgiveness rather than permission." The board must evaluate the door as if it were a fresh application.

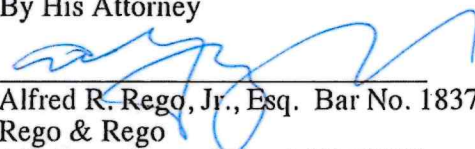
IV. CONCLUSION

The accessory building in question lacks independent historic significance due to the scale of previously approved renovations. Because the BHDC has already sanctioned the use of sliding glass doors on the primary structure's rear elevation, the denial for the garage is a "clear error" of inconsistent application.

WHEREFORE, the Appellant respectfully requests that the Zoning Board of Review reverse the BHDC's decision and grant the Certificate of Appropriateness for the sliding glass door.

Submitted

John J. Marshall
By His Attorney



Alfred R. Rego, Jr., Esq. Bar No. 1837
Rego & Rego
443 Hope Street, Bristol, RI 02809
401-253-2500
al@rego-law.com

APPELLANT'S LIST OF EXHIBITS

Property: 8 Constitution Street, Bristol, RI
Appellant: John J. Marshall

Category A: Property Context

Exhibit A-1: Application (proposed sliding glass door for garage): To install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan.

Exhibit A-2: Approved (and proposed garage glass door) Plans: Documentation showing the extent of the "total renovation" previously sanctioned by the BHDC, proving that the historic fabric was removed and replaced with modern materials and a second floor.

Exhibit A-3: HDC Decision Letter dated May 4, 2026 recorded May 6, 2026 denying installation thereof.

Category B: Visual Evidence of Inconsistency

Exhibit B-1: Photographic Survey (Rear Elevation). Photographs taken from the rear of the property showing the original garage and main structure as seen from the south. (Series of photos).

Exhibit B-2: Sightline Analysis (The "Harbor View"). Photos taken from the harbor or the public shoreline demonstrating the limited visibility of the garage door compared to the already-approved glass doors on the primary residence and adjoining properties.

Exhibit B-3: Street View Comparison. Photographs taken from the "Public Way" (street side) (taken at time of the HDC May 1, 2026 site view) proving the sliding glass door is not visible to the general public, thereby minimizing its impact on the Historic District's character.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

John Marshall

Applicant's Digital Signature

Date: March 5, 2026

SM

Drafting/Design
Riverside, R.I.
Smeds4@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0046
Drawn By: BIL
Checked By: X
Issue Date: 5-11-08

Drawing Index:

- Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions
No. Date Description
1 5-07-08

Drawing Title:

Proposed
Floor Plans

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

Drawing Number

4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY. ROUGH OPENING	TYPE
1	2 3'-2 1/2" x 6'-10 1/2"	3'-0" x 6'-8" EXTERIOR DOOR
2	1 2'-8 1/2" x 6'-10 1/2"	2'-6" x 6'-8" EXTERIOR DOOR
3	1 2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8" EXTERIOR DOOR
4	2 2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8" EXTERIOR DOOR
5	1 3'-6" x 6'-6"	3'-6" x 6'-6" INTERIOR BARN-660R
6	2 11'-10" x 6'-10 1/2"	11'-9" x 6'-8" SLIDING DOOR
7	1 5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

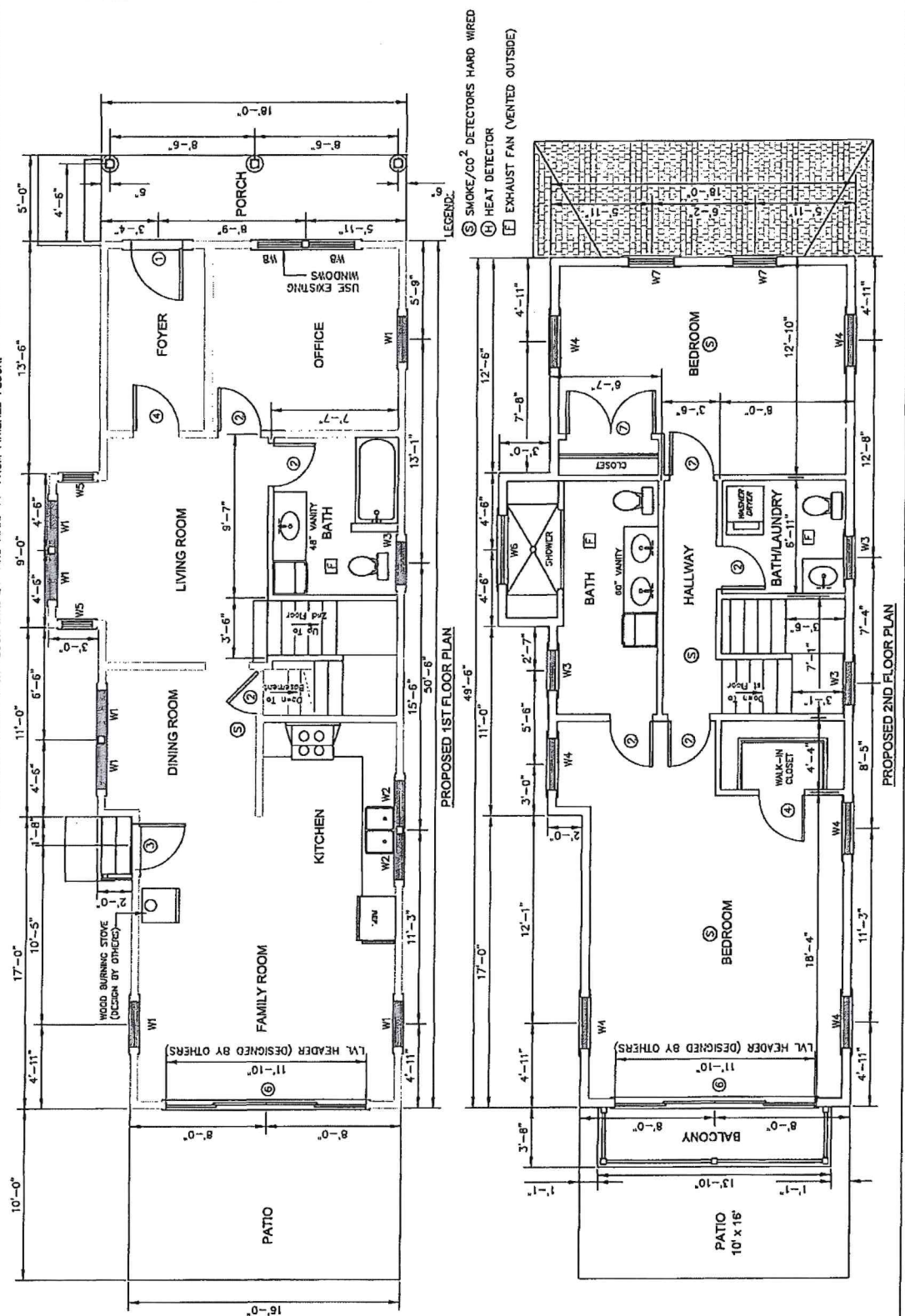
ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY. ROUGH OPENING DESIGNATION	TYPE
W1	9 2'-8 1/2" x 5'-0"	E Series Double-Hung
W2	2 2'-8 1/2" x 3'-4 1/2"	E Series Double-Hung
W3	4 2'-6 1/2" x 3'-4 1/2"	E Series Double-Hung
W4	6 3'-0 1/2" x 5'-0"	E Series Double-Hung
W5	2 1'-10 1/2" x 5'-0"	E Series Double-Hung
W6	1 4'-0 1/2" x 2'-0"	Awning
W7	2 2'-8 1/2" x 4'-6"	E Series Double-Hung
W8	2 3'-0" x 6'-0"	EXIST. Use the 2 best exist. windows

WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

NEW 6'-0" SLIDING GLASS DOOR

EXISTING GARAGE
SELECTED BY OWNER
GARAGE BARN DOOR





05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

Bristol Historic District Commission
Decision Letter

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM



B-I





Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



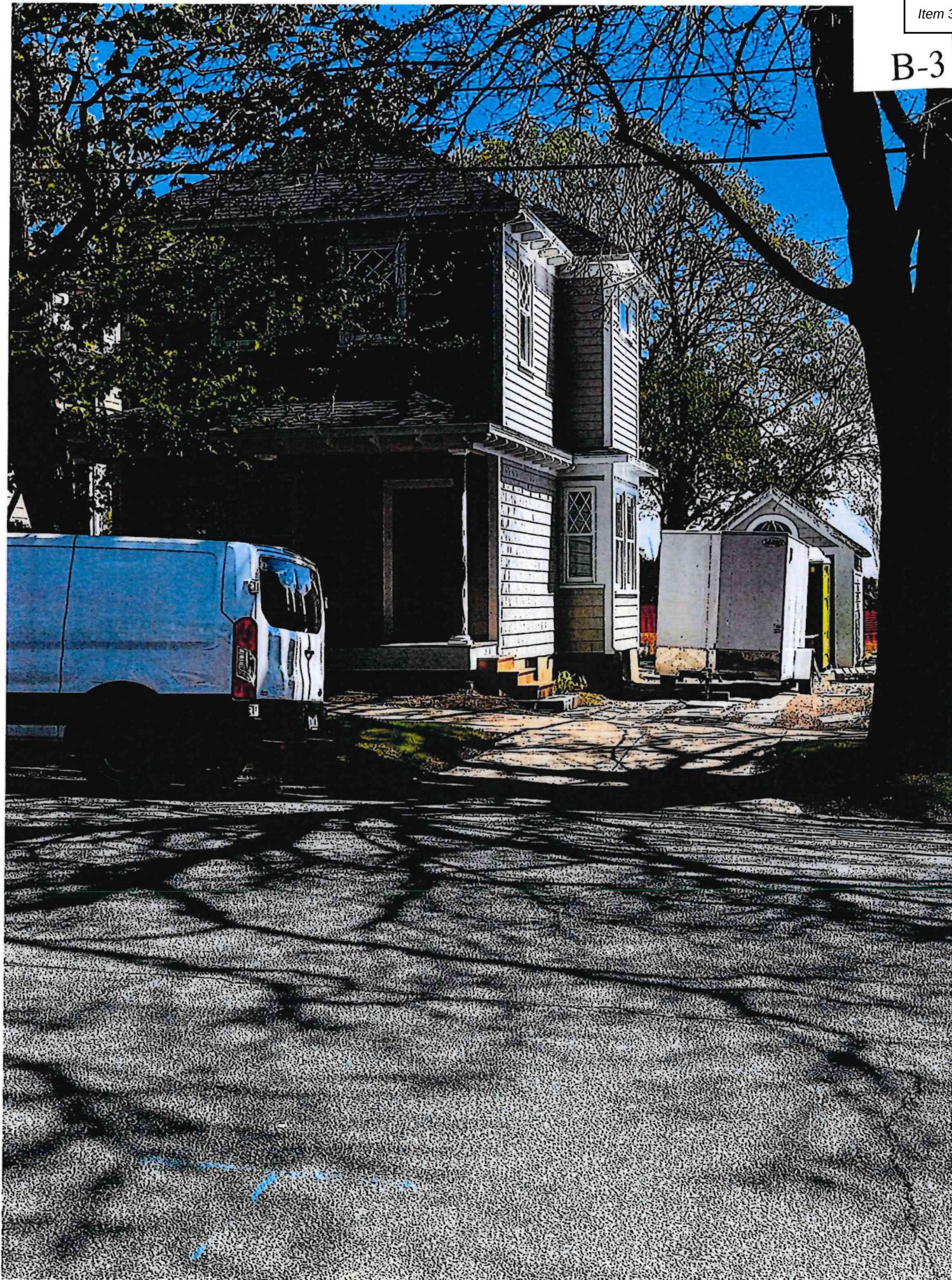


Sent from my iPhone

B-2



B-3





8 Constitution Street

Town of Bristol, RI

1 inch = 18 Feet



www.cai-tech.com

May 11, 2026



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Owner

Owner 1 JM BRISTOL LLC
Owner 2 C/O DARROW EVERETT LLP
Owner 3
Address 1 TURKS HEAD PL, 12TH FL, PROVIDENCE, RI 02903

Previous Owners & Sales Information

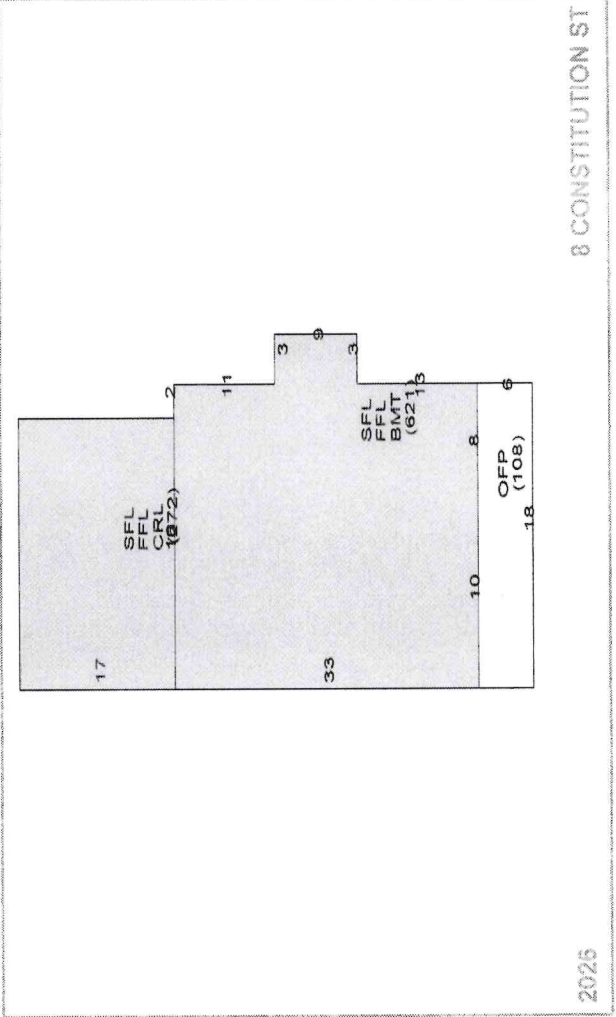
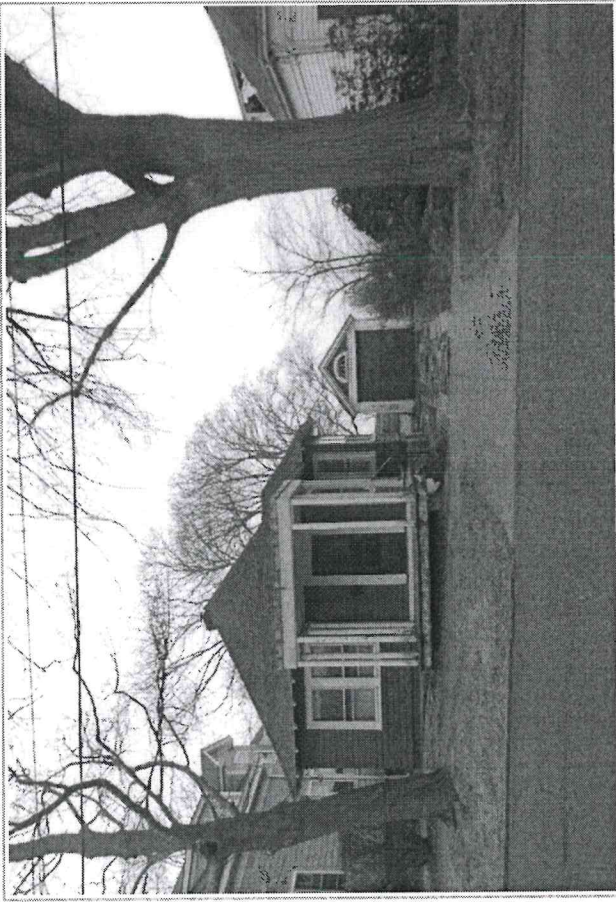
Grantor	Date	Sale Price	Leg Ref	NAL	Dead Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	233,100	3,000	0.06	277,200	0	513,300
TOTAL	233,100	3,000	0.06	277,200	0	513,300
Source > Mkt Adj Cost						VAL per SQ Unit/Parcel > 184.18

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	193,000	3,000	0	277,200	0	473,200	473,200
2024	01	133,400	3,000	0	231,000	0	367,400	367,400
2023	01	133,400	3,000	0	231,000	0	367,400	367,400
2022	01	133,400	3,000	0	231,000	0	367,400	367,400
2021	01	98,500	3,000	0	222,000	0	323,500	323,500
2020	01	98,500	3,000	0	222,000	0	323,500	323,500



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	1	Winter View	25					277,200			1.00	0
2																		
3																		
4																		

reshingled roof to code 9-17-13 mcb

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

▲ Building Permits

1	05/13/2025	B61244	11/11/2015	BLDG	0	0	Open	Interior demolition and renovation first floor
2	09/11/2015	247-15-M		MECH	4,000	100	Closed	REPLACE OIL FIRED BOILER
3	09/11/2015	M13799		MECH	0	100	Closed	REPLACE OIL FIRED BOILER
4	06/18/2013	B26284		BLDG	0	100	Closed	RESHINGLE ROOF TO CODEAPPROVED BY
5								
6								
7								
8								
9								

[illegible]

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



8 Constitution - 200' Radius

Town of Bristol, RI

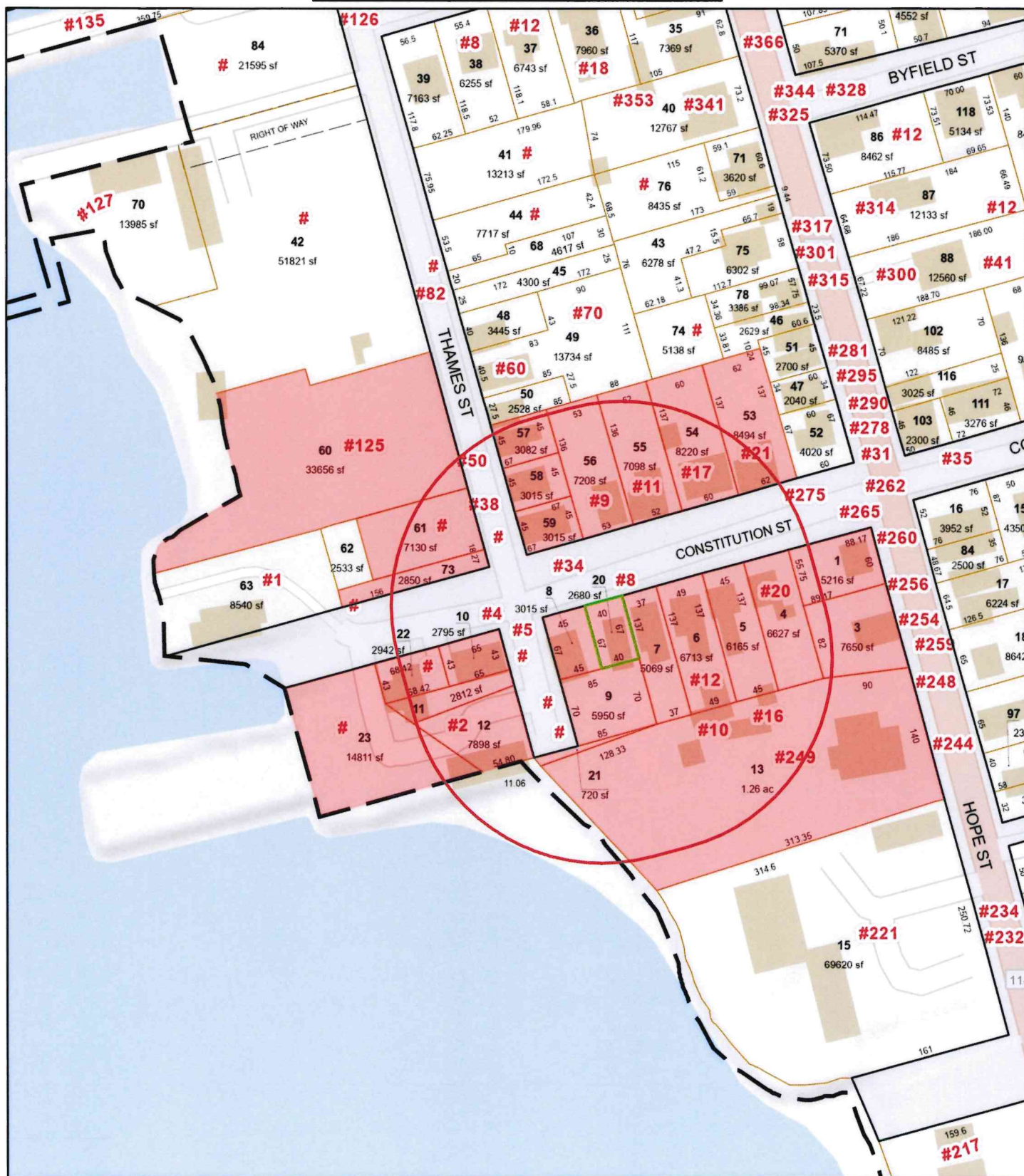
1 inch = 141 Feet



www.cai-tech.com

May 11, 2026

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW
EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. & PAULA
ARSENAULT HARTLEY TE
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

Mailing Address: OUELLETTE, DAVID ALAN & BURGIO,
JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723



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5/11/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 11-1 CAMA Number: 11-1 Property Address: 265 HOPE ST	Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE 265 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-10 CAMA Number: 11-10 Property Address: 4 CONSTITUTION ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-11 CAMA Number: 11-11 Property Address: THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-12 CAMA Number: 11-12 Property Address: 2 THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-13 CAMA Number: 11-13-001 Property Address: 249 HOPE ST	Mailing Address: SYLVIA, ALAN G. & ANN M. TE 13033 PENNINGTON PL UNIT #102 FORT MEYERS, FL 33913
Parcel Number: 11-13 CAMA Number: 11-13-002 Property Address: 249 HOPE ST	Mailing Address: MCCLOSKEY, JOHN A. JR. TRUSTEE 249 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-003 Property Address: 249 HOPE ST	Mailing Address: SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST 249 HOPE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-004 Property Address: 249 HOPE ST	Mailing Address: GATES, ANNE M 4165 S. FOURMILE RUN APT 401 ARLINGTON, VA 22204
Parcel Number: 11-13 CAMA Number: 11-13-005 Property Address: 249 HOPE ST	Mailing Address: MURRAY, ROBERT F 249 HOPE ST UNIT 5 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-006 Property Address: 249 HOPE ST	Mailing Address: SOUSA, MICHAEL 249 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-007 Property Address: 249 HOPE ST	Mailing Address: MURRAY ROBERT F TRUSTEE 249 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-008 Property Address: 249 HOPE ST	Mailing Address: REICHE, SUSAN 249 HOPE ST, UNIT 8 BRISTOL, RI 02809



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5/11/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 11-13 CAMA Number: 11-13-009 Property Address: 249 HOPE ST	Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE 249 HOPE STREET BRISTOL, RI 02809
Parcel Number: 11-20 CAMA Number: 11-20 Property Address: 8 CONSTITUTION ST	Mailing Address: JM BRISTOL LLC C/O DARROW EVERETT LLP 1 TURKS HEAD PL, 12TH FL PROVIDENCE, RI 02903
Parcel Number: 11-21 CAMA Number: 11-21 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-22 CAMA Number: 11-22 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-23 CAMA Number: 11-23 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH & AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-5 CAMA Number: 11-5 Property Address: 16 CONSTITUTION ST	Mailing Address: JENSEN, LEIF WINGARD, MONICA TE 16 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-6 CAMA Number: 11-6 Property Address: 12 CONSTITUTION ST	Mailing Address: HOLT, ROBERT C & DIANE M TE 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-7 CAMA Number: 11-7 Property Address: 10 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-8 CAMA Number: 11-8 Property Address: 5 THAMES ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-9 CAMA Number: 11-9 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828



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5/11/2026

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Page 3 of 3

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

GATES, ANNE M
4165 S. FOURMILE RUN APT 401
ARLINGTON, VA 22204

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

GORDON KARIAN IRREVOCABLE
ROBIN KARIAN ALLISTER TRU
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

HARTLEY, JOHN P. &
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

REICHE, SUSAN
249 HOPE ST, UNIT 8
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

HOLT, ROBERT C &
DIANE M TE
12 CONSTITUTION ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

JENSEN, LEIF
WINGARD, MONICA TE
16 CONSTITUTION ST
BRISTOL, RI 02809

SALESI, PAUL JOHN & MARYA
SALESI LIVING TRUST
249 HOPE ST, UNIT 3
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

JM BRISTOL LLC
C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

SOUSA, MICHAEL
249 HOPE ST UNIT 6
BRISTOL, RI 02809

CURTIS, WILLIAM D. &
LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

KARIAN, ROBIN & ALLISTER,
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

SYLVIA, ALAN G. & ANN M.
13033 PENNINGTON PL
UNIT #102
FORT MEYERS, FL 33913

DE RHAM, JEREMIAH & AMY T
259 HOPE ST
BRISTOL, RI 02809

MCCLOSKEY, JOHN A. JR. TR
249 HOPE ST, UNIT 2
BRISTOL, RI 02809

USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

DEMOPULOS, AMELIA & ABIGA
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

MURRAY ROBERT F TRUSTEE
249 HOPE ST
BRISTOL, RI 02809

FERREIRA, ROBERT A.
BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

MURRAY, ROBERT F
249 HOPE ST UNIT 5
BRISTOL, RI 02809

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chairperson Lima advised Mr. Levy that even though the project was located in the rear yard, he needed to display the certificate of appropriateness in the front where visible, so everyone knew that he had permission from the HDC.

4F. 26-25: 474 Thames St, Daniel Brooks: Discuss and Act on addition of shed to property.

Applicant was not present.

A motion was made by Member Allen to continue application #26-25 to the May 7, 2026 meeting; Seconded by Member Camara.

Voting Yea: Allen, Camara, Millard, and Lima

Opposed: None

Motion carries.

4G. 26-26: 8 Constitution St, John Marshall: Discuss and act on approval of sliding glass door on rear of garage.

Attorney Alfred R. Rego, Jr., John Marshall, and Peter Dwyer were present.

A discussion commenced between the Attorney Rego and the Commission. Member Allen asked Mr. Marshall why the work had been done without coming before the HDC to seek permission first. Attorney Rego stated that conditions were found to the rear of the garage once work was being done. He said there was a series of photographs submitted showing what was found when siding was removed. He wasn't sure the sequence the photographs were in, but it showed that in between each support there was stucco that had collapsed which needed to be replaced. Attorney Rego said the photographs went further to demonstrate the need to replace certain beams and the like which opened up the back side. He said the garage itself was an undersized accessory building and the owner decided that the work needed to be done. He said it wasn't going to be used as a garage but rather as a home gym and storage. Attorney Rego stated the materials that were used mirrored what the Commission previously approved of on

the main structure. He stated that John Marshall and Peter Dwyer could answer the Commission's specific questions. Attorney Rego said that the photographs showed clear evidence of the deteriorated conditions that were found and that he had never seen stucco in between beams.

Member Millard asked if the stucco was on this inside or outside. Attorney Rego approached the Commission and showed the photographs. He said the void was filled with stucco which was crumbling and falling apart. Member Allen asked why a sliding glass door was put in when there wasn't a door there before. Attorney Rego said it was just to fit the look of what the Commission had approved of on the main building itself. He said since it was going to be used as a home gym, the door was just for air flow and light on both ends.

Member Allen asked if it was true that the door was only 20 inches to the property line. Attorney Rego didn't think so. Mr. Marshall thought it was more like 2 feet. Chairperson Lima asked Nick if he was aware of all of this. Nick stated that he was made aware of the fact that it was very close, between 20 inches and 2 feet, that it was a tight distance. Nick said it was the same door as what was put on the house. Member Allen but it wasn't a flat area between the property line and the door. Nick said that the area sloped slightly.

Chairperson Lima asked Nick and Attorney Marks if it was an issue that should be deferred to zoning. Nick said that it would be more of a zoning issue. Chairperson Lima asked Attorney Marks if the Commission should continue the matter until after it was heard at zoning. Attorney Marks didn't think it was something that would go to zoning, but the applicant would have to meet the zoning requirements regardless so whether that required relief from the Zoning Board he didn't feel that the Commission should have to decide that issue. Chairperson Lima said that the Commission only had to decide if the door was appropriate and the rest was out of the Commission's hands. Attorney Marks said that was correct.

Member Allen asked Mr. Marshall if he would be using the door for entry into the garage. Mr. Marshall said the door was strictly for airflow and light in the building. He stated that he was going to landscape the area.

Robin Allister, 5 Thames Street, came forward to speak. Ms. Allister stated that this Committee has been very generous to Mr. Marshall in approving renovations to the property, and now Mr. Marshall was asking the Commission to retroactively approve work that had already been done. Ms. Allister said Mr. Marshall was a commercial and residential real estate developer who knew that any substantive work on a property, especially one in a historic district, required necessary approval and permits. She said the credibility of the Commission was at stake because it had been a contentious community development and the message this would be sending to other Bristol residents was the HDC was nothing more than an afterthought. Ms. Allister felt that it signaled to people that they could change their properties and then come to the HDC after the fact for retroactive approval. Her concerns about the door were three-fold: 1) it was not up to building code. She said building codes required that doors that were either egress or non-egress have 36 inches of landing clearance in the direction of travel. She said by Mr. Marshall's own surveyor's work, there was 1.7 or approximately 20 inches between her property and Mr. Marshall's door, which did not meet applicable building code and as such gives rise to regular trespass. Ms. Allister said the Commission would approve a door that didn't meet building code. She stated it allowed for trespass, introduced a safety hazard creating improper footing which could result in a fall onto the neighbor's property, and that could force the neighbors to accept liability for an accident that originated on Mr. Marshall's property. She urged the Commission to refrain from approving it retroactively.

Chairperson Lima asked Attorney Marks if the Commission should refer the application to the Building Inspector's Office or Code Compliance Office before making a decision. Attorney Marks said the Commission could do so, but the issues were outside of the jurisdiction of the Commission. He agreed with Ms. Allister that there should have been approval first, but he advised the Commission to imagine that the installation hadn't occurred and base the approval on that. Nick said that was the standard procedure. He said in cases where permission wasn't sought, a fee for work without a permit was levied and then it goes forward as if it had not been on the merits of whether or not it would be appropriate had it been brought to the Commission if it did not

exist. He said the Commission should weight the matter as if it hadn't happened and if it was a new project, would the Commission approve it or not.

Chairperson Lima said since she had not visited the property, she wanted to continue the application so the Commission could do a site visit. She felt the Commission could get a better understanding of what happened and whether they should or would have approved it had the project come before them versus just sitting here without having any knowledge of what the Commission was looking at. Member Camara said that just looking at it, didn't make any sense. He asked the rest of the Commission if it was something that would normally be allowed. He would have understood a window, but not a door and suggested a continuance. Member Allen asked Mr. Marshall if it could be changed to a window instead of a door. Chairperson Lima told Mr. Marshall that he didn't have to decide, but he could. Mr. Marshall said he would like to do a site visit.

Member Millard suggested to Mr. Marshall that since he had already put the door in and it was not to code; why not have a carpenter make it into a window. Mr. Marshall said he wasn't sure he could do that. He said he would have to throw the door away. Member Millard said there were a lot of carpenters in town that could make it into a nice window. Mr. Marshall asked if the Commission wanted to do a site visit. Member Allen said if that's what he wanted the Commission to do then they would do so. Mr. Marshall said that was good with him. Chairperson Lima said she would have Nick schedule a site visit after she checked if there was anyone else in the audience who wanted to speak for or against the application. Nick stated he would schedule a time when the Build Official could attend as well.

Dr. Catherine Zipf came forward to speak. Dr. Zipf said that she had not seen the photographs showing what was discovered in the walls. She was troubled to hear that what was found sounded like standard early construction called waddle and dab. Dr. Zipf said it was vertical beams that were filled in with a stucco or stucco-like material. She said it wasn't a common building material in Bristol and, in fact, was very rarely used as it was must more typically used in places like the Caribbean Islands or in the south where a particular type of that construction called Tabby or Adobe. Dr. Zipf said it

would have been nice to have a call placed to the Historical Society so it could have been documented what was there. She wanted it on the record that for future reference if something like this is ever found again, a call should be placed to the Historical Society so it can be properly documented.

A motion was made by Member Allen to continue application #26-26 for a site visit; Seconded by Member Camara.

Voting Yea: Camara, Allen, Millard, and Lima

Opposed: None

Motion carries.

Nick stated that it will be advertised as a meeting and there will be an agenda. Chairperson Lima said that it would be posted online and anyone would be welcome to attend.

4H. 26-28: 9 Court Street, Karen Gieseke: Discuss and Act on installation of sign on front of building.

Karen Gieseke and Ian McCullen were present.

A discussion between the Commission and Ms. Gieseke, and Mr. McCullen was had regarding the installation of a sign at the front of the building at 9 Court Street. Mr. McCullen proposed a recreation in size and scale to the sign that was on the building when it belonged to the Town of Bristol. He said they wanted to keep the sign within the framework that was already familiar and approved. They proposed composite raised lettering on a composite based sign with gold leaf. Mr. McCullen said the sign would have 3/4-inch molding in white all the way around the sign with 1/2-inch lettering which would sit inside of outer molding. He stated they were also adding an element which was a carved relief with a painted surface which would be digitally produced due to its size. Mr. McCullen said that everything on the sign was going to be hand painted. He said it would be acrylic paint with a clear coat over the top. Mr. McCullen said the letters would be made from a composite material with gold leaf and the sides would be finished in a metallic gold paint. He said the sign would be 24 inch wide and 32 inches high and would be affixed to the building with French cleats so there would not be any visible



Town of Bristol, Rhode Island

Historic District Commission

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

DRAFT

HDC Site Visit May 1, 2026

Minutes

8 Constitution St, Bristol, RI 02809

Meeting Brought to Order 9:00 AM

Members Attending:

Oryann Lima, Chair
John Allen, Vice-Chair
Susan Church, Member
Robert Page, 1st Alternate, Voting as Member
Robert Camara, 2nd Alternate, voting as Member

Attending:

Al Rego, Attorney for Applicant
David Marks, Bristol Town Solicitor
Andrew Teitz, Bristol Town Solicitor
Peter Dyer, Applicant and Contractor
Bob Holt, Neighbor
Robin Allister, Neighbor
Brian Clark, Resident

Meeting Brought to Order 9:00 AM at 8 Constitution St, Bristol, RI

Application 26-26 – Matter on the agenda is a door on the south elevation for garage. Project monitor assigned is Christopher Ponder, no in attendance

Commissioners in attendance reviewed the property line. Garage is within one to two feet of the south lot line. The sliding door being applied for was installed on back of garage, and was not in previously approved plan set or presentation shown to HDC. A fee will be charged for work without a certificate of appropriateness.

Applicant stated that door was added for light in garage building, which will be used for a weight room.

Applicant installed door without returning to HDC for approval. However, a similar door was approved for rear of home under a previous application.

DRAFT

DRAFT

As is standard procedure, commissioners approached the door as if it had not been installed and this was a new application.

Vice Chair Allen did not feel door is appropriate for the garage and would not vote to approve, feels that there should be a window.

Member Page agreed with Vice-Chair Allen.

Member Church stated that she did not like the door, but noted its lesser importance because it was on the rear of the garage.

Member Camara did not find the door to be appropriate and would not approve.

Chair Lima did not feel the door would be appropriate.

Public Comment ensued after discussion.

Bob Holt, neighbor, noted he owned two houses next door. He stated he does not like the entire project.

Robin Allister, of 5 Thames St, stated that they were not in favor of the door. Ms. Allister also objected to the presence of Brian Clark, who sits on the Bristol Planning Board, at the site visit as a resident. Ms. Allister also stated that the HDC should be considering the building code in its decision, which she stated this door did not meet due to proximity to the property line.

At this point, Solicitor Teitz noted that while Mr. Clark was on the Planning Board, that board had no jurisdiction over the site and was in attendance as a member of the Public. There is no conflict in this regard.

A motion was Made by Robert Page:
Seconded by Vice-Chair Allen

To Deny installation of door as it is not fitting for the historic district as constructed.

Secretary of Interior Standards #9 and #10

Members noted that while similar doors are more appropriate for a modern addition, it is not for an existing garage.

Member Church was amenable to the door as it was not visible to the street, and had lost its historic character.

Member Page noted that the door is visible from the waterfront, which is considered the same as street frontage for HDC purposes, and neighbor's property.

DRAFT

DRAFT

A vote was taken after this discussion

Voting in Favor of Denial: Lima, Allen, Church, Page, Camara

Voting in Opposition to Denial: None

Motion passes Unanimously.

Meeting Adjourned at 9:20 AM.

DRAFT

05/06/2026
02:17:31 PM
1 PagesDECISION
Bk: 2320 Pg: 185
Instr: 2026-1040**Bristol Historic District Commission**
Decision LetterTOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community DevelopmentReceived for record at Bristol, RI
5/6/2026 02:17:31 PM



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:

Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data

RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

John Marshall

Applicant's Digital Signature

Date: March 5, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 8 CONSTITUTION ST ACRES: 0.0615 PARCEL ID: 011-0020-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JM BRISTOL LLC CO - OWNER: C/O DARROW EVERETT LLP MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL ZONING: R-6 PATRIOT ACCOUNT #: 648	BUILDING STYLE: Cottage UNITS: 1 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
SALE INFORMATION	
SALE DATE: 7/25/2024 BOOK & PAGE: 2251-227 SALE PRICE: 300,000 SALE DESCRIPTION: Private Sale SELLER: HALSEY PROPERTIES, LLC	
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1856 FINISHED BUILDING AREA: 883 BASEMENT AREA: 611 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$231,000 YARD: \$3,000 BUILDING: \$133,400 TOTAL: \$367,400	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

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

3/20/2026

Property Information - Bristol, RI

103

Page 1 of 1



Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0045
 Drawn By: BM
 Checked By: X
 Issue Date: 3-11-25

Drawing Index:
 Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Existing Elevations
 6. Framing Plans
 7. Cross Section & Details

Revising No.	Date	Description
1	3-11-25	

Drawing Title:

Proposed
Floor Plans

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

Drawing Number

4 of 7

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0" TCLDH2850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" TCLDH2834 E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" TCLDH2634 E Series Double-Hung
W4	6	3'-0" x 5'-0" TCLDH3050 E Series Double-Hung
W5	2	1'-10 1/2" x 5'-0" TCLDH2834 E Series Double-Hung
W6	1	1'-10 1/2" x 5'-0" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" TCLDH2846 E Series Double-Hung
W8	2	32"x60" EXIST.

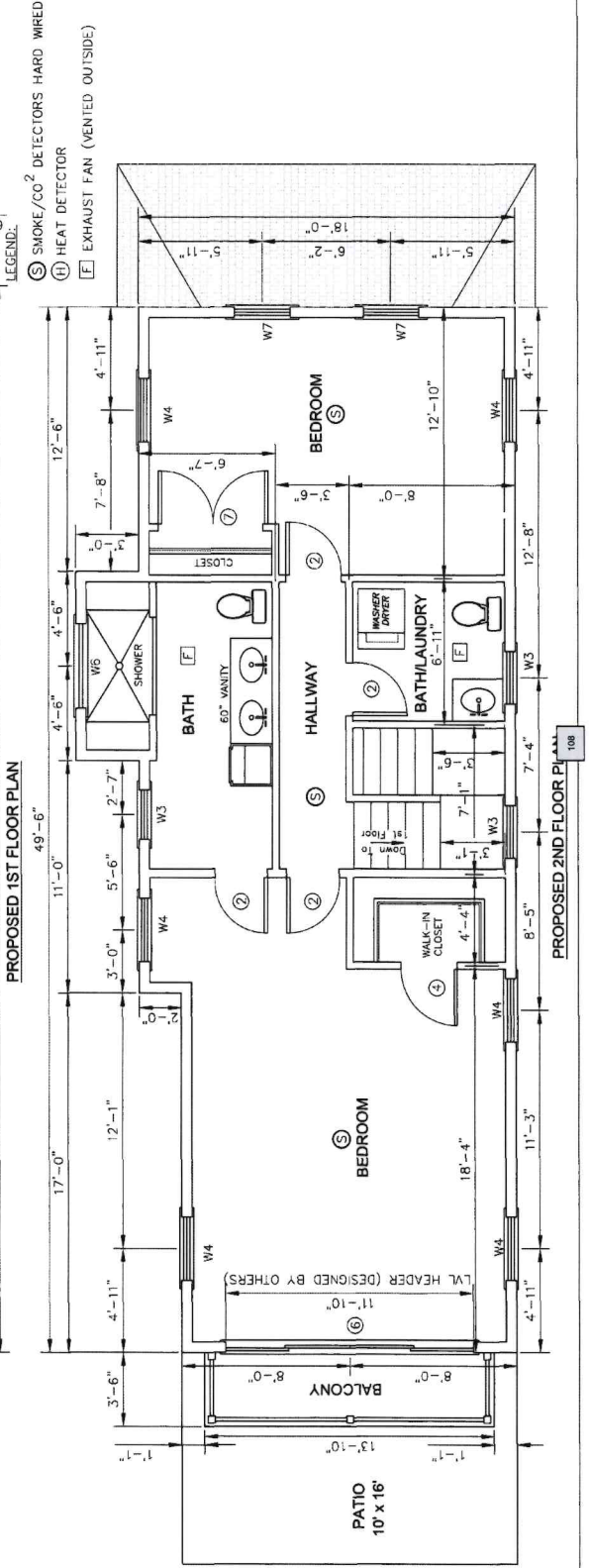
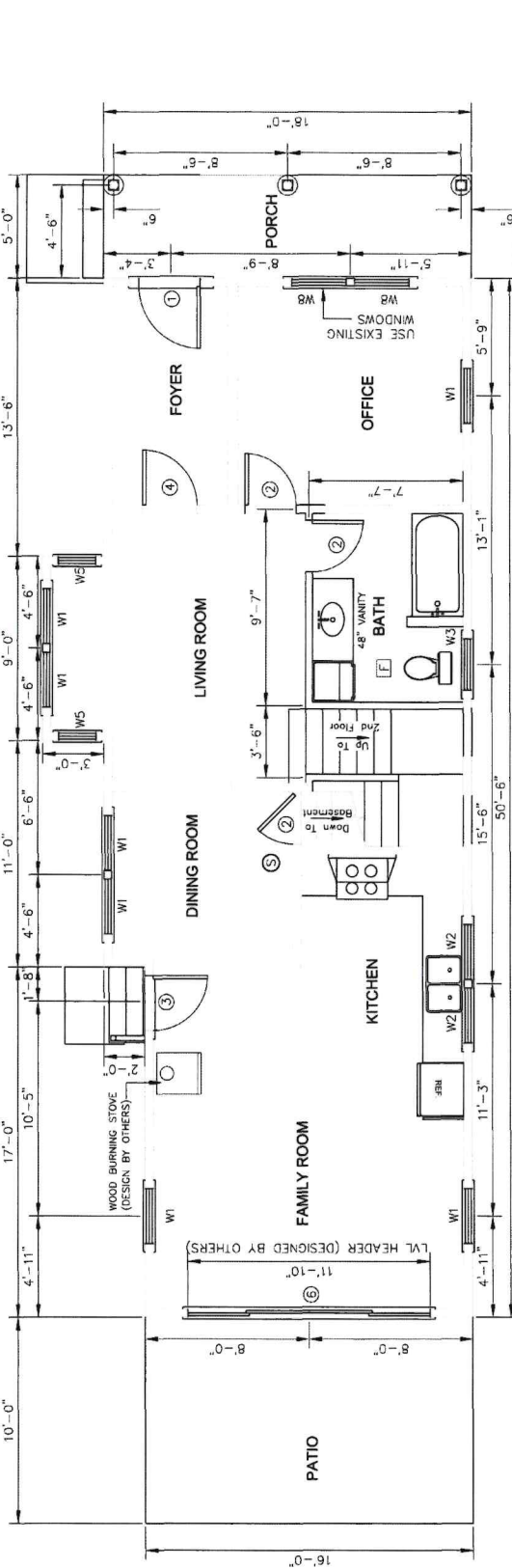
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING TYPE
D1	2	3'-0" x 6'-8" EXTERIOR DOOR
D2	1	2'-8 1/2" x 6'-10 1/2" 2'-6" x 6'-8" INTERIOR
D3	1	2'-10 1/2" x 6'-10 1/2" 2'-8" x 6'-8" EXTERIOR DOOR
D4	2	2'-10 1/2" x 6'-10 1/2" 2'-8" x 6'-8" INTERIOR
D5	1	36" x 66" INTERIOR BARN-DOOR
D6	2	11'-10" x 6'-10 1/2" 11'-9" x 6'-8" SLIDING DOOR
D7	1	5'-2 1/2" x 6'-10 1/2" 5'-0" x 6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



PROJECT NUMBER:	00468
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-26

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revising No.	Date	Description

Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 7



GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6% (7% FOR ALL CONCRETE EXPOSED TO WEATHER). USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS - 3 INCHES
FOUNDATION WALLS - 2 INCHES
3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 90% FLOOR SLAB DENSITY. MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
8. ALL MORTAR SHALL BE TYPE M OR S.
9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ANY APPLICABLE STATE, COUNTY, BUILDING AND APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.
14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.
18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.
19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.
20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.
21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.
22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.
25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) (OIG SAFE) AT 1-800-225-4977.

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

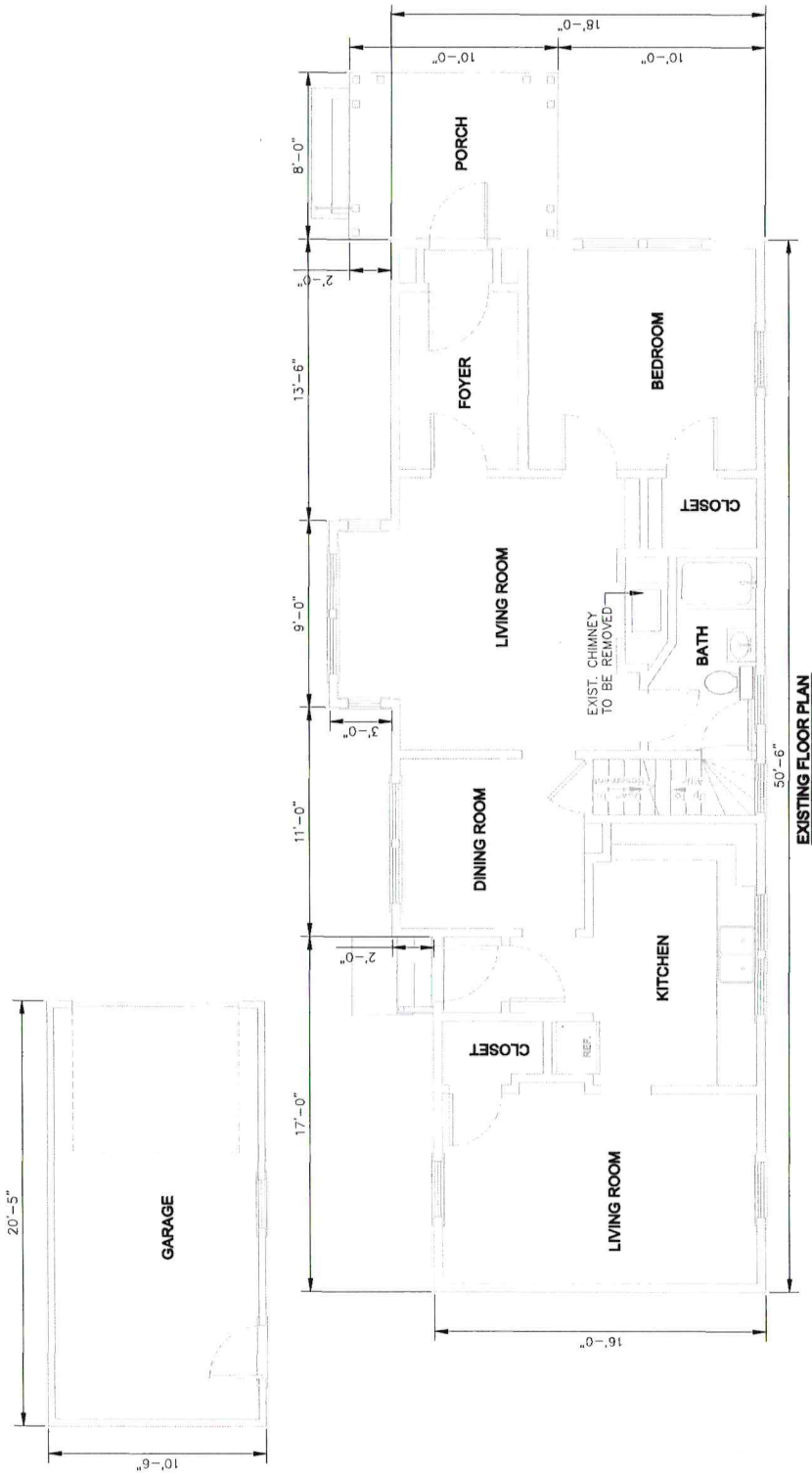
PROJECT NUMBER:	0440
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:	
Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revising No.	Date	Description

Drawing Title:
Existing Floor Plan
Scale: 1/4" = 1'-0"

Drawing Number
2 of 7



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

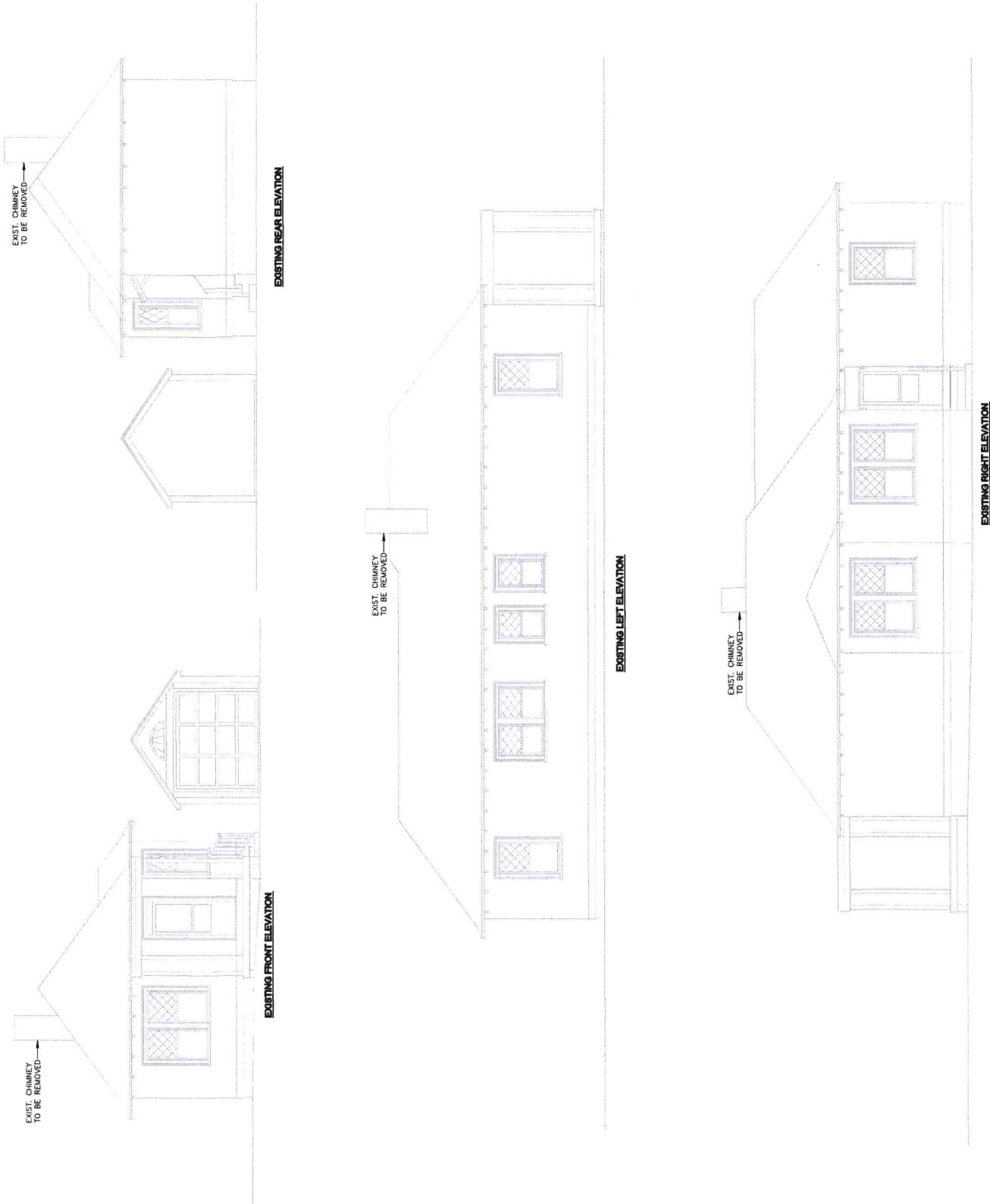
PROJECT NUMBER:	00466
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-35

- Drawing Index:**
Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions	No.	Date	Description

Drawing Title:
Existing Elevations
Scale: 3/16" = 1'-0"

Drawing Number:
3 of 7



SM

Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0945
Drawn By: SM
Checked By: X
Issue Date: 3-11-20

Drawing Index:

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revising No.	Date	Description

Drawing Title

Proposed
Floor Plans

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

Drawing Number

4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
1	2	3'-0" x 6'-8" EXTERIOR DOOR
2	1	2'-6 1/2" x 6'-10 1/2" EXTERIOR DOOR
3	1	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
4	2	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
5	1	36" x 96" INTERIOR BARN DOOR
6	2	11'-10" x 6'-10 1/2" 11'-9" x 6'-8" SLIDING DOOR
7	1	5'-2 1/2" x 6'-10 1/2" 5'-0" x 6'-8" INTERIOR

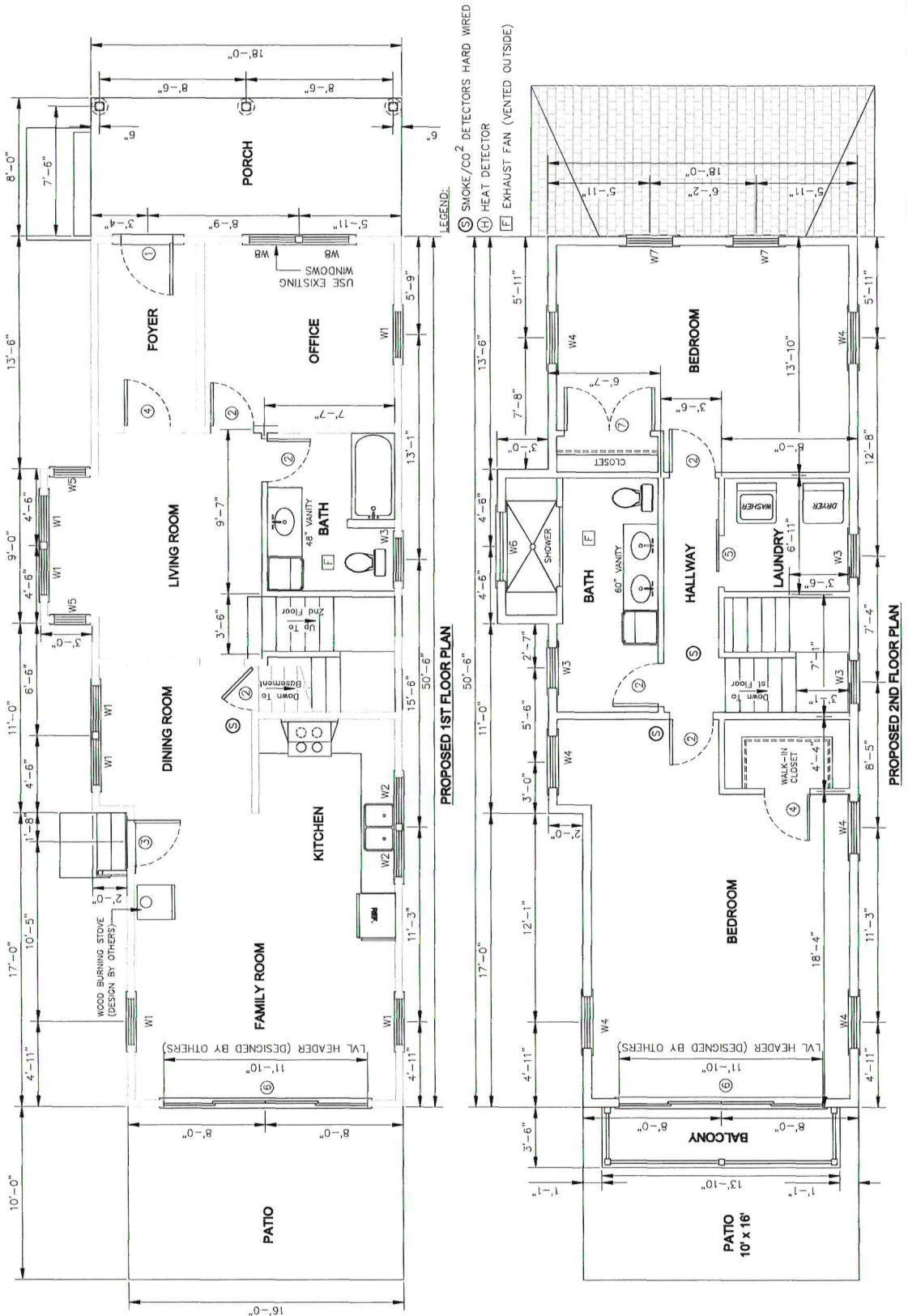
DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0 1/2" TOLDH2850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" TOLDH2834 E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" TOLDH2834 E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2" TOLDH3050 E Series Double-Hung
W5	2	1'-10 3/8" x 5'-0 1/2" TOLDH2834 E Series Double-Hung
W6	1	4'-0 1/2" x 2'-0 3/8" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" TOLDH2846 E Series Double-Hung
W8	2	32" x 60" EXIST.

WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.



**Drafting/Design
Riverside, R.I.
Smed54@msn.com**

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00468
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

Revisions		Description
No	Date	

Drawing Title:

Existing Elevations

8cm: 3/16" = 1'-0"

Ordering Number

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

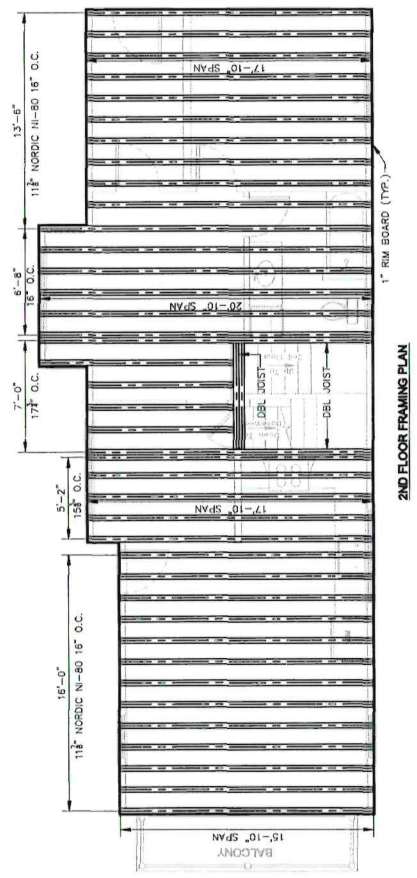
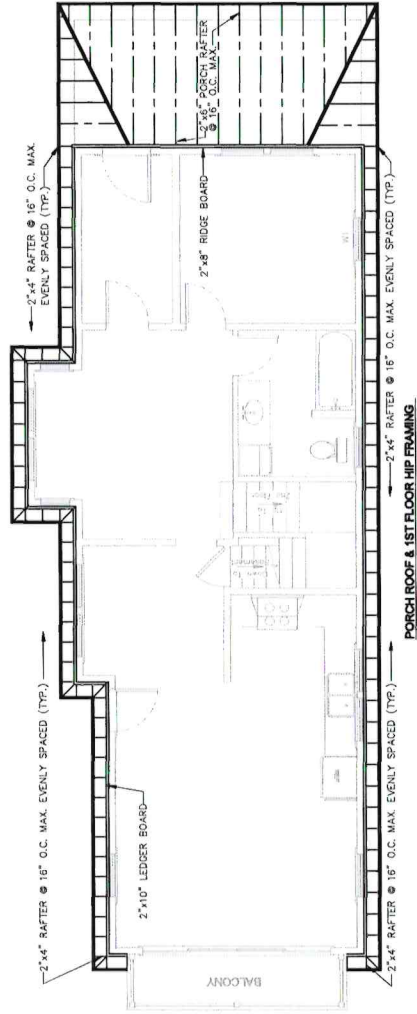
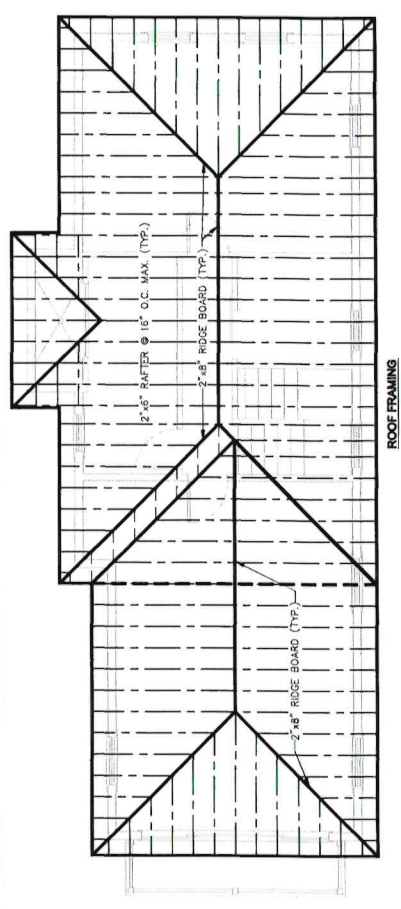
PROJECT NUMBER:	00408
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-20

Drawing Index:	
Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions	Date	Description

Drawing Title:
FRAMING PLANS
Scale: 3/16" = 1'-0"

Drawing Number:
6 of 7



SM

Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0046
Drawn By: BAI
Checked By: X
Issue Date: 3-11-25

Drawing Index:
Sheet No. Description

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions	Date	Description

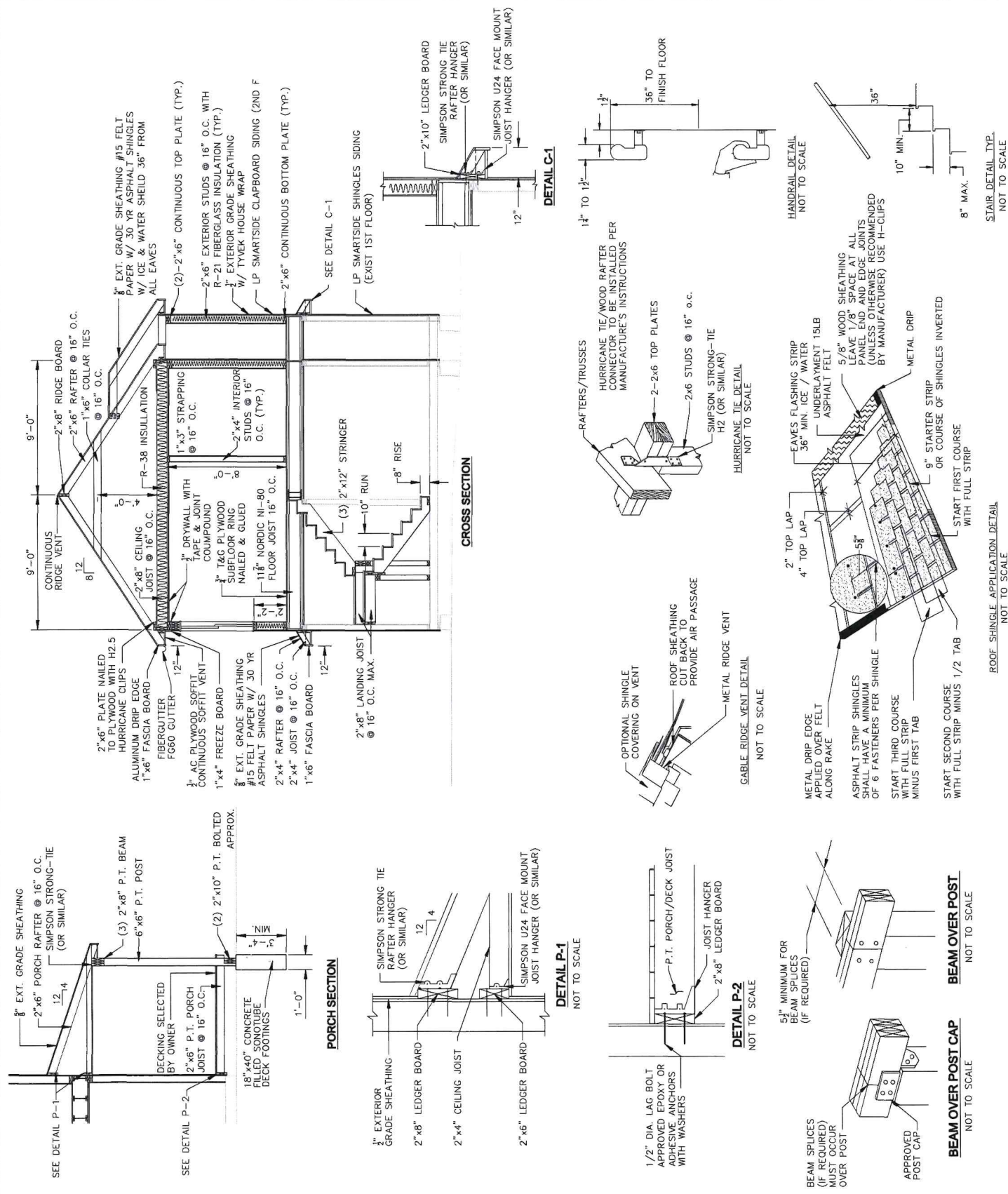
Drawing Title

Cross Section
& Details

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

Drawing Number

7 of 7



Motion made by Ponder to approve the application as presented to remove the rear chimney that is structurally unsafe and repairing that particular section of the roof. Finding of fact that there is a failed inspection report from the Structural Building Inspector, Steve Greenleaf. It has been altered from its original state; Seconded by Allen.

Voting Yea: Lima, Millard, Page, Ponder, and Allen

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

Lima: When you get the certificate, please put it in the front of the house where visible.

3I. 25-43: 8 Constitution St, John Marshall Discuss and Act on addition of second story and associated materials.

John Marshall and Cordelia Dawson present.

Marshall: My wife and I are excited to come to Bristol. We met with the neighbors, Elaine and Bob, to discuss the house and showed them the new rendering. We tried to incorporate a lot of the changes that you had suggested along with the materials that you suggested. Cordelia Dawson can present the material list and answer any questions.

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

Dawson: Would you us to address any of the concerns?

Lima: Present what you came to present first.

Dawson: The property was built in 1904. It is a modest footprint of under 900sqft of living space. John and Vivienne would like to add a second-floor addition to make it more appropriate for modern living standards and to fit their needs. They proposed an addition and we understand we want to preserve the massing of original

home which I believe was determined to be originally a doctor's office. There's also existing single pane, single hung wood windows with a diamond pattern which are on most of the windows, but not all. They're proposing that we save the best and those that are in disrepair and need reglazing and other improvements, but to save the best ones and we will keep them at the front of the house. The second-floor addition will contain new double hung windows, Andersen E series, aluminum clad with true divided light. The owners are open to carrying the diamond pattern on the second floor, but in an effort to distinguish between what was original and what is new, they're currently showing them without any pattern.

Allen: I think that's was we discussed last time.

Dawson: Additionally in order to distinguish what was original verses what was new, they're looking to preserve shingle siding on the first floor and switch to clapboards above. We are proposing LT smart side engineered wood siding which is a siding that is available in both shingles and clapboards, and it is a wood base that has additives and coating which allows it to last much longer. Also available in trim products. It cuts and appears as wood. Additionally, there are details on the existing home which are exposed decorative rafter tails. They would like to preserve them and make new ones out of wood to match on the addition. Additionally, they would like to rebuild the front porch as some of it is in rough shape. They want to go across the front of the house in keeping more with the neighbor's house, they want to add a hipped roof as it currently has a flat roof. This will help to give the first floor a larger presence. It extends the mass and helps the second floor be slightly smaller overall. They also plan to add balcony off rear of the property. The railing materials proposed would be glass for the new addition. Composite decking is proposed for the rear and cedar for the front porch. We also propose new fiberglass doors for the front and side entry and also replacing the existing garage door with a custom-made wood door. The driveway improvement would be to take the existing pavers and reset them into a new crushed stone bed. We have included a photo of what is there currently, but we would try to match that if there wasn't enough. We will lay it out in a more organized manner that will be easier to maintain. I was going to comment on Catherine's letter, but I will wait for your

questions. I will clarify that in the last round there was a room that was marked as a closet, but that was a typo on the plan. It was always intended to be a bedroom at the front of the addition on the second floor.

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

Marshall: No. It has been rented for years. The house is in such disrepair. The bathroom sink had a huge hole in it and the water was pouring on the floor. I spoke with my neighbor, Bob, and he said that the chimney is in such disrepair that bricks were falling off onto the sidewalk almost hitting people. Many of the windows don't work. We're excited to hopefully make it look great and make Bristol proud.

Lima: Thank you.

Dawson: I just wanted to clarify that they intend to demolish the existing chimney, move it, and rebuild it on the west elevation. It would be a new brick chimney.

Allen: I am not in favor of fiberglass door as the entry door on the existing house. So, I'm wondering if we could revisit that at some point. Secondly, I have to agree with what was said at the meeting with Catherine Zipf, that it really is changing this house. It's really taking away from what was a cottage. I have been on this board since 2006 and I can only think of one house that we allowed to build a second story and it's one that fits very nicely. It was an old service station on the northern part of High Street. It's not a big footprint on the second floor. Here, you're taking and adding a pretty large second floor and it's really changing what I think is the historic characteristics of the house. I thought about this for a month, and I am against this. If it could be a smaller addition set back. This is much too large for this particular house.

Marshall: I visited the house you suggested. I can show you the pictures. It doesn't fit with any of the houses next to it at all. It's a completely different style.

Allen: It matched with the house that was previously there which was a stucco house. It was only one story so they went up.

Marshall: The house today was a two bedroom with no door so one of the bedrooms looks directly into the kitchen. For my wife and I that would be a problem. It's only 800sqft.

Allen: just my opinion.

Ponder: When we saw this two months ago, I walked the street and looked at it. I think this plan does change the house, but I think the house is diminutive on that street. So, I'm in favor of doing this. I think looking at this plan for the first time, the extension up is bigger than what I was expecting. I like plan. I like the changes you did to the plan. It makes it more of a livable space on that street. The only comment I would have is that it is a very obvious second floor instead of an adaptive second floor.

Millard: I wasn't here for the last meeting. I can't criticize the plan, but is there some way you could make the second floor a little setback? It would be nicer. It is important to make it livable. I like the diminutive feel. The second floor doesn't fit the character of it. I would like to see the second floor stepped back a little bit.

Marshall: By adding a hipped roof which would be on the front that's what we tried to do. One of things you guys wanted to do was make sure that the second floor didn't look at all like the first floor. I personally love the diamond shape on the windows, and I wanted to do that on the second floor along with the rafters so it would all look gorgeous, but I took your recommendation to make sure the second didn't look at all like the first floor. I think it would great with the diamond windows and the roof rafters. I am more than willing to do that. If we need to change the front door to something else, I am willing to do that as well. It's just my wife and I living in the house, but the house is unlivable currently and we would love to have a second floor. We did do the hipped roof around the entire house to do that.

Page: I'm a yes.

Lima: I agree with Mary that there should be a little more distinction between the second floor and the first floor. There should be a little bit more of a setback differentiating between the two. I think it is okay.

Dawson: I heard you say that stepping it back would make it desirable. Is there any chance of changing roof pitch. There's room there to bring it down and make it less imposing. The ceiling height is 8ft which is not acceptable. It's fairly modest by today's design standards. Given that we need a fair amount of height for inflation with modern energy codes, our buildings are getting bigger. Is there space to alter the roof which is hipped at this point to bring it back. If we were to bring that down to a less steep roof, it would overall diminish the entire height of the addition.

Lima: That wasn't the issue for me. Height is not the issue. I would like to see the separation between what the cottage is and the new addition. Maybe it would if the roof was pitched differently, but if there is a way to step the second floor back a bit.

Ponder: The front of the second floor addition is directly over the first floor. If it was stepped back a foot so it would look a little better.

Dawson: Okay. Setting back one foot is more reasonable than 1/3.

Ponder: Just a small step back. There's a house on Burton that did an extension, and we asked him to step it in just to make sure there was more of a delineation from the new. That's what we're asking for here.

Dawson. Okay. So, setting the front elevation back a foot from the existing and revising door to a wood door.

Ponder: So, the diamond pattern on the windows upstairs I like, but you don't have to.

Marshall: I would love to do diamond windows and the roof rafter.

Page: I actually thought that losing the roof rafters would be unfortunate.

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? And just for the record, Catherine Zipf's letter has been passed out.

Bob Hope: He showed me the rendering. Mary wasn't here the last time I was here. Yes, it was my great-grandfather's first doctor's office in Bristol. It holds historical value to my family. The biggest problem I have is it is close to my property. We had it surveyed, and I'm worried about water runoff, snow, and it has a dirt foundation. I heard that if he stays the same distance on the property it doesn't have to go to zoning. Is that true?

Lima: I don't know.

Hope: The problem I have is that it is a bungalow. He bought a bungalow for him and his wife. He came into our Town and bought a bungalow. Nice little place. I don't agree with the second floor. The structure he showed me is all square. The neighborhood is changing. Whatever you decide, I'll support it and try to be a good neighbor.

Lima: Thank you.

John McClosky: The house was built in 1902 not 1904. I July of 1971, Lombard Posey did a survey on the house and the historic value listed by Lombard's survey was a 1A. A 1A, I believe, refers to architectural significance to a particular geography at the time. So, there is no question that this house is historic and has extreme historic value to Bristol and to the integrity of the Historic District Commission. I'm sorry 2A is the architectural value and 1A is the historical value. I would urge the HDC to study this and make sure that we're not ruining the fabric of our Town by making these big increases to these homes. It is really unfortunate that people can come in, do their due diligence, buy a 500sqft or 600sqft cottage knowing what they're getting and then decide that they can't live there because it's too small. Thank you very much.

Lima: Thank you. Anyone else? Is there a motion?

Motion made by Ponder to approve the application as presented to add the second story with the modification from the application of having a step back of one foot from the current design, to amend the front door applied for to wood, to change the second floor Constitution Street side windows to a diamond pattern as presented in the original concept review, and the addition of rafter tails on the second floor. All other details in application besides the ones that have been specified are approved as applied for; Seconded by Page.

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

Lima: When you get your certificate, please put it in the front window where visible.

Marshall: Thank you.

3J. 25-44: 132 High St, Dean & Susan Morris Discuss and act on addition on rear elevation, change to windows, repair to siding, windows, and chimney.

Dave Rizzolo and David Andreozzi, architects, present.

Andreozzi: Our clients bought this property, and they want to restore the house and part of that is to modernize inside, but a key part of that is to preserve most of the historic architecture. On the first floor the most important thing is to make a logical, modern kitchen and family room which really can't be done without removing fireplaces and chimneys and things like that. In going through the sketches, we propose a small addition 11'8"x13'10" at the back of the house that cannot be seen from the front. This would give them just enough room to relocate the kitchen and add a small sitting area with a small table and basically modernize the house. We're doing some minor configurations, but the inside of the house is basically being preserved.



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #ZAPL-26-6

PUBLIC HEARING

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

Monday, July 13, 2026

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPELLANT: Carole Anne Benn

PROPERTY OWNER: Zachary Rivers

LOCATION: 29 Harrison Street

PLAT: 146 LOT: 21

ZONE: Residential R-15

APPLICANT HAS FILED AN APPEAL OF: a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, July 9, 2026.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-6

Date Certified Complete: May 20, 2026

Appellant	Name: Carole Benn		
	Address: 32 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: Zachary Rivers		
	Address: 29 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 29 Harrison Street	
Plat(s): 146	Lot(s): 21
2. Zoning District in Which the Property is Located: Residential R-15	
3. Upon which agency or Officer is this appeal being taken?: Zoning Officer	
Other:	
4. File/Application Number of Decision being Appealed: Zoning Modification Permit ZMP-26-6	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name:
Mailing Address:

Carole Benn
 32 Harrison Street
 Bristol, RI 02809
 (401) 487-0926
 May 19, 2026

Town of Bristol, Rhode Island
 Zoning Board of Review
 10 Court Street
 Bristol, RI 02809
 (401) 253-7000

Dear Mr. Tanner,

I'm appealing the zoning of the proposed ADU at 29 Harrison Street for the following reasons:

- 1) The ADU is proposed on the north side of 29 Harrison's property, which has an unsupported slope/hill bordering 32 Harrison. There is no retaining wall in the majority of the construction zone between 29 Harrison and 32 Harrison. This unsupported slope (where the proposed ADU would be located) would be a major construction hazard and would inevitably damage the sloping landscape of 32 Harrison.
- 2) The boundary section between 29 Harrison and 32 Harrison which does have an existing retaining wall of concrete blocks is built 4-5 feet onto 32 Harrison's property. As a result, the six foot setback needs to be adjusted to at least a 10-11 foot setback. (This property line dispute needs to be resolved)
- 3) Due to the significant elevation differences between north side of 29 Harrison and 32 Harrison, this two-story ADU would tower over 30 feet above the small backyard of 32 Harrison abutting it. If the ADU were built on south side of 29 Harrison, where 29 Harrison is significantly lower in elevation than their south neighbor, the top of the ADU would be level with the first floor of south neighbor AND would not obstruct neighbor water views.
- 4) The proposed ADU is within six feet from a disputed property line. This property line dispute should be resolved before zoning approval or building permit issuance.

Question: Will the proposed large, two-story ADU with balcony's will potentially obstruct the Mt. Hope Bay view of 32 Harrison Street?

Statement: ADU's were intended as "tiny houses", for low-income, alternative housing. This proposed multi-story house on waterfront property, conflicts with all existing Bristol building codes and is the opposite of the intent of RI's ADU legislation.

Thank you very much for your consideration.

Sincerely,

Carole Anne Benn

Carole Anne Benn



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEV
10 Court Street • Bristol, Rhode Island

05/06/2026
03:35:23 PM
1 Pages
PERMIT
Bk: 2320 Pg: 227
Instr: 2026-1049

ZONING MODIFICATION PERMIT

May 6, 2026

Zachary Rivers
PO Box 964
Bristol, RI 02809

RE: Application ZMP-26-6
29 Harrison Street, Assessor's Plat 146 Lot 21
Zoning: Residential R-15

Dear Mr. Rivers,

Your request for a Zoning Modification Permit to construct a 16ft. x 24ft. two-story accessory dwelling unit structure to a maximum height of 20 feet 10 inches above existing grade at the referenced property has been approved. I have determined that the proposed structure meets the requirements for a Zoning Modification Permit pursuant to §28-152 of the Bristol Zoning Ordinance. Your request for relief from the building height requirement for an accessory structure is less than five percent of the literal dimensional requirement. As such, no public notice is required. Your request is granted subject to a condition that the new structure conform to the dimensions and location depicted on the plans submitted with your application and on file with this office.

Should you have any questions or concerns relative to this information, please contact this office.

Sincerely,

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

Edward M. Tanner
Zoning Enforcement Officer

Received for record at Bristol, RI
5/6/2026 03:35:23 PM

A handwritten signature in blue ink, appearing to be a stylized name.

Zoning Modification Permit Application

Zoning Application (Printable)

Record No.ZMP-26-6

Status Completed

Type Document

Record No: ZMP-26-6

Zoning Modification Permit

Status: Active

Submitted On: 4/1/2026

Primary Location

29 HARRISON ST
BRISTOL, RI 02809

Owner

RIVERS, ZACHARY
PO BOX 964 BRISTOL, RI 02809

Applicant

 ZACHARY RIVERS
 401-595-9709
 zrivers1@gmail.com
 P. O. BOX 964
BRISTOL, RI 02809

Zoning Application (Printable)

Issued on April 27, 2026

Version History

Version	Date Issued	User
1	April 27, 2026 at 3:31 pm	Auto-issued by Record Workflow

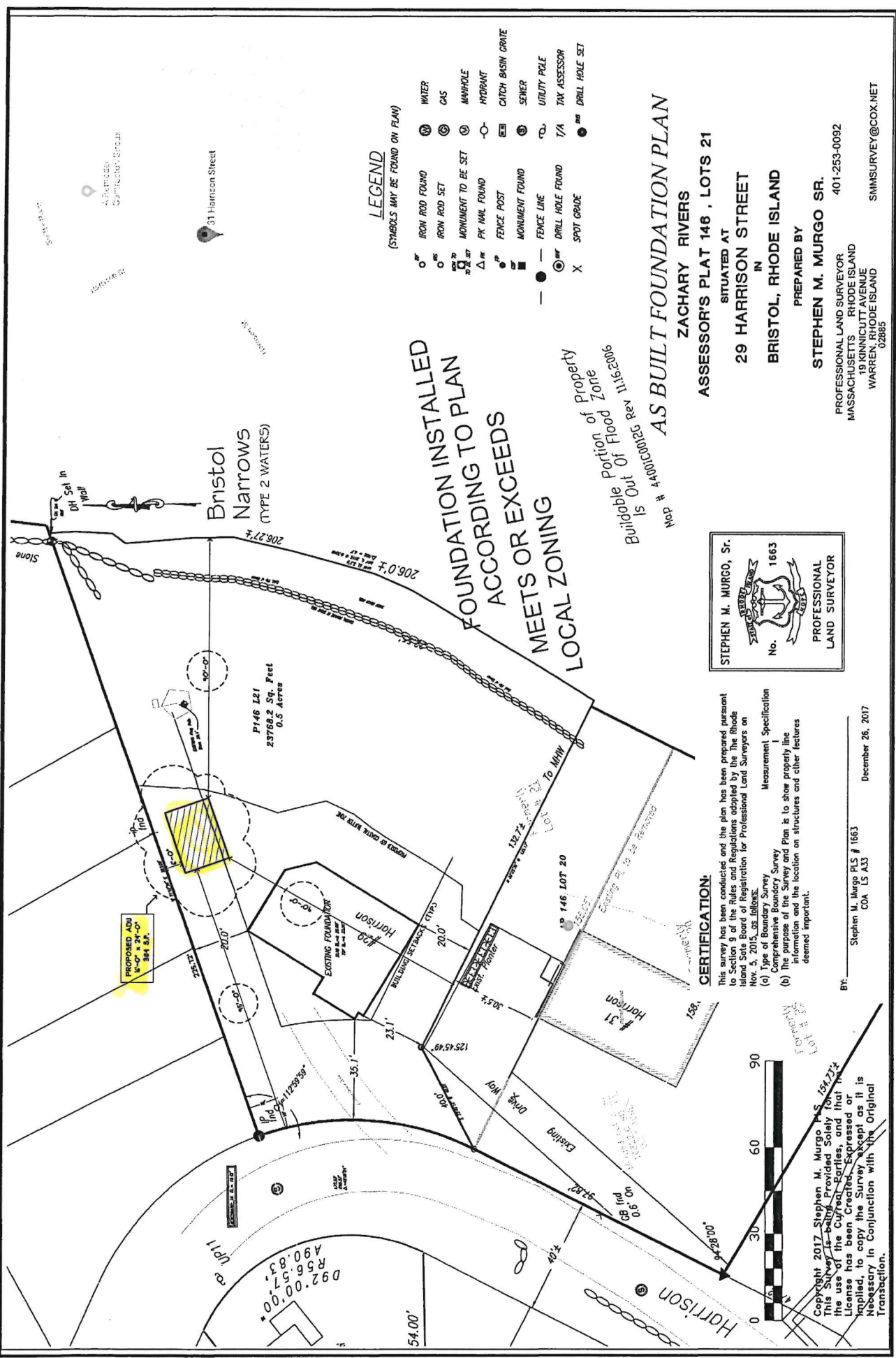
Messages

No comments yet.

Step Activity

There are no recorded events for this step

REVISED TO SHOW NEW ADU BUILDING - 2/27/2026
ALL NEW WORK SHOW WITH - - - - - LINES.



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- IRON ROD SET
- MONUMENT TO BE SET
- PK NAIL FOUND
- FENCE POST
- MONUMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND
- SPOT GRADE
- WATER
- GAS
- MANHOLE
- HYDRANT
- CATCH BASIN GRATE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET

FOUNDATION INSTALLED
ACCORDING TO PLAN
MEETS OR EXCEEDS
LOCAL ZONING

Buildable Portion of Property
Is Out Of Flood Zone
GDN # 4400000023 Rev 11.15.2006

AS BUILT FOUNDATION PLAN

ZACHARY RIVERS
ASSESSOR'S PLAT 146, LOTS 21

SITUATED AT
29 HARRISON STREET
IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS
19 KINNICUTT AVENUE
WARREN, RHODE ISLAND
02885
SMMSURVEY@COX.NET
401-253-0092

STEPHEN M. MURGO, Sr.
No. 1663
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 5, 2015, as follows:
(a) Type of Boundary Survey
Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY: Stephen M. Murgu PLS # 1663
COA LS A33
December 26, 2017

Copyright 2017 Stephen M. Murgu, PLS #1663
This Survey is Being Provided Solely for the use of the Client. No part of this Survey has been Created, Expressed or Implied, to copy the Survey, except as it is Necessary in conjunction with the Original Transaction.

LEGEND

DRAWING: _____
SHEET: _____



ELEVATION FRONT

SECTION MARKER

NEW BALL

EXISTING BALL

3 FT LALLY COLUMN

SOLID WOOD POST

EXTERIOR WINDOW & DOOR SCHEDULE

IRE	MODEL #	STYLE	FRAME SIZE	UNITES	LOCATION AND NOTES
C	TO SPA	ON-LAMING	3'-0" x 6'-6"		1 1/2" 13/16" x 1/2" OPENING - MEETS EGRESS
C	TO SPA	ON-LAMING	2'-0" x 6'-6"		
C	TO 2ND	ON-LAMING	2'-0" x 3'-6"		KITCHEN WINDOW
D	A 2	ALUMINUM	2'-0" x 2'-2"		TEMPERED AT STAMPA - POWDER COAT
IRE	DESCRIPTION	STYLE	DOOR SIZE	SPECIAL	LOCATION AND NOTES
1	CHARTERIST P.O.	W-BLIND	3'-0" x 6'-0"		3/4" THE CLEAR OPENING - HARD EGRESS
2	ANDERSON PEG 6/16	SLIDING	6'-0" x 6'-6"		2ND FLOOR REAR EXIT
3	ANDERSON PEG 6/16	SLIDING	6'-0" x 6'-6"		2ND FLOOR REAR TO DECK
X	RHALL - DESIGNED BY ARCHITECT	W-BLIND	3'-0" x 6'-0"		3/4" THE CLEAR OPENING.
Y	CONTRACTOR TO VERIFY ALL SAFETY GLASS TEMPERED LOCATIONS BEFORE ORDERING.				

NOTE: ANDERSON MEETS ANOTHER - VERIFY ALL MEETS WITH OWNER BEFORE ORDERING.

1) VERIFY ALL S.O.'S WITH MANUFACTURER PRIOR TO ORDERING.

2) PROVIDE JAMB EXTENSION FOR ALL WINDOWS AS REQUIRED.

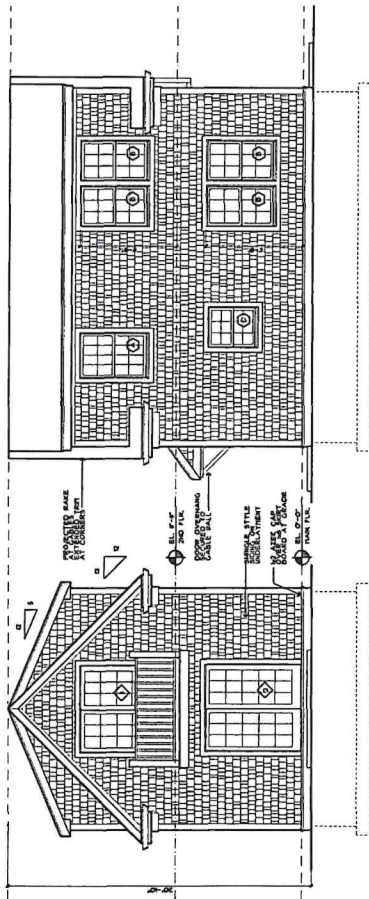
3) ALL WINDOWS TO INCLUDE THERMAL SCREEN.

GENERAL NOTES:

[illegible]

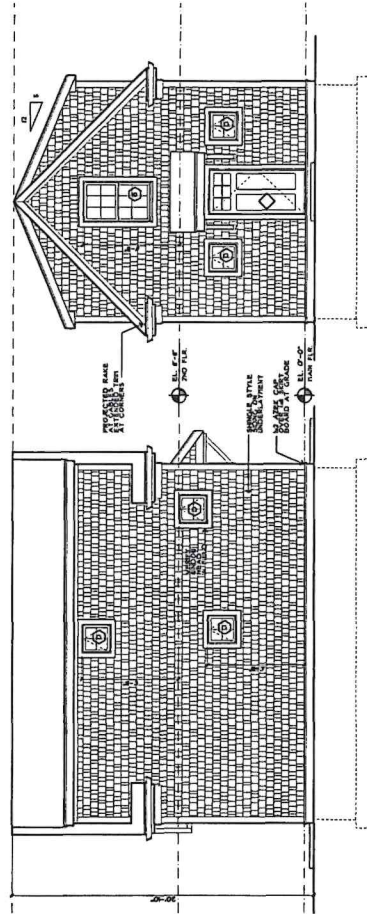
7) SCOPE OF WORK

DO NOT SCALE



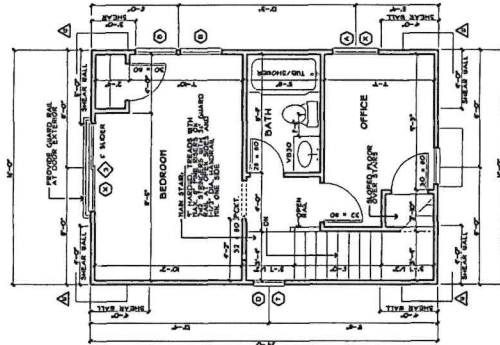
6 REAR ELEVATION
AI SCALE: 1/4" = 1'-0"

5 RIGHT ELEVATION
A1 SCALE: 1/4" = 1'-0"

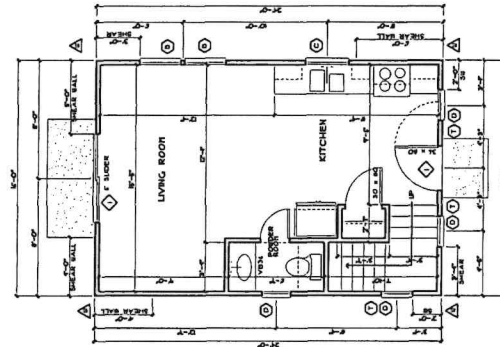


4 LEFT ELEVATION
A1 SCALE: 1/4" = 1'-0"

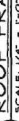
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
AI SCALE: 1/4" = 1'-0"



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



111
-0-

Owner

Owner 1	RIVERS, ZACHARY	Owner Account #: 50-0013-89	% Owned
Owner 2			0.00
Owner 3			0.00
Address	PO BOX 964, BRISTOL, RI 02809-0000		

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FLOWERS, ELINOR	06/06/2016	325,000	1847-320		W

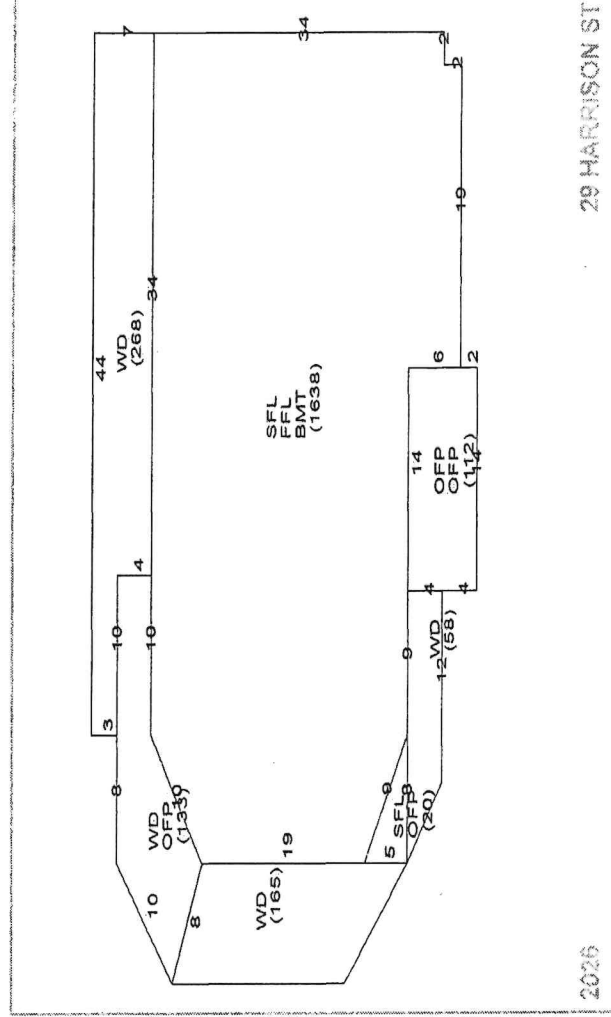
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	866,300	0	0.54	428,800	0	1,295,100
TOTAL	866,300	0	0.54	428,800	0	1,295,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 218.21 VAL per SQ Unit/Parcel > 218.21

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	866,300	0	1	428,800	0	1,295,100	1,295,100
2024	01	547,700	0	1	357,400	0	905,100	905,100
2023	01	547,700	0	1	357,400	0	905,100	905,100
2022	01	547,700	0	1	357,400	0	905,100	905,100
2021	01	453,200	0	1	318,500	0	771,700	771,700
2020	01	317,300	0	1	318,500	0	635,800	635,800



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 27 R Single F	0.34435	AC	P	1.00	774,000	1,220,560	B	WF	200	Topo	-30			420,300			1.00	0
2 27 R Single F	0.19311	AC	EX	0.20	774,000	44,016	B	Topo	-75					8,500			1.00	0

► Sub-Area Detail

Code	Description
SFL	2nd FLOOR
FFL	1st FLOOR
BMT	BASEMENT
OPF	OPEN PORCH
WD	WOOD DECK
Total	

► Notes

LOT 22 DROPPED INTO 11

Area	Fin. Area	Rate	Unden Val	Visit History	Date	Result	By
1,658	1,658	201.53	334,121		1/13/2025	REVIEW	JN
1,638	1,638	201.52	330,090		8/3/2021	REVIEW	
1,638	0	30.23	49,517		1/7/2019	Bp	
377	0	16.55	5,493		5/4/2018	REVIEW	
624	0	18.16	10,582		4/24/2018	MEASURED	
5,936	3,296		729,803				

► **Notes**

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

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
1	08/29/2019	S49234		SLR	10,478
2	05/23/2019	M48727		MECH	9,000
3	11/21/2017	M44681		MECH	8,000
4	11/21/2017	P44680		PLMB	10,000
5	05/15/2017	168-17-E		ELEC	8,000
6	05/15/2017	E7528		ELEC	0
7	04/07/2017	411-17-B		BLDG	198,000
8	04/07/2017	B37060		BLDG	0
9					

2 2 Shed 1 Y

3 4 5 6 7 8 9 10

► Other Info.

	Use	Description	A	Y/S	Qty	Length	Width
1	150	Solar P	1	Y			
2	2	Shed	1	Y	1	8	10
3							
4							
5							
6							
7							
8							
9							
10							

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



29 Harrison St. - 300' Radius

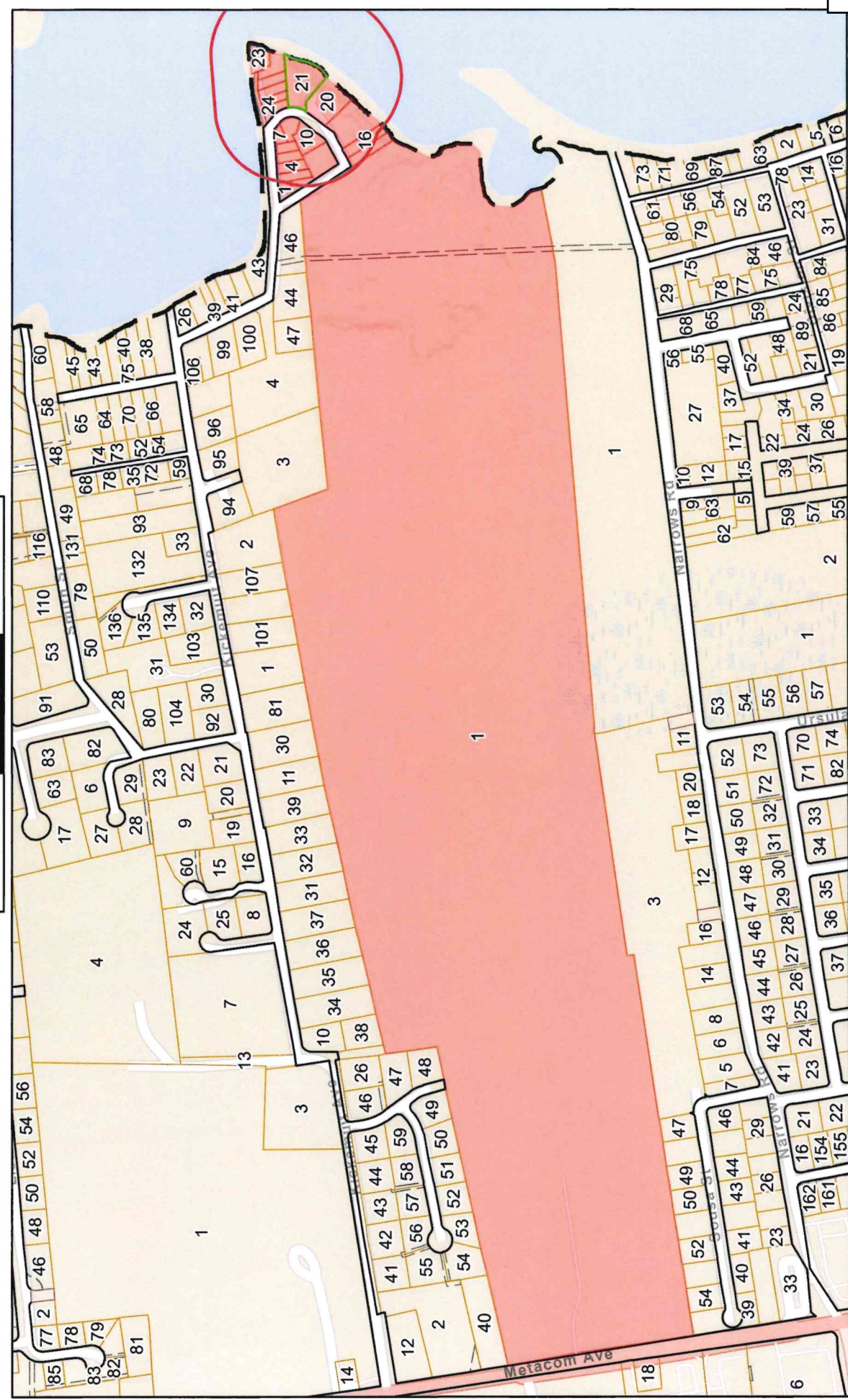
Town of Bristol, RI

1 inch = 563 Feet

June 5, 2026



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300 feet Abutters List Report

Bristol, RI
June 05, 2026

Subject Property:

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

Abutters:

Parcel Number: 138-1
CAMA Number: 138-1
Property Address: 616 METACOM AVE

Mailing Address: USHER, PATRICK, SR. & USHER, SETH
A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

Parcel Number: 146-1
CAMA Number: 146-1
Property Address: 18 HARRISON ST

Mailing Address: ADOLPH, KEVIN & ADOLPH, KRISTINE
TRUSTEES
18 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-10
CAMA Number: 146-10
Property Address: 28 HARRISON ST

Mailing Address: DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

Parcel Number: 146-12
CAMA Number: 146-12
Property Address: 44 HARRISON ST

Mailing Address: BACKLUND, WILLIAM III & SHANNON TE
44 HARRISON ST
Bristol, RI 02809

Parcel Number: 146-15
CAMA Number: 146-15
Property Address: 43 HARRISON ST

Mailing Address: O MARRA, KEITH A KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-16
CAMA Number: 146-16
Property Address: 41 HARRISON ST

Mailing Address: DELL, JONATHAN E-TRUSTEE (50%) &
SUSAN J-TRUSTEE (JONATHAN E DELL
TRUST & SUSAN J DELL TRUST
41 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-17
CAMA Number: 146-17
Property Address: 39 HARRISON ST

Mailing Address: KIDWELL, RHANNA & SILVER, DANIEL F
TE
56 KENWOOD AVE
NEWTON, MA 02459

Parcel Number: 146-2
CAMA Number: 146-2
Property Address: 48 HARRISON ST

Mailing Address: MAYHEW, PETER G MAHEW, EILEEN W.
TE
48 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-20
CAMA Number: 146-20
Property Address: 31 HARRISON ST

Mailing Address: FLOWERS, ELINOR LE PINARDI,
DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809



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6/5/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 146-23 CAMA Number: 146-23 Property Address: 23 HARRISON ST	Mailing Address: WEBSTER, GEORGE III TRUSTEE 23 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-24 CAMA Number: 146-24 Property Address: 15 HARRISON ST	Mailing Address: NERRONE, SUSAN V. 66 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 146-29 CAMA Number: 146-29 Property Address: HARRISON ST	Mailing Address: LALLY, BRENDA LEE 30 HARRISON AVE BRISTOL, RI 02809
Parcel Number: 146-3 CAMA Number: 146-3 Property Address: 20 HARRISON ST	Mailing Address: PIMENTAL, EMMANUEL 20 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-30 CAMA Number: 146-30 Property Address: 30 HARRISON ST	Mailing Address: LALLY, BRENDA LEE 30 HARRISON AVE BRISTOL, RI 02809
Parcel Number: 146-31 CAMA Number: 146-31 Property Address: 32 HARRISON ST	Mailing Address: BENN, RONALD W & CAROLE A. LE BENN, CHERYL A. & BENN, R. ANDREW TC 32 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-32 CAMA Number: 146-32 Property Address: 34 HARRISON ST	Mailing Address: BENN, CHERYL A. & BENN, R. ANDREW & KWON, HERBERT P. CO-TRUSTEES 34 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-4 CAMA Number: 146-4 Property Address: 22 HARRISON ST	Mailing Address: SYLVESTRE, IAN M. BEVERLY-ANN TE 22 HARRISON ST BRISTOL, RI 02809
Parcel Number: 146-5 CAMA Number: 146-5 Property Address: 24 HARRISON ST	Mailing Address: BETHEL, JOYCE A TRUSTEE JOYCE A BETHEL 2008 TRUST 1115 Great Rd Lincoln, RI 02865
Parcel Number: 146-6 CAMA Number: 146-6 Property Address: 26 HARRISON ST	Mailing Address: RUSSO, ANITA C. 8 TERRYBROOKE RD REHOBOTH, MA 02769
Parcel Number: 146-7 CAMA Number: 146-7 Property Address: 36 HARRISON ST	Mailing Address: BOUDREAU, LYNN 36 HARRISON ST. BRISTOL, RI 02809
Parcel Number: 146-8 CAMA Number: 146-8 Property Address: 40 HARRISON ST	Mailing Address: ZBYSZEWSKI, STEPHEN J. BRIGGS. KATHLEEN M. JT 40 HARRISON ST BRISTOL, RI 02809



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6/5/2026

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Page 2 of 2

ADOLPH, KEVIN & ADOLPH, K
18 HARRISON ST
BRISTOL, RI 02809

LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

ZBYSZEWSKI, STEPHEN J.
BRIGGS, KATHLEEN M. JT
40 HARRISON ST
BRISTOL, RI 02809

BACKLUND, WILLIAM III & S
44 HARRISON ST
Bristol, RI 02809

MAYHEW, PETER G
MAHEW, EILEEN W. TE
48 HARRISON ST
BRISTOL, RI 02809

BENN, CHERYL A. & BENN, R
KWON, HERBERT P. CO-TRUST
34 HARRISON ST
BRISTOL, RI 02809

NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

BENN, RONALD W & CAROLE A
BENN, CHERYL A. & BENN, R
32 HARRISON ST
BRISTOL, RI 02809

O MARRA, KEITH A
KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

BETHEL, JOYCE A TRUSTEE
JOYCE A BETHEL 2008 TRUST
1115 Great Rd
Lincoln, RI 02865

PIMENTAL, EMMANUEL
20 HARRISON ST
BRISTOL, RI 02809

BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

DELL, JONATHAN E-TRUSTEE
JONATHAN E DELL TRUST & S
41 HARRISON ST
BRISTOL, RI 02809

RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769

DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

SYLVESTRE, IAN M.
BEVERLY-ANN TE
22 HARRISON ST
BRISTOL, RI 02809

FLOWERS, ELINOR LE
PINARDI, DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

USHER, PATRICK, SR. &
USHER, SETH A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

KIDWELL, RHANNA &
SILVER, DANIEL F TE
56 KENWOOD AVE
NEWTON, MA 02459

WEBSTER, GEORGE III TRUST
23 HARRISON ST
BRISTOL, RI 02809

Ed Tanner

From: Carole Benn [REDACTED]
Sent: Wednesday, July 8, 2026 8:08 PM
To: Ed Tanner
Cc: Andrew Benn
Subject: ADU Hearing Postponement

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

Hello Mr. Tanner (Ed),

I'm writing to officially request a postponement of the proposed ADU Hearing for 29 Harrison Street scheduled for July 13th. We are in legal negotiations with our neighbor, Zack Rivers, and are hoping to have this matter resolved before the next scheduled hearing on September 14th. But we would like to be on the September 14th meeting agenda as of this time.

Please let me know if this email is sufficient communication, or if you need a signed letter from me. Thank you for your assistance.

Sincerely,
Carole A. Benn

--

Carole Benn

Ed Tanner

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

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

Hello Ed,

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

Thank you,

Tom D.

Thomas A. Dawson, RA, LEED AP, NCARB

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

**Tom Dawson Architecture
Architectural & Sustainable Design**

15 Burton Street
Bristol, RI 02809
[REDACTED]



Please consider humanity and the environment before printing this email.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-21

15 Burton Street 15 79

April 14, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	15 Burton Street	15	79

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

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

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

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

Thanks, Tom D.

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

Existing Lot Specifications

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

Existing Buildings & Structures

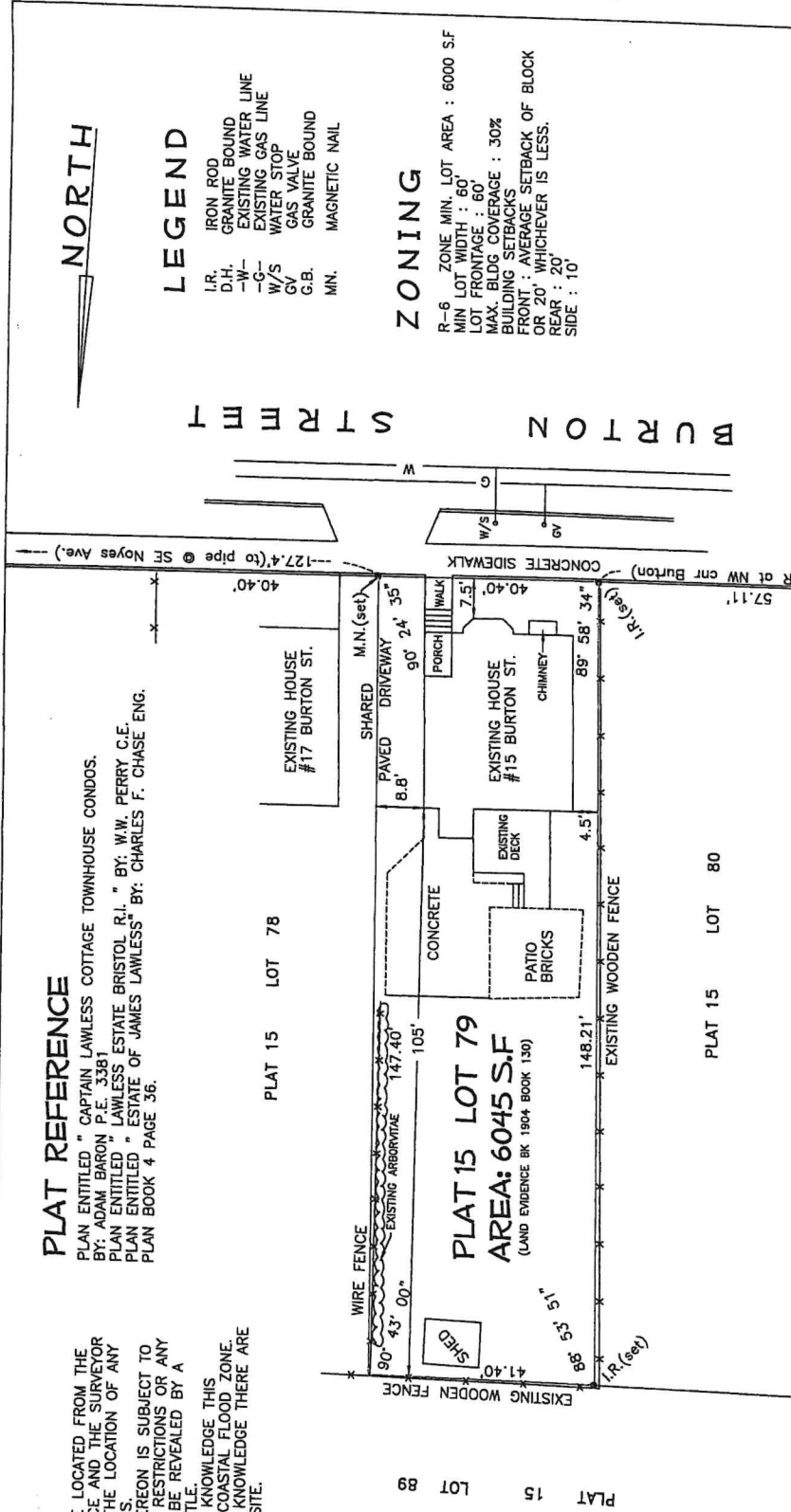
Structure: Primary Residence	Square Footage: 2,300	Building/Structure Detail if Other:
Structure: Other	Square Footage: 80	Building/Structure Detail if Other: shed

NOTES

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

PLAT REFERENCE

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



LEGEND

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

ZONING

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

SITE PLAN FOR

THOMAS A. & LEE H. DAWSON

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

CERTIFICATION

JOHN J. BARKER, JR.
No. 1885
PROFESSIONAL LAND SURVEYOR

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

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

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

CAPE COD WITH DORMER, 12X16

\$11,811.00 / SHED

Description

SKU: 010-1-26

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

Siding Type: Wood- Duratemp

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

Shipping & Returns





Map/Lot: 15-79

1 inch = 25 Feet

May 11, 2026



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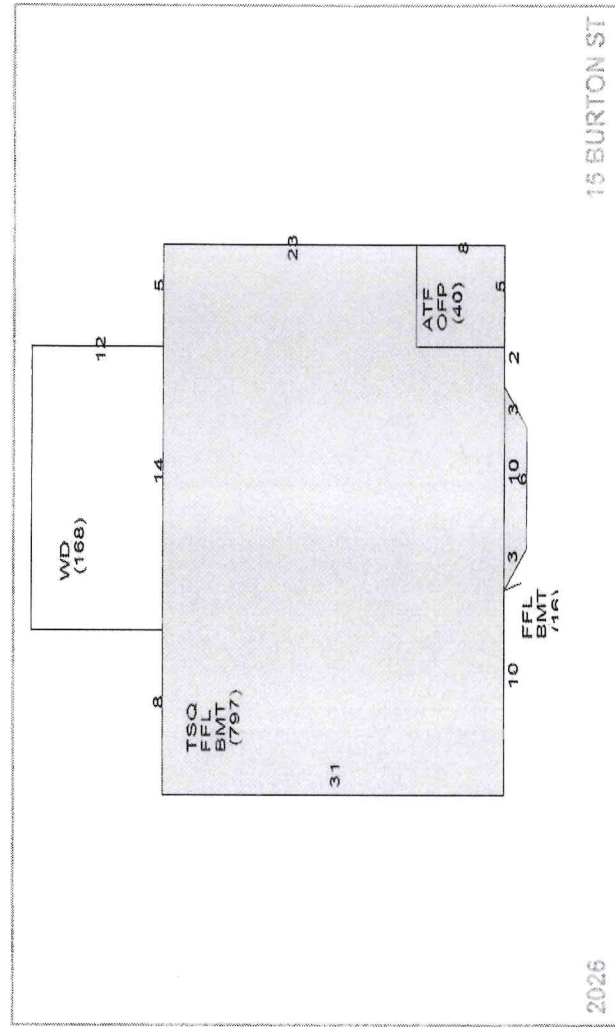
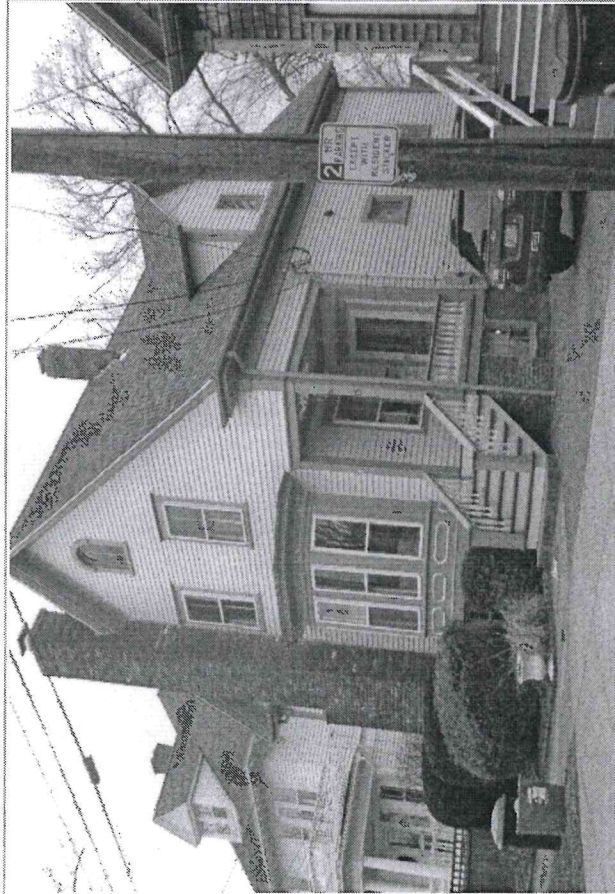
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► Owner		► Owner Account #: 50-0030-89		% Owned
Owner 1	DAWSON, THOMAS A &			
Owner 2	LEE H TE			0.00
Owner 3				0.00
Address		15 BURTON ST, BRISTOL, RI 02809-0000		

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

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

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



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

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appr Value	Spec Land	Juris	Fact	Use Value
2025	01	396,700	700	0	323,300	0	321,100			1.00	0
2024	01	227,300	700	0	269,300	0	2,200			1.00	0
2023	01	227,300	700	0	269,300	0					
2022	01	227,300	700	0	269,300	0					
2021	01	172,600	800	0	258,800	0					
2020	01	172,600	800	0	258,800	0					

Building Information

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

Grade

Grade	Q4	Q4	Q4	Q4	Q4
Year Built	1880	EFF Year			
Alt LUC		Alt %	0.00		
Other Factors					
Flood Hazard					
Topography					
Street					
Traffic					
Bas \$/SQ					
Size Adj					
Constr Adj					
Adj \$/SQ					
Othr Feats					
Grade Fac					
Neigh Infl					
Land Factor					
Adj Total					
Depreciation					
Total Depreciation %					
30.8					

Sub-Area Detail

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

Visit History

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

Notes

PARTIAL VIEW

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
1	13	Patio	1	Y	1	17	17	289	3	AV	2010	700
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
xtTermRental	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Room Counts by Floor

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

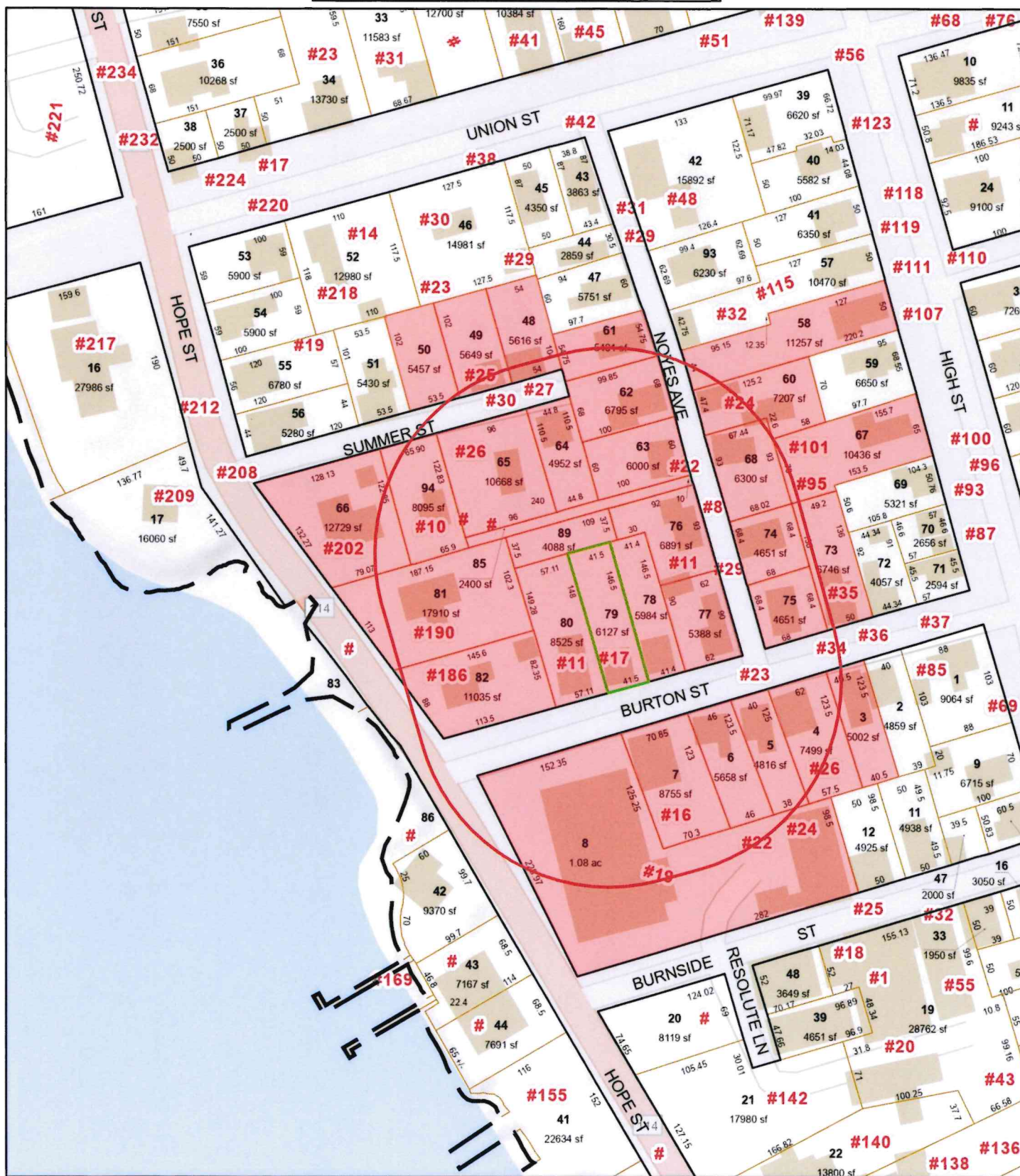


CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 141 Feet

www.cai-tech.com

May 8, 2026



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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5/8/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 08, 2026

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



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5/8/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 08, 2026

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



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5/8/2026

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Page 3 of 3

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

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

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

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

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

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

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

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

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

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

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

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

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

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

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

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

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

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

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

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

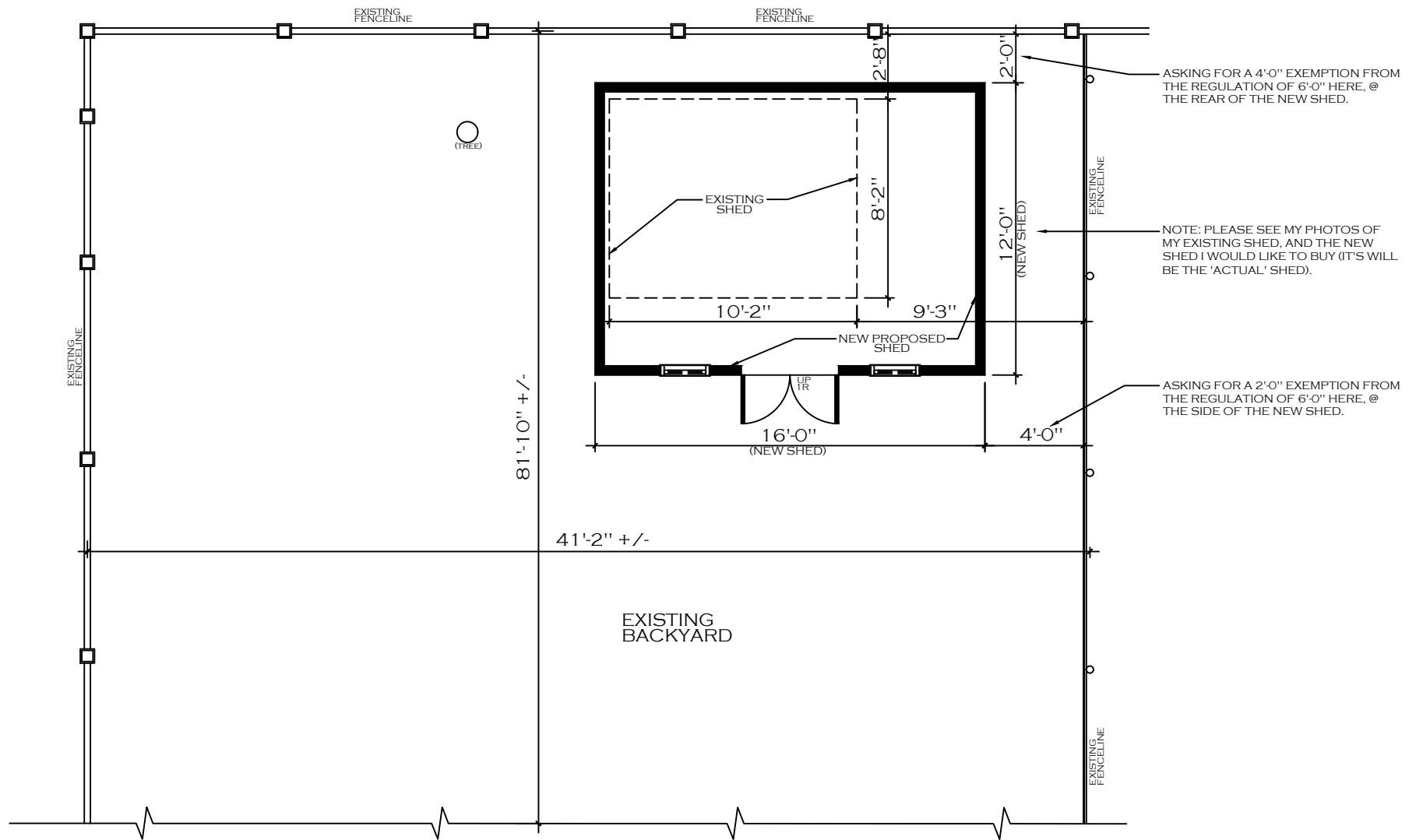
VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809

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

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



(BACKYARD PLAN for 15 BURTON ONLY)



15 BURTON ST. BACKYARD: PROPOSED SHED CHANGES

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

(PARTIAL BACKYARD PLAN for 15 BURTON STREET, BRISTOL, RI)

04/15/26





Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-24

161 Poppasquash Road Plat 182 Lot
7

May 7, 2026

Applicant

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

Location for Application

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

Type of Application

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

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

Total Square Footage	2,380 feet
Width in Feet	41.1 feet
Length in Feet	44.3 feet
Height Above Grade	31 feet
Number of Stories	2

Setbacks

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

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

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

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

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

Existing Lot Specifications

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

Existing Buildings & Structures

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



TRANSMITTAL

TITLE **Dimensional Variance Application for Accessory Structure and Special Use Permit**

PROJECT **PBH | Poppasquash Boathouse**

DATE 05/08/2026

TO Edward Tanner & Bristol Zoning Borad of Review
 235 High Street
 1st floor
 Bristol, RI 02809

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

CONTENTS

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

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

ISSUED BY


Elliott Richmond
Associate
Union Studio Architecture & Community Design

5/8/2026
DATE

cc: file

EXHIBIT A



Town of Bristol, Rhode Island
Zoning Board of Review

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

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

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

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

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

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

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

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

Voting to **Deny**: None

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

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

This _____ day of _____, 2021.

Diane M. Williamson, Director of Community Development

EXHIBIT B

12 JULY 2021

4. 2021-32

JOSEPH M. BRITO, JR.

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

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

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

12 JULY 2021

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

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

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

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

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

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

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

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

12 JULY 2021

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

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

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

X X X X X X

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

12 JULY 2021

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

12 JULY 2021

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

MR. BRUM: I'll second.

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

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

EXHIBIT C

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

State of Rhode Island

County of Bristol

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

1. Scope of Authority

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

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

2. Term of Authorization

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



5-7-2026

Owner Signature

Date:

JOSEPH M. BRITO, JR.

Printed Name

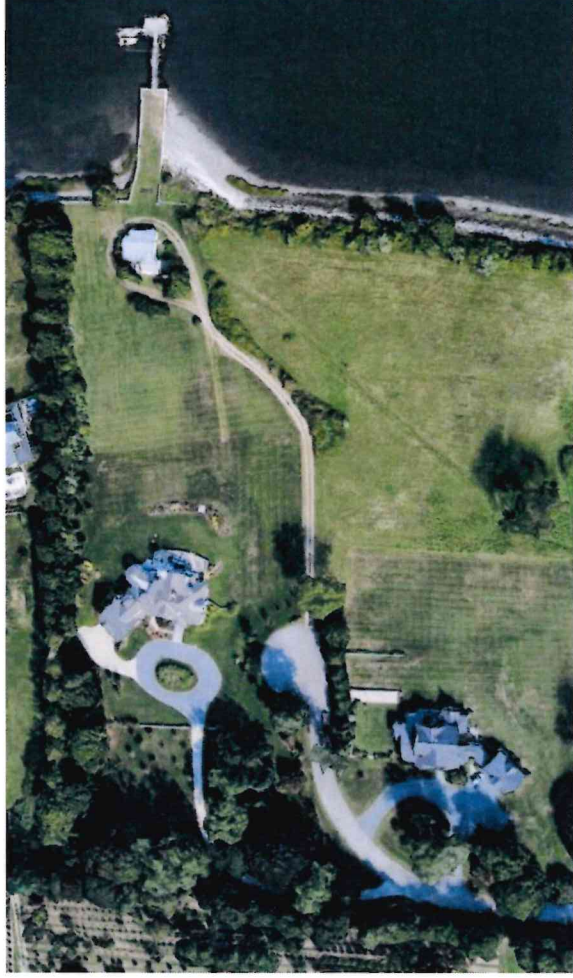
EXHIBIT D

POPPASQUASH BOAT HOUSE

ZONING BOARD PRESENTATION

161 POPPASQUASH ROAD
BRISTOL, RI

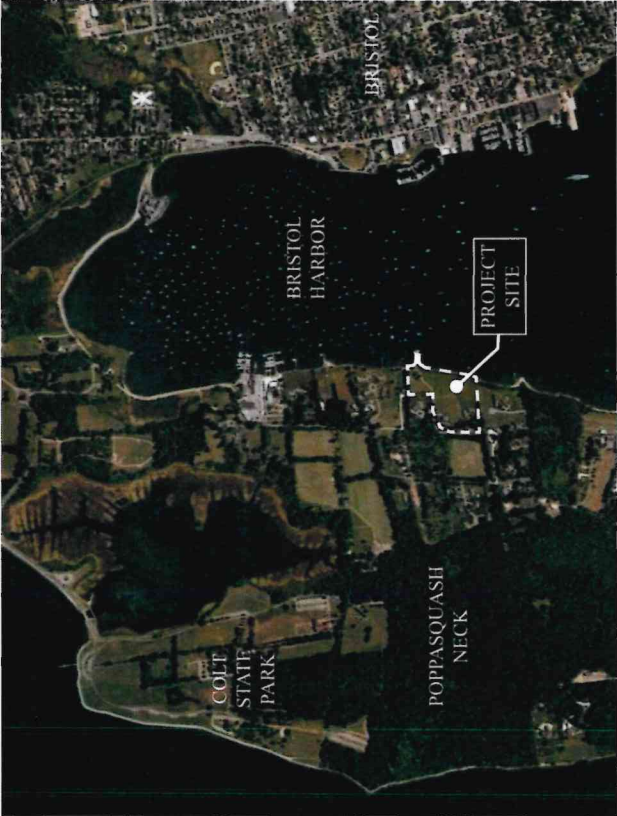
MAY 08, 2026



UNION

Places of Value. Value of Place.

(401) 272-4724 | unionstudioarch.com



VICINITY MAP



SATELLITE VIEW OF PROPERTY



EXISTING BUILDING (VIEW FROM NE)



EXISTING BUILDING (VIEW FROM SW)



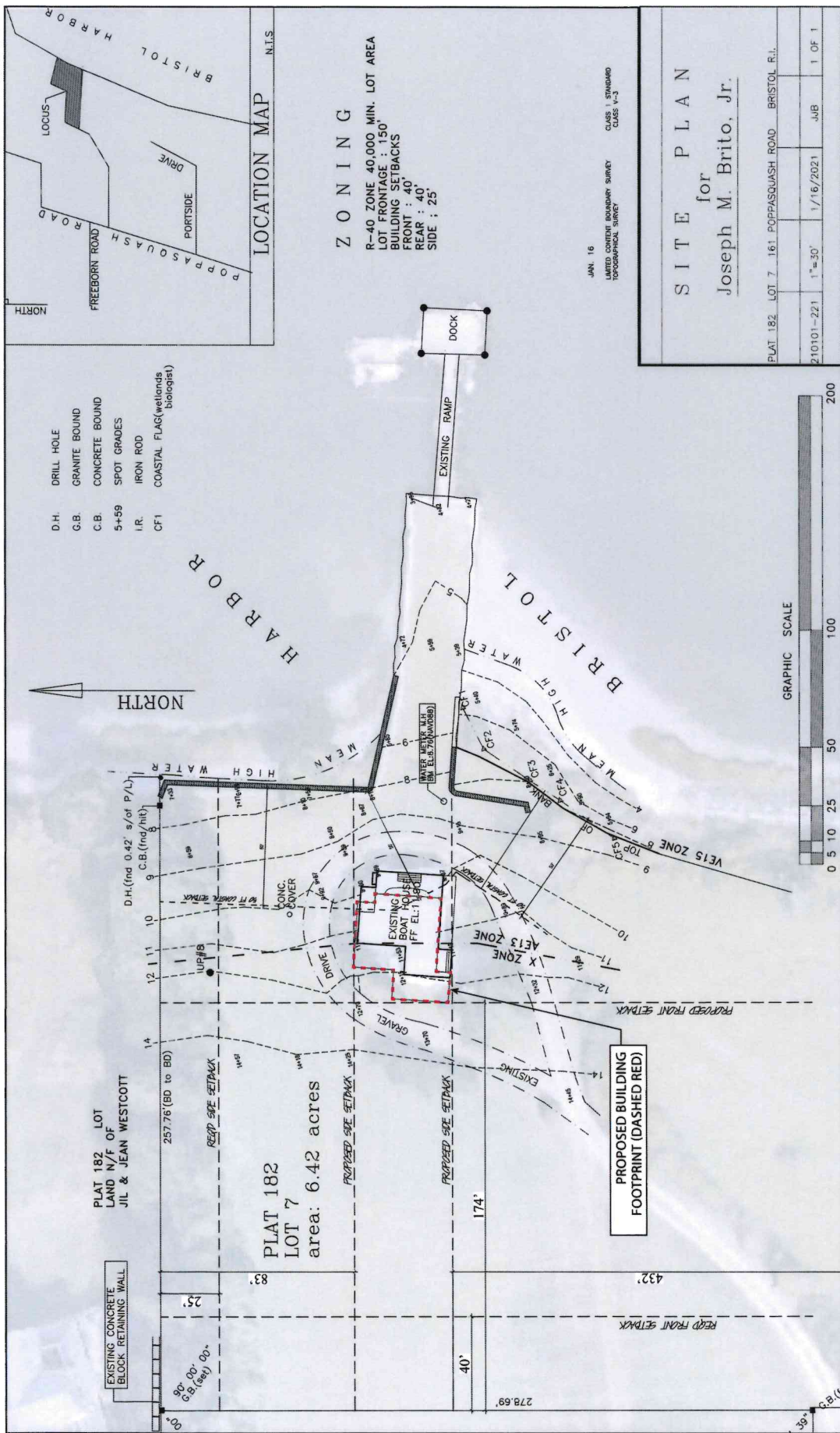
EXISTING BUILDING (VIEW FROM W)

POPPASQUASH BOAT HOUSE

EXISTING CONDITIONS

MAY 08, 2026





POPPASQUASH BOAT HOUSE

EXISTING SITE SURVEY WITH PROPOSED BUILDING FOOTPRINT OVERLAY

MAY 08, 2026

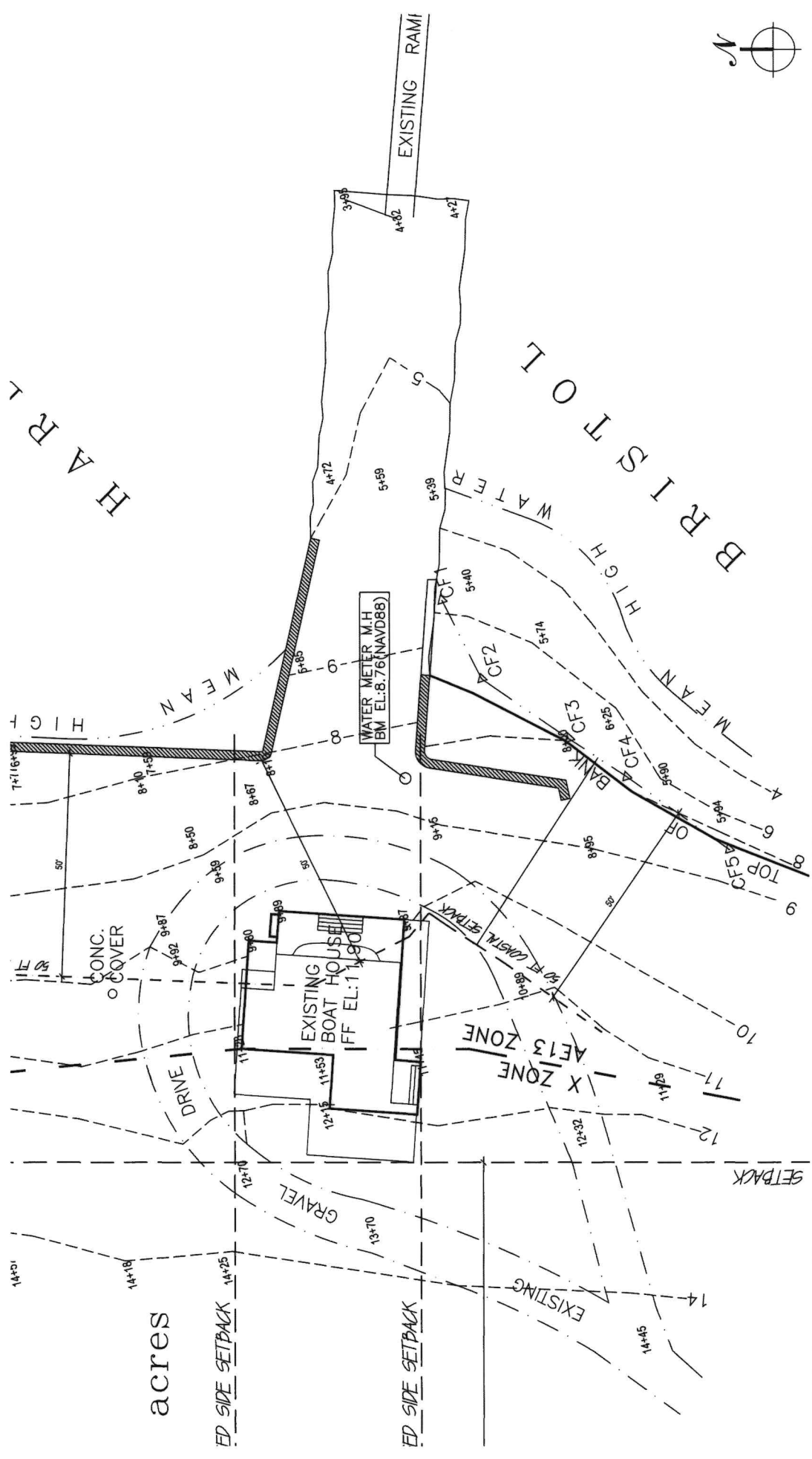
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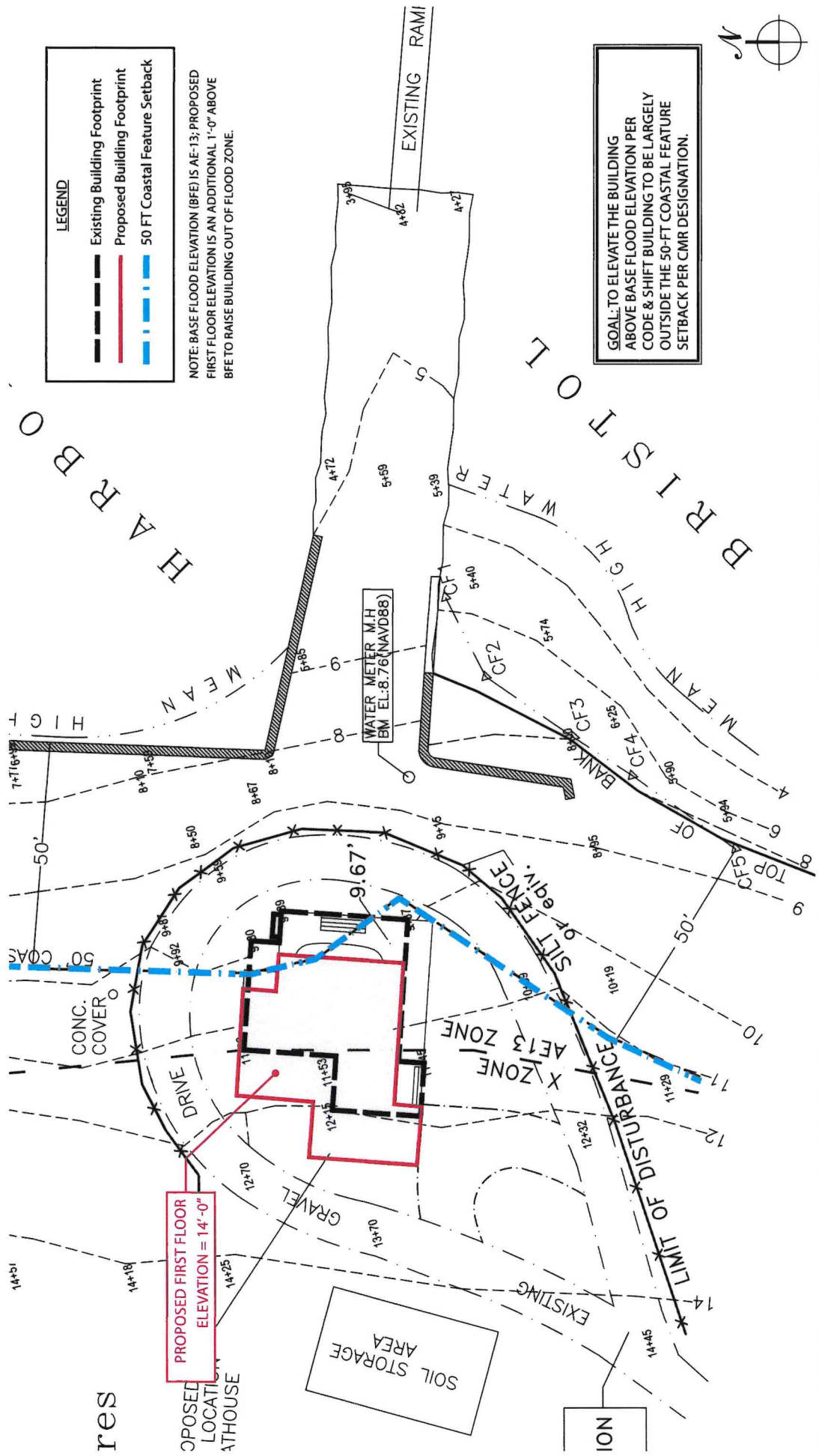




POPPASQUASH BOAT HOUSE

EXISTING SITE PLAN
MAY 08, 2026
SCALE: 1"=20'-0"





LEGEND

- Existing Building Footprint
- Proposed Building Footprint
- 50 FT Coastal Feature Setback

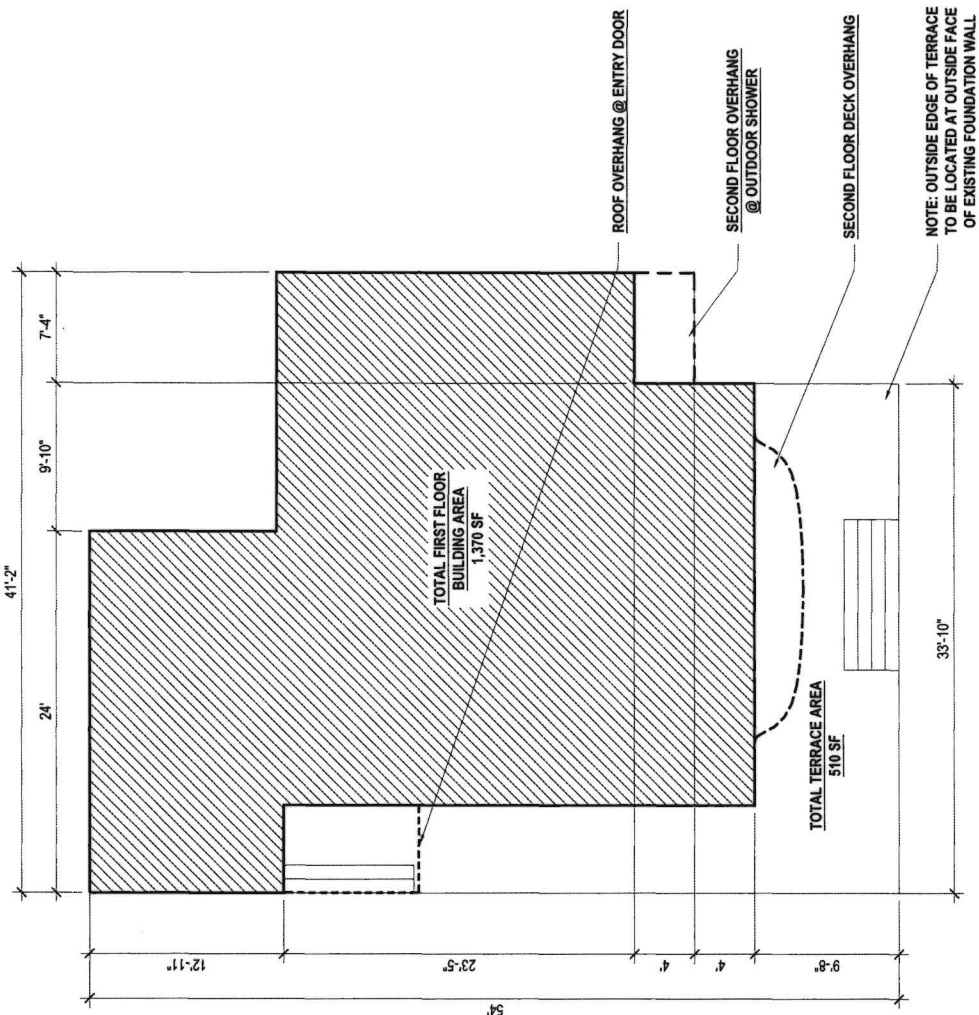
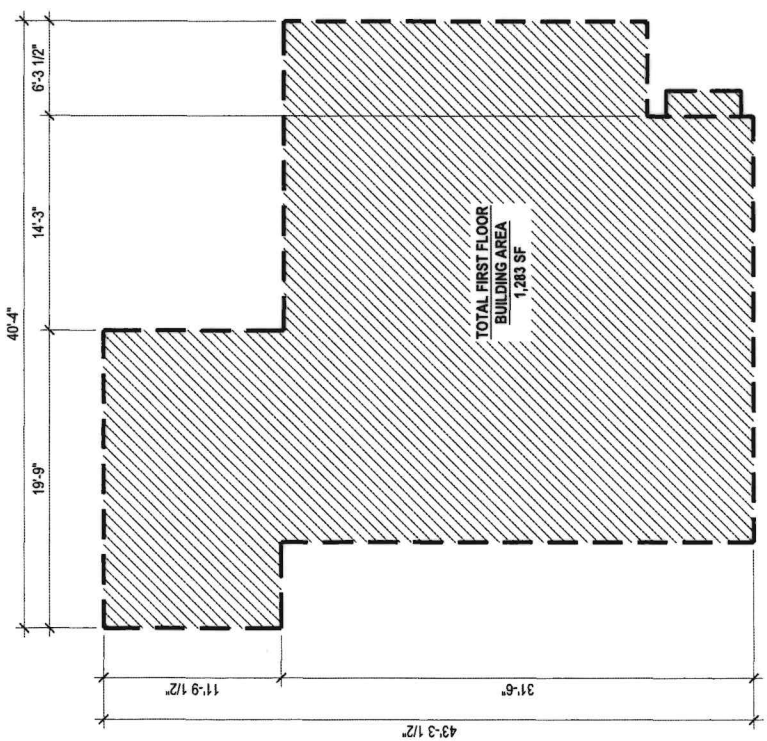
NOTE: BASE FLOOD ELEVATION (BFE) IS AE-13; PROPOSED FIRST FLOOR ELEVATION IS AN ADDITIONAL 1'-0" ABOVE BFE TO RAISE BUILDING OUT OF FLOOD ZONE.

GOAL: TO ELEVATE THE BUILDING ABOVE BASE FLOOD ELEVATION PER CODE & SHIFT BUILDING TO BE LARGELY OUTSIDE THE 50-FT COASTAL FEATURE SETBACK PER CMR DESIGNATION.

POPPASQUASH BOAT HOUSE

PROPOSED SITE PLAN
MAY 08, 2025
SCALE: 1"=20'-0"





POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

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



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

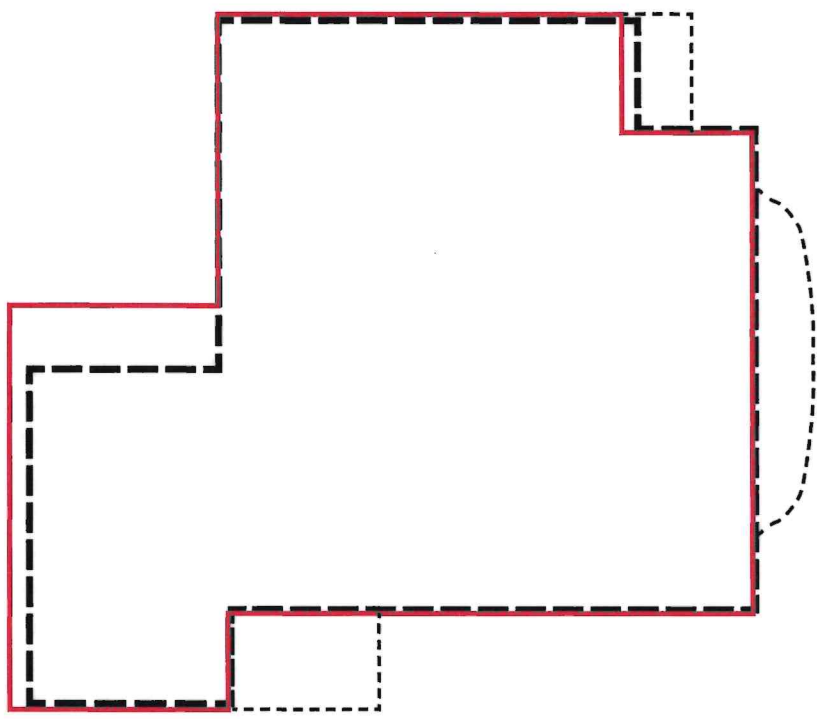
*Allowable increase cannot exceed 50% of total existing lot coverage per CRMC regulations.

LEGEND

Existing Building Footprint

Proposed Building Footprint

Roof / Overhang Above



EXISTING & PROPOSED BUILDING FOOTPRINT OVERLAY

POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

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

0

4

8

16

32





PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



POPPASQUASH BOAT HOUSE

PROPOSED FLOOR PLANS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

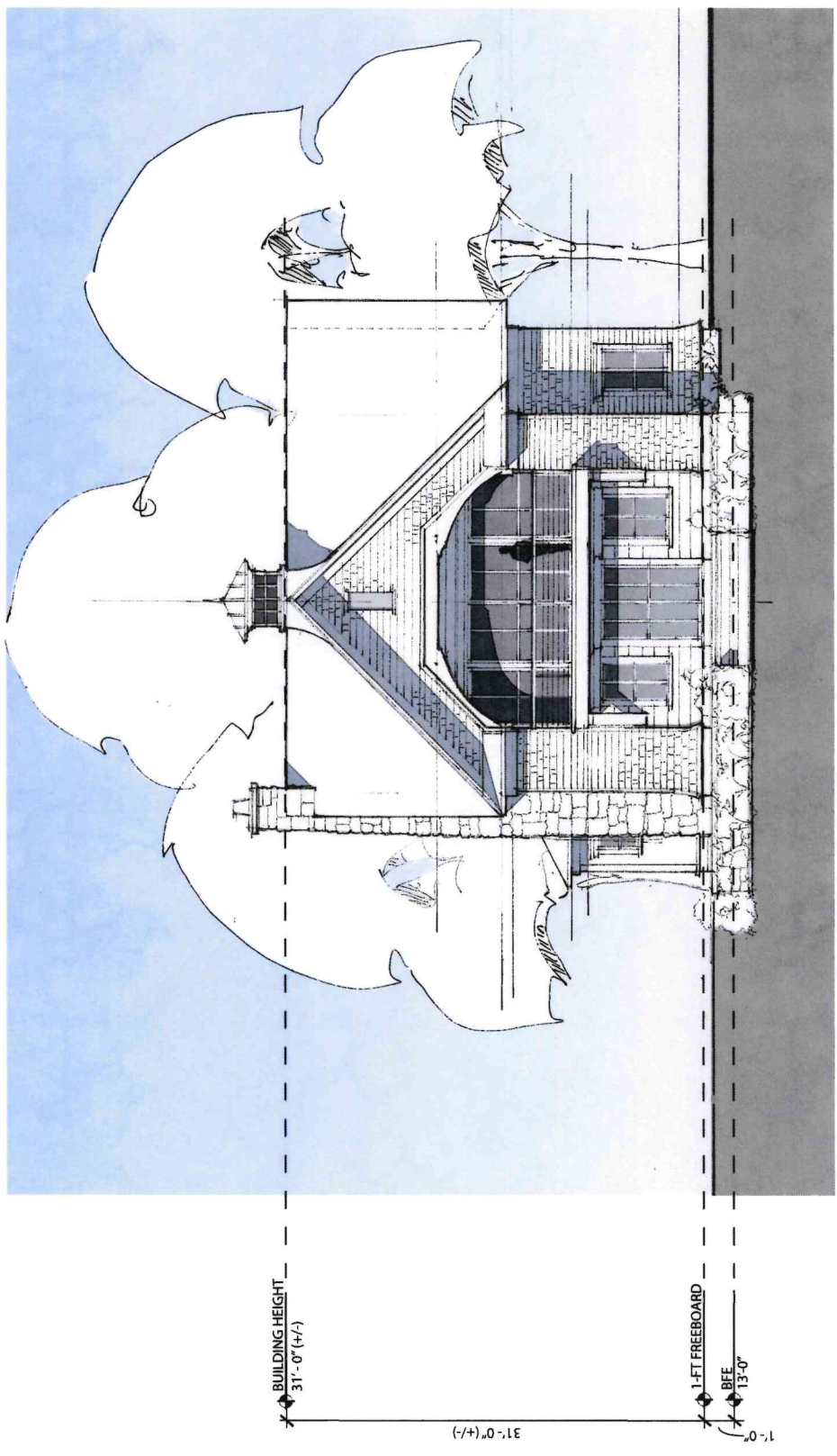
PROPOSED WATERFRONT ELEVATION

MAY 08, 2026

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



PAGE 9





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHWEST
MAY 08, 2026

PAGE 10





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTH
MAY 08, 2026

PAGE 11





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHEAST
MAY 08, 2026

PAGE 12





POPPASQUASH BOAT HOUSE

VIEW FROM EAST (WATERSIDE)
MAY 08, 2026



POPPASQUASH BOAT HOUSE

VIEW FROM NORTHEAST
MAY 08, 2026

PAGE 14





161 Poppasquash Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



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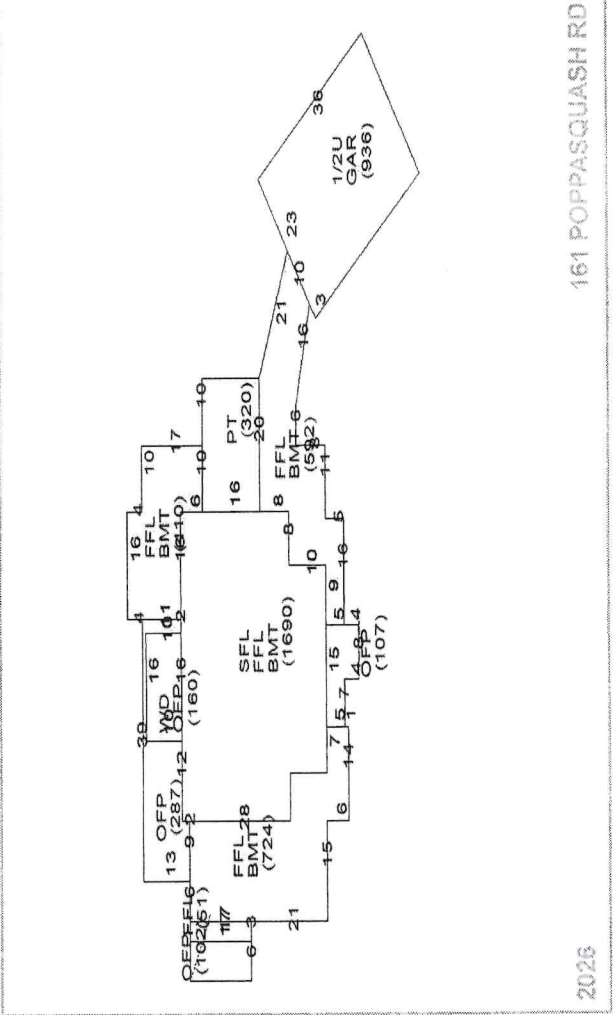
Owner	Owner Account #	% Owned
Owner 1 BRITO, JOSEPH M JR - TRUSTEE	02-3081-51	
Owner 2 JOSEPH M BRITO JR FAMILY TRUST		
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

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

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

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



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

Building Information

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

Grade

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

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

Sub-Area Detail

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

Visit History

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

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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

► Bristol

► 161 POPPASQUASH RD

Card 2 of 2

CATALIS

► Plat/Lot 182-0007-000

► Account: 9447

LUC 27

Zone R-40

► Assessment

\$4,876,700

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

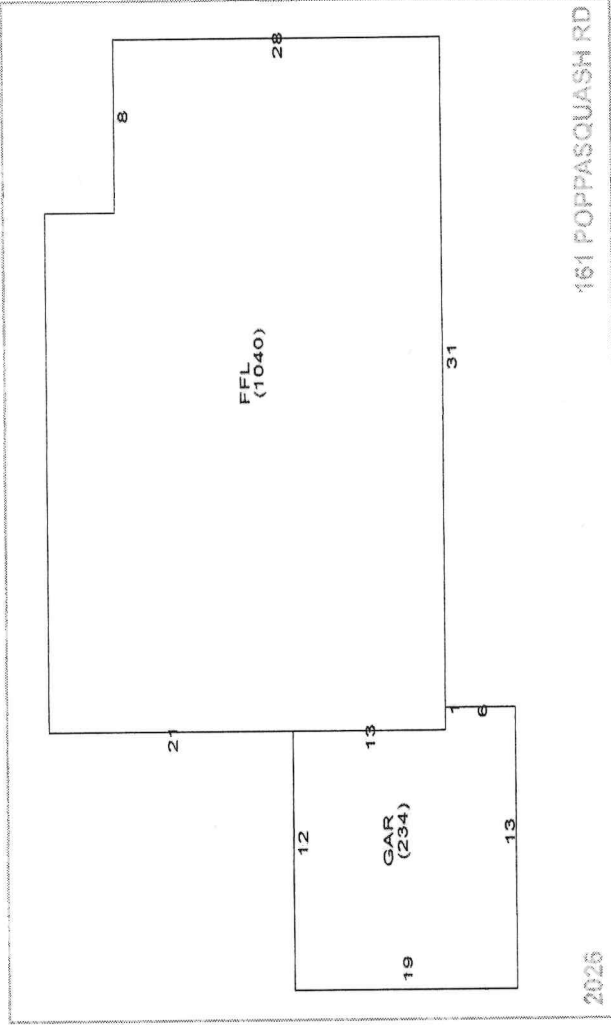
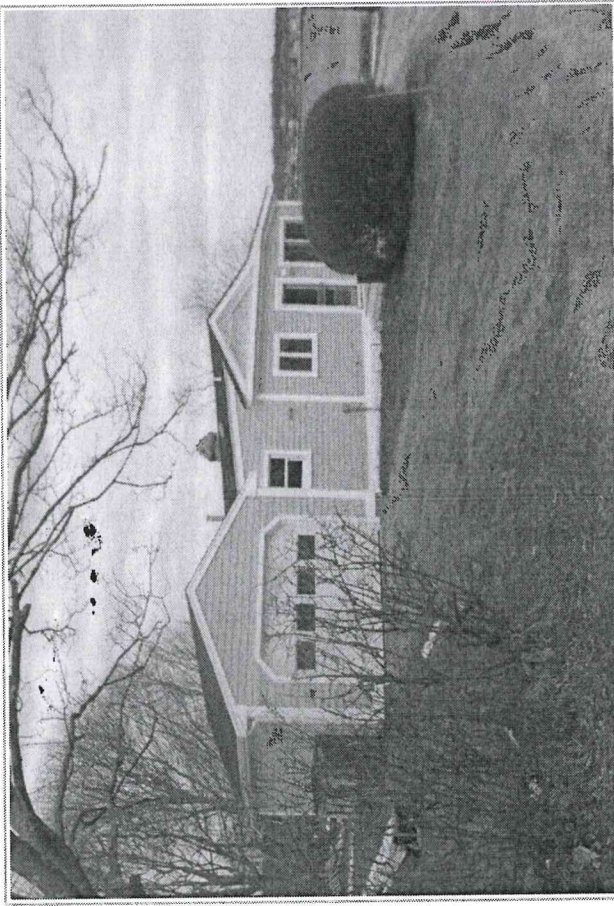
► Previous Owners & Sales Information

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

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

► Previous Assessments

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



► Land Information

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

Building Information

Description		Story Height		Description	
BLDG Type	Ranch	COM Units	0	1 Story	
RES Units	1	BMT Floor			
Foundation	Concrete	Frame 2			
Frame 1	Wood	EXT Wall 2			
EXT Wall 1	Clapboard	Roof Type 2			
Roof Type 1	Gable	Roof Cover 2			
Roof Cover 1	Asphalt Shn	INT Wall 2			
INT Wall 1	Drywall	Floors 2			
Floors 1	Hardwood				
BMT Garages		Color			
Plumbing		Electrical			
Insulation		INT vs EXT			
Heat Fuel	Oil	Heat Type			
# Heat Sys		% Heated			
% Solar HW		% A/C			
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

Grade

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

Other Factors

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

Sub-Area Detail

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

Visit History

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

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



161 Poppasquash Rd - 300' Radius

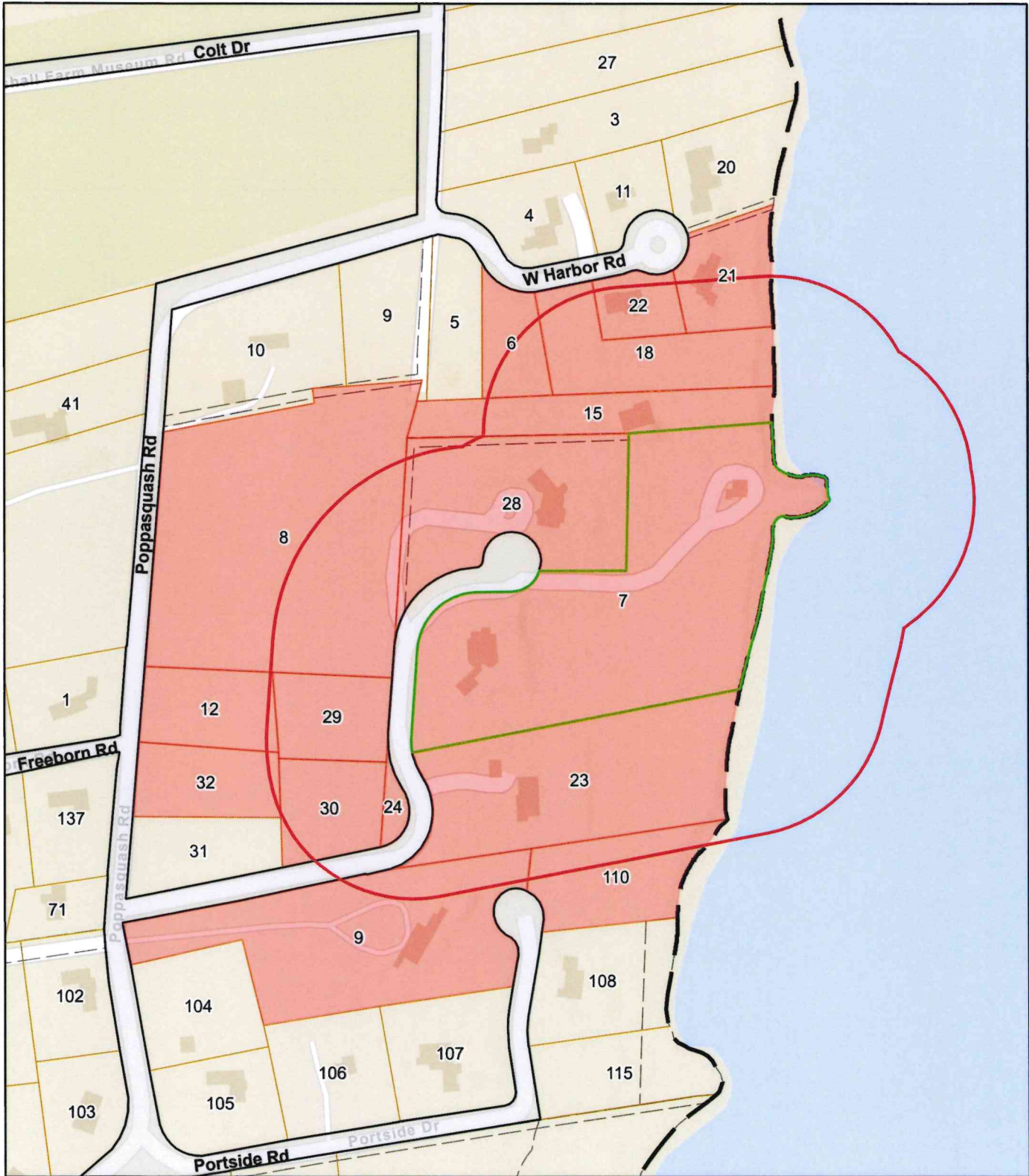
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

May 11, 2026



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



300 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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5/11/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
May 11, 2026

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

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

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

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

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

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



www.cai-tech.com

5/11/2026

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Page 2 of 2

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

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

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

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

GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

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

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

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

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

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

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

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



Bristol Zoning Board of Review
10 Court Street
Bristol, RI 02809

September 09, 2026

Re: Request for continuance

Dear Members of the Zoning Board of Review,

On behalf of Joeseeph M. Brito Jr. of 161 Poppasquash Road; Assessor's Plat 182, Lot 7; Zone: R-40, we respectfully request that the Dimentional Variance Request and Special Use Permit Application currently scheduled for September 14th before the Bristol Zoning Board of Review be continued to the Board's **October 5, 2026 meeting**.

The additional time is requested to allow proper time for the owner to have some additional information included for the record. We had expected to receive these additional items for this hearing, but have not received them in time.

We respectfully request that the Board grant this continuance and carry the matter to the October 5, 2026 meeting.

Thank you for your consideration.

Sincerely,

Elliott Richmond
Associate

UNION



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

June 25, 2026
File #: ZBR-26-30

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

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

In regards to the petition of:

Applicant: Sarah Miller

Owner of Record: Edward C. Miller and Sarah Lennox

Location: 169 FATIMA DR , BRISTOL, RI, 02809

Plat: 123B Lot: 33

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-30

169 FATIMA DRIVE 123B 33

June 9, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	169 FATIMA DRIVE	123B	33

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	860 feet
Width in Feet	42 feet
Length in Feet	40 feet
Height Above Grade	20 feet
Number of Stories	1

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

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

1. Overview of the Requested Relief We are requesting **dimensional variances** to construct a detached, one-story Accessory Dwelling Unit (ADU). Relief is requested for the following specific elements:

Frontage Alignment: A variance to position the ADU in line with the existing primary dwelling's 20-foot frontage, rather than the required 30-foot setback.

Structure Dimensions: A variance to allow an 18 ft x 20 ft & 24 ft x 20 ft (840 sq ft) living area footprint to support fully accessible, zero-clearance, one-story living.

Attached Carports: A variance to allow a 24-foot wide structure (12 feet on each side of the unit) for protective carports to facilitate safe, weather-protected vehicle transfers.

2. Ground of Hardship: Reasonable Accommodation for Disability

The hardship giving rise to this request is not self-created, nor is it driven by financial gain. Rather, it is a **physical necessity**. The ADU is being built to house my elderly, severely handicapped parents who suffer from advanced mobility limitations and cannot safely navigate stairs or changes in elevation.

In accordance with **R.I. Gen. Laws § 45-24-41(a)**, the [Rhode Island Fair Housing Practices Act](#), and the [Americans with Disabilities Act \(ADA\)](#), we request a **Reasonable Accommodation** to modify standard dimensional setbacks and size limitations. Denying these variances would result in a hardship amounting to "more than a mere inconvenience," effectively denying these individuals a safe, accessible, and dignified housing solution.

3. Justification for Specific Dimensional Requests

The One-Story Requirement & 18' x 40' Footprint: Because my parents cannot use stairs, all essential living functions—bedroom, bathroom, kitchen, laundry, and living space—must exist on a single flat level. To accommodate a standard wheelchair turning radius, wide hallways, and an accessible roll-in shower compliant with standard ADA guidelines, a minimum footprint of 840 square feet is functionally required. A narrower or smaller layout would compromise the necessary clearances required for safe medical care and independent movement.

The 20-Foot Frontage Alignment: Aligning the ADU with the existing 20-foot frontage of the primary dwelling is critical to ensuring a flat, unified architectural plane. This eliminates the need for long, winding exterior ramps or complex grading changes between the two structures. A consistent frontage allows for a direct, level connection between the main home and the ADU, enabling us to move quickly between units.

The 12-Foot Dual Carports: The carports are not a luxury feature; they are an essential safety mechanism. My parents require extended times for vehicle ingress and egress, often involving wheelchairs or walkers. Protection from New England winters, ice, and rain is critical to prevent slips and falls during transfers. A 12-foot width on each side provides the minimum clear workspace required to fully open vehicle doors alongside mobility equipment while keeping them sheltered.

4. Preservation of Neighborhood Character

The proposed attached ADU design mimics the architectural character of the primary dwelling and the surrounding residential neighborhood. The unit will not alter the general characteristics of the surrounding area, impair the intent of the [Bristol Zoning Ordinance](#), or negatively impact neighboring properties. The structure represents the minimum relief necessary to grant my parents reasonable enjoyment of a permitted residential use.

Existing Lot Specifications

Current Use of Premises

Residential

	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	150
Lot Depth	100

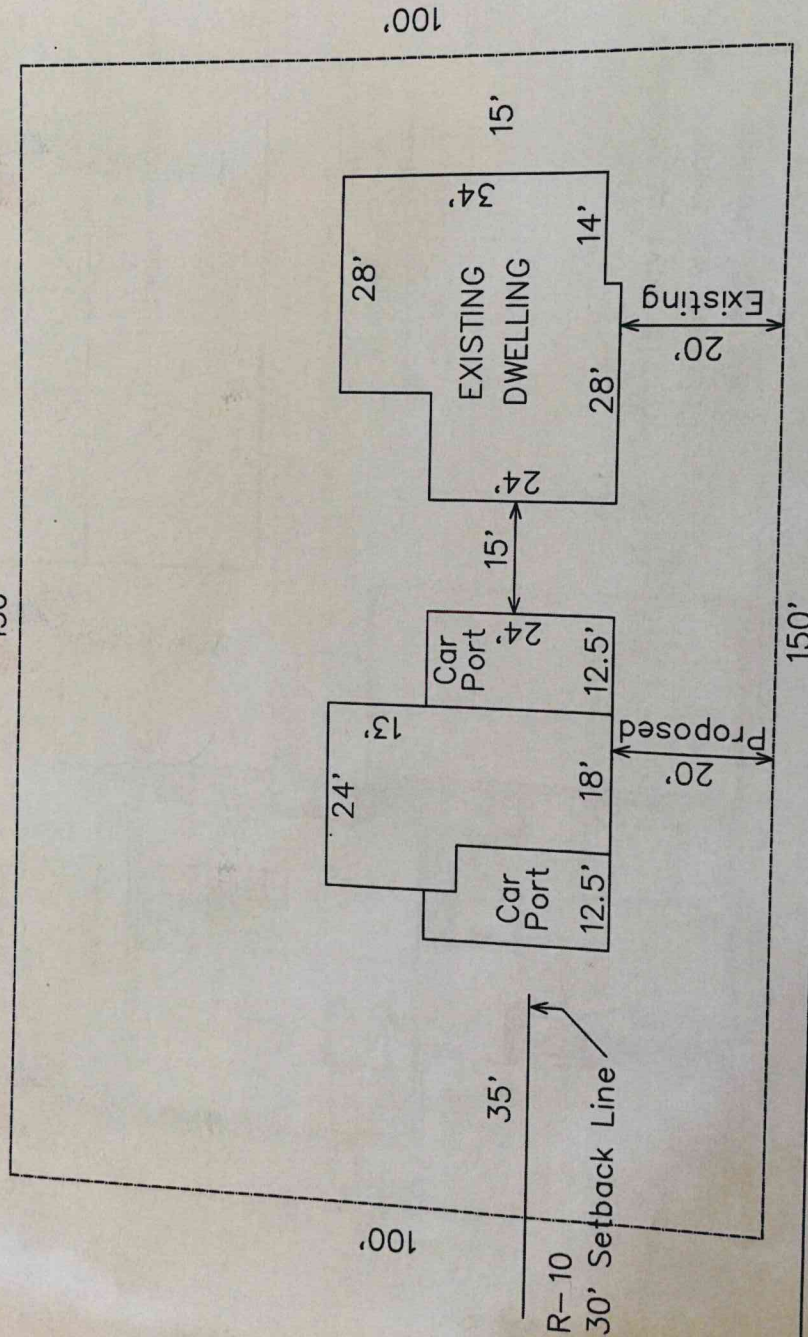
Existing Buildings & Structures

Structure: Accessory	Square Footage: 860	Building/Structure Detail if Other:
----------------------	---------------------	-------------------------------------

860 SF vs 22'x24' accessory building in R-10 Zoning code
But is well under the 900 SF ADU allowance

The lot is less than 15,000 SF and the Zoning Ordinance
requires 20,000 SF for a detached ADU

Renovation Designers	169 Fatima Drive, Bristol RI Plat 123B Lot 33 Zone R-10
Miller ADU & Carport	Front Yard Setback: 30' Rear Yard Setback: 30' Side Yard Setback: 15'
169 Fatima Drive Bristol, RI	
Designed By: <u>A. Nunes</u> Drawing By: <u>A. Nunes</u> Approved By: _____	
Permit Date: _____ Revision Dates: <u>4/14/2026</u> <u>5/15/2026</u>	
Notes: Drawings will be to scale if printed to 18" x 24" Format	
Drawing: SITE PLAN	
Sheet: S-1	



FATIMA DRIVE



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

Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

Notes:
Drawings will be to scale if printed
to 18" x 24" Format

THESE DRAWINGS ARE PREPARED FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN.

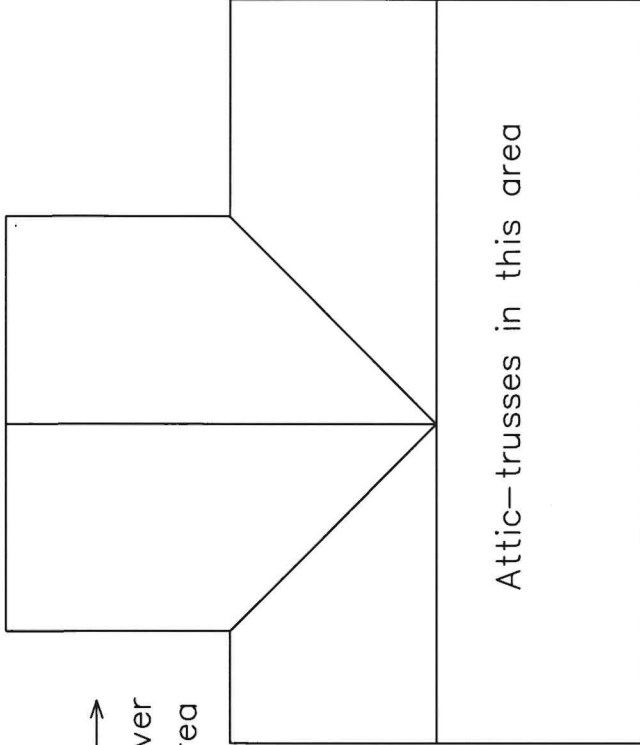
Drawing:

Floor &
Roof Plan

Sheet:
A-1

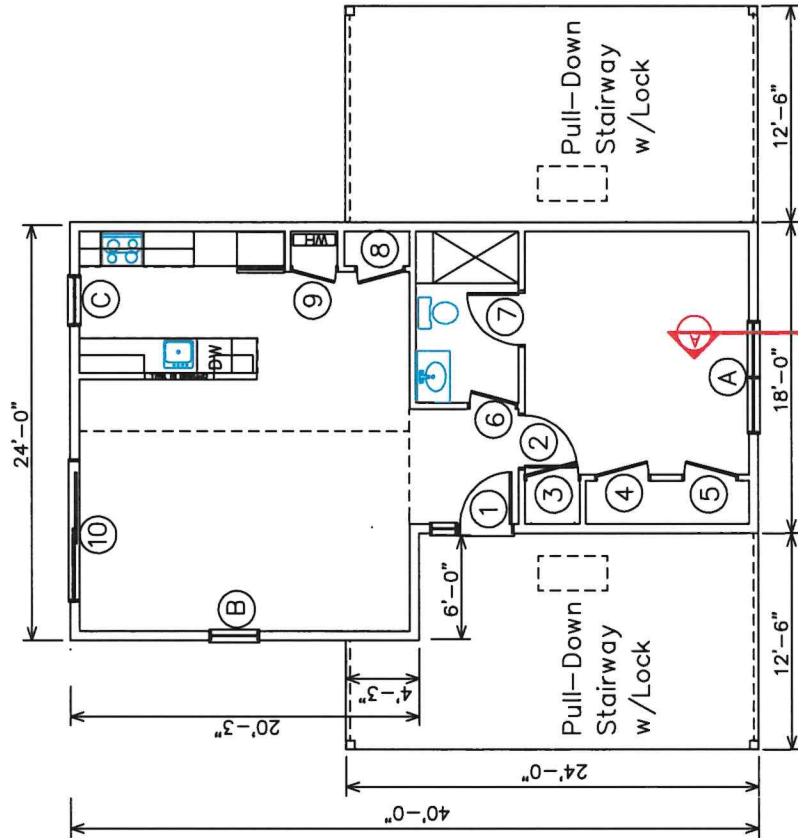
Item 4C.

Scissor trusses in this area →
to create vaulted ceilings over
the Kitchen/Dining/Living area



Roof Plan
Scale: 1/4"=1'-0"

Note: Carports have open sides
Columns w/ beams shall support
the roof trusses
The ceilings shall receive 5/8"
fire-rated sheetrock



Floor Plan
Scale: 1/4"=1'-0"

Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

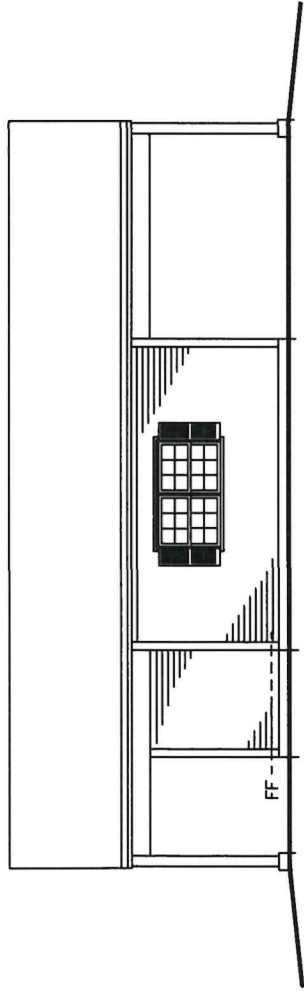
Notes:
Drawings will be to scale if printed
to 18" x 24" Format

These drawings were prepared by the architect for the purpose of obtaining a permit and are not to be used for construction without the architect's approval. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising from their use. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings.

Drawing:
Elevations

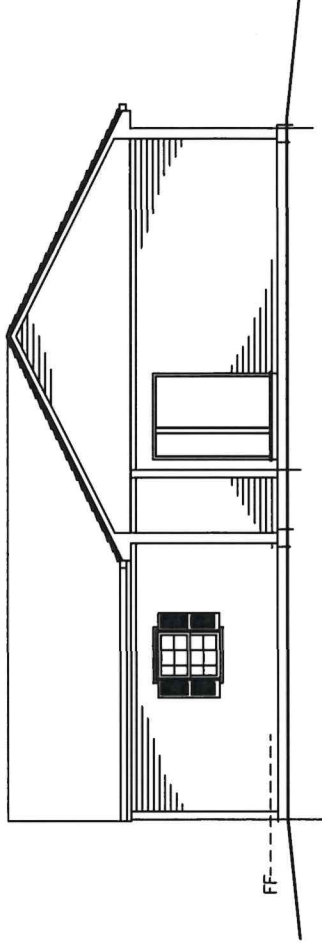
Sheet:
A-2

Item 4C.



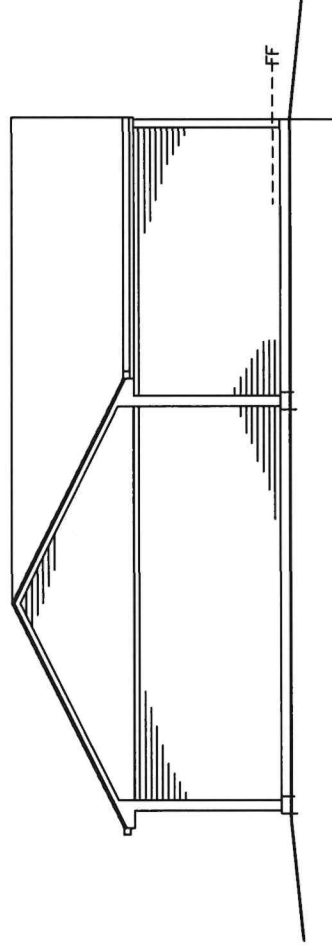
South Elevation

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



West Elevation

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



East Elevation

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



Renovation
Designers

Miller ADU
&
Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
5/28/2026

Notes:
Drawings will be to scale if printed
to 18" x 24" Format

NOTES:
These drawings were prepared for the purpose of obtaining a permit for the proposed building and are not to be used for any other purpose. The drawings are the property of the designer and shall not be reproduced or used in any way without the written consent of the designer. The designer assumes no responsibility for the construction of the building or for the safety of the building. The drawings are to be used as a guide only and the contractor is responsible for the construction of the building.

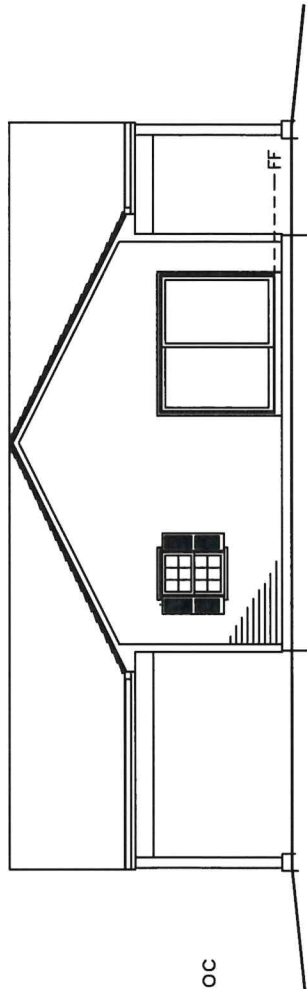
Drawing:

North
Elevation
&
Framing Plan

Sheet:

A-3

Item 4C.



North Elevation

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

All exterior walls are to be 2x6 @16" oc

Interior walls are to be 2x4 @16" oc

Non-load-bearing interior door
headers may be double 2x4's

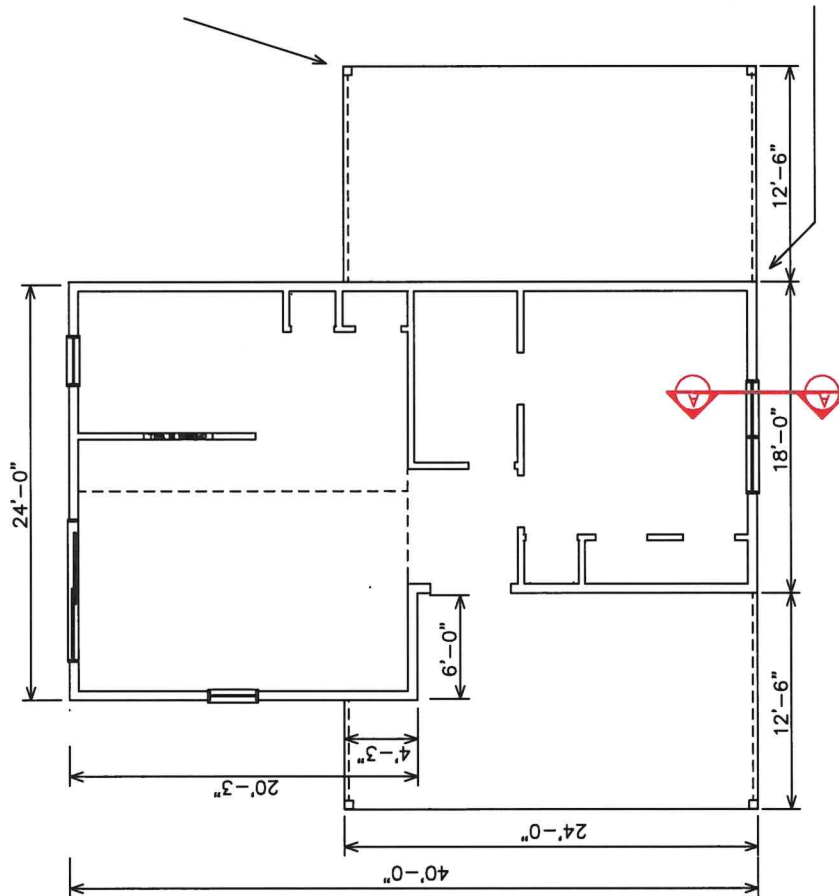
Support columns to be anchored to the
concrete piers by means of a Simpson
Strong-Tie ABU 6"x6" SS base anchor.

Simpson Strong-Tie CC column cap shall
be used at the connection to the roof
framing.

The columns are to be triple PT 2x6's with
1 layer of 1/2" plywood and 1 1/2"x 5"
steel plate, to make up the necessary 5 1/2".
The laminations will run in the North-South
direction, for added strength.

The bearing beams are to be triple 2x6's with
1 layer of 1/2" plywood and 1 1/2"x 9"
steel flitch plate, sandwiched between the
2x's. They will be bolted together with 3/8"
carriage bolts @ 20" on center.

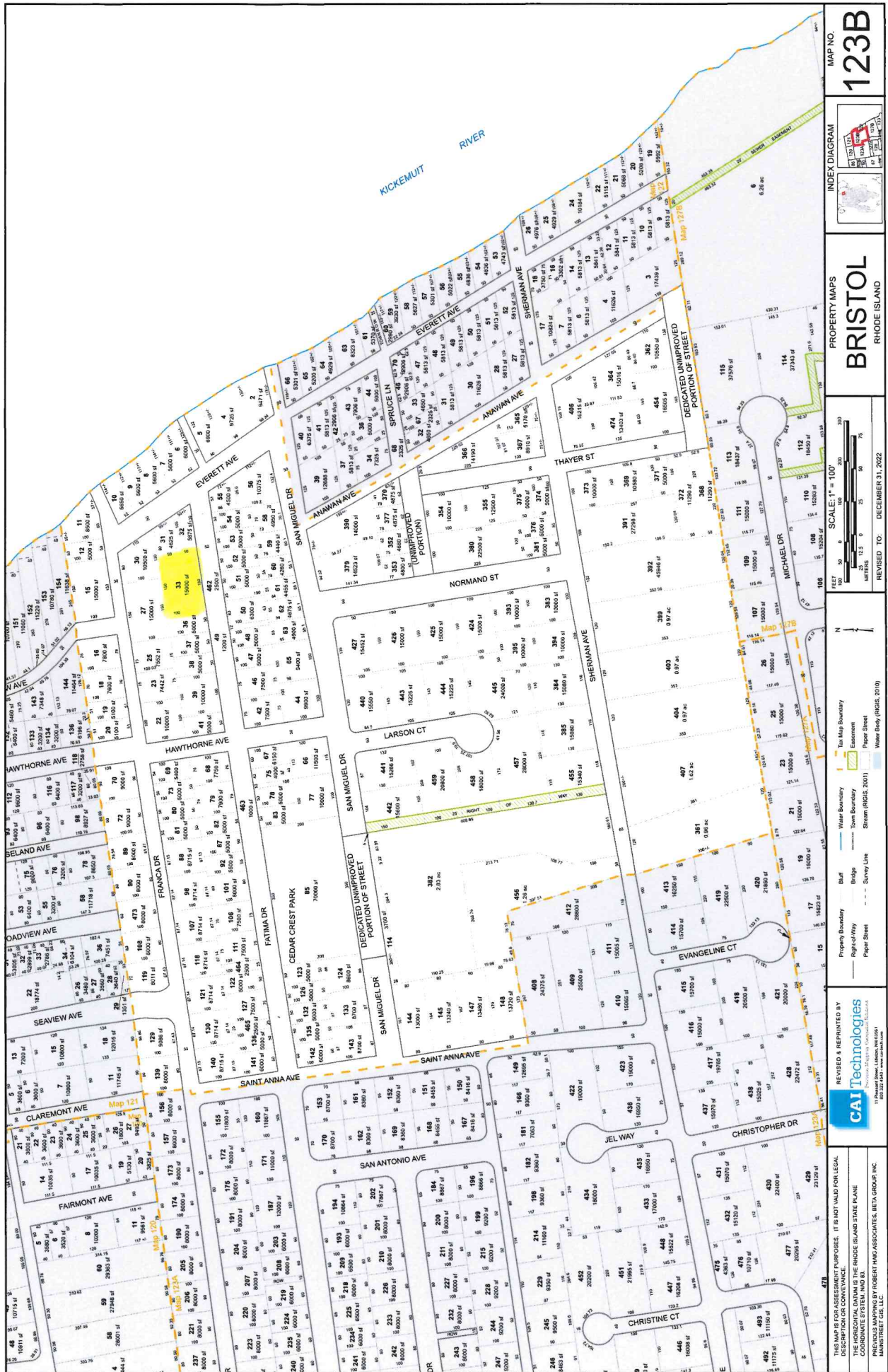
The bearing beams will sit on the walls with
a minimum of 6" of bearing. The studs in
this area are to be solid beneath the beam.



Framing Plan

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

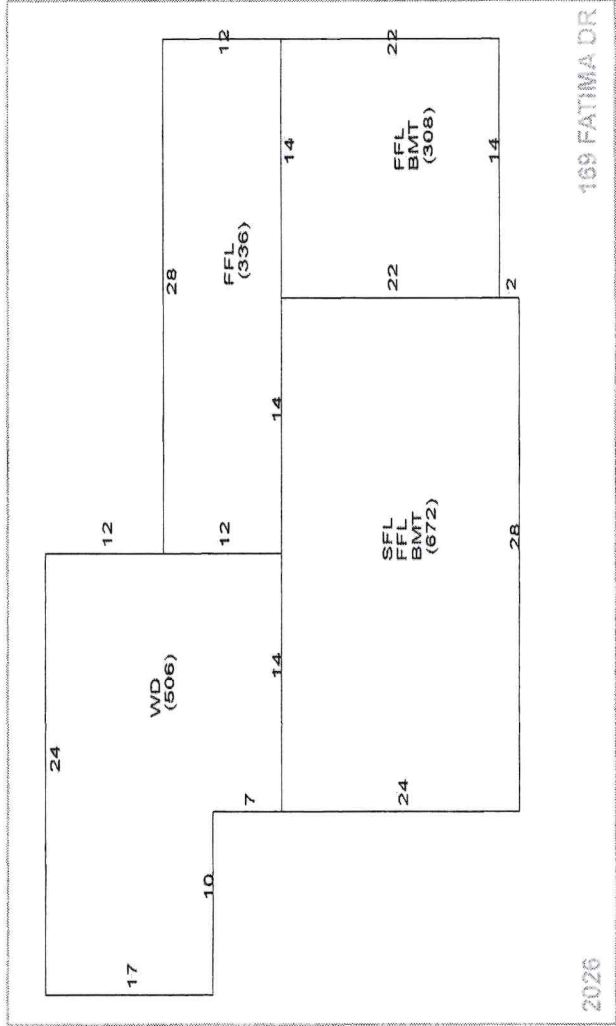




► Previous Owners & Sales Information					Deed Type
Grantor	Date	Sale Price	Leg Ref	NAL	
APARICIO, ALFRED	04/01/2016	305,000	1840-54	L	W

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	359,600	1,600	0	198,300	0	559,500	559,500
2024	01	210,500	1,600	0	165,300	0	377,400	377,400
2023	01	210,500	1,600	0	165,300	0	377,400	377,400
2022	01	196,900	1,600	0	165,300	0	363,800	363,800
2021	01	158,700	1,600	0	147,400	0	307,700	307,700
2020	01	158,700	1,600	0	147,400	0	307,700	307,700

[illegible]

Building Information

Description		Description	
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	Wood Shingle % 25
Roof Type 1	Gambrel	Roof Type 2	%
Roof Cover 1	Asphalt Shirs	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q4	Q4	Q4
Year Built	1970	EFF Year	
Alt LUC		Alt %	0.00
Other Factors			
Flood Hazard		LEVEL	
Topography		PAVED	
Street			
Traffic			
Bas \$/SQ	211.00	Size Adj	1.04
Constr Adj		Constr Adj	1.01
Adj \$/SQ	221.94	Other Featrs	38,500
Grade Fac	1.00	Neigh Infl	1.00
Land Factor	1.00	Adj Total	519,714
Depreciation		Depreciation	160,072
Depr Total		Depr Total	359,642
Total Depreciation % > 30.8			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,316	1,316	221.94	292,074
SFL	2nd FLOOR	672	672	221.94	149,144
BMT	BASEMENT	980	0	33.29	32,624
WD	WOOD DECK	506	0	14.57	7,372
Total		3,474	1,988		481,214
Visit History					
Date	Result	By			
1/30/2025	REVIEW	MP			
7/22/2021	REVIEW				
4/27/2018	REVIEW				
4/10/2018	MEASURED				
6/8/2007	LISTED				
6/8/2007	CALL BACK				
5/23/2007	CALL BACK				
4/5/2007	MEASURE				

Notes

LOTS 0034 + 0035 DROPPED INTO THIS LOT 04/10 EAS BK 1534 PG 244 - REPLACEMENT WINDOWS 12/09 EAS

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior	2016	2022		
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				0
Bldg Seq				1

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/24/2024	E59424		ELEC	586	100	Closed	Install EV charger
06/13/2024	S59080		SLR	39,753	100	Closed	One or Two Family Dwelling
01/04/2023	E55537		ELEC	1,000	100	Closed	Change service drop and meter socket
12/02/2022	B55400		BLDG	8,500	100	Closed	Vinyl siding
06/26/2020	B51911		BLDG	4,000	100	Closed	strip and reroof
01/09/2018	M45018		MECH	4,100	100	Closed	INSTALL WOOD BURNING INSERT
09/14/2016	M17865		MECH	0	100	Closed	INSTALL NAVEN COMBI GAS ON DEMAND HEAT AND HOT WATER AND RUN
09/14/2016	204-16-M	10/31/2016	MECH	7,200	100	Closed	INSTALL GAS HW HEATER AND GAS BOILER
08/18/2016	537-16-B	10/31/2016	BLDG	7,500	100	Closed	REMOVE BEARING WALL 1ST FLR REPLACE W/SAVAGE BEAM AND POSTS 3

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1		240	3	AV	1970	1,600
2	150	Solar P	1	Y	20		1	0	AV	2024	0
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
ArtTerm	Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



169 Fatima Dr, Bristol, RI

Map/Lot: 123-33

1 inch = 29 Feet

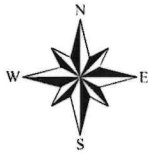


www.cai-tech.com

June 23, 2026



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169 Fatima Dr - 300' Radius

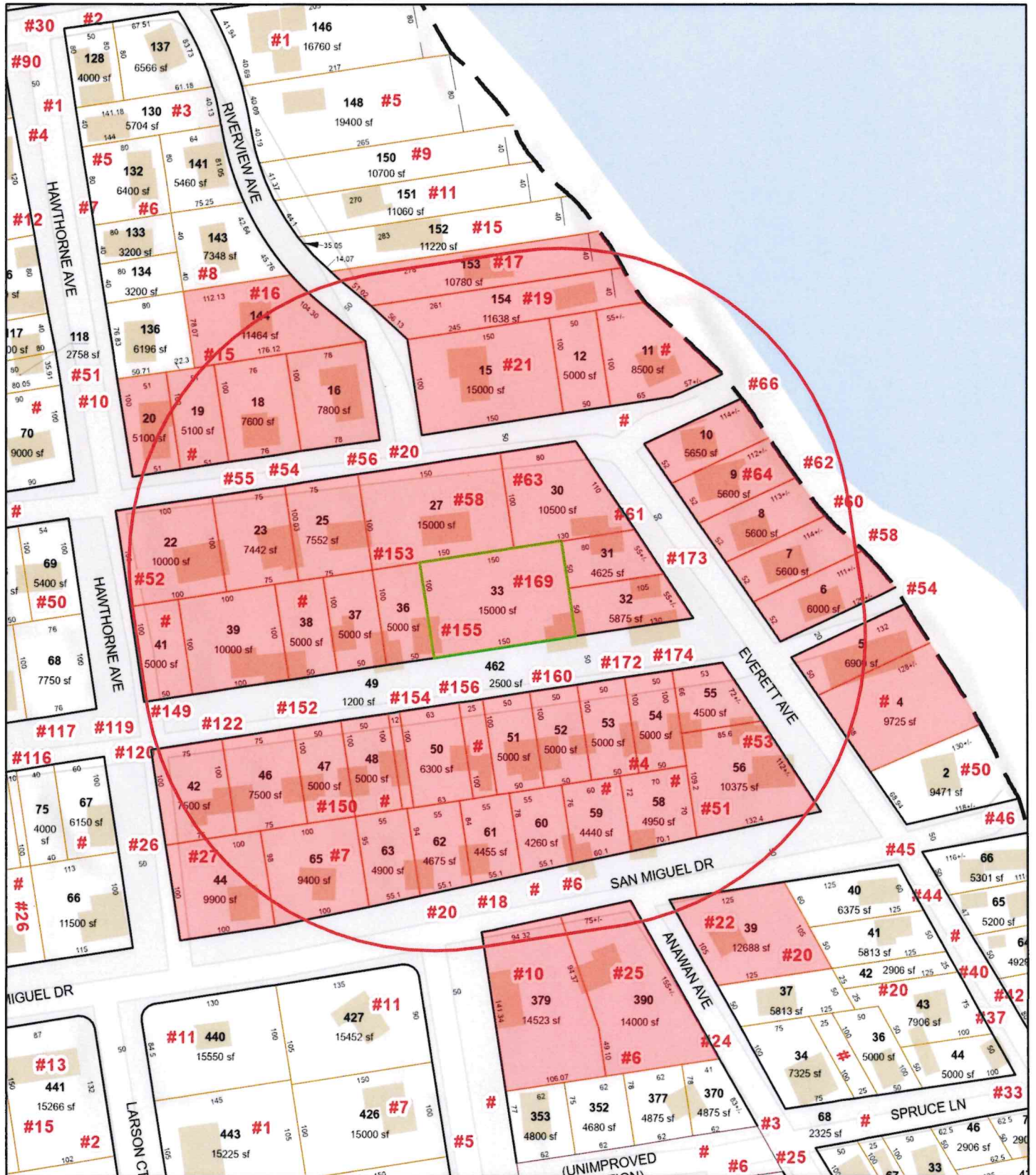
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 16, 2026



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300 feet Abutters List Report

Bristol, RI
June 16, 2026

Subject Property:

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

Mailing Address: MILLER, EDWARD C & LENNOX, SARAH
JT
169 FATIMA DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 121-144
CAMA Number: 121-144
Property Address: 16 RIVERVIEW AVE

Mailing Address: DE REU, VIRGINIA D. JOHN A.
TRUSTEES & VIRGINIA D
406 JUNIPER PKWY
LIBERTYVILLE, IL 60048

Parcel Number: 121-153
CAMA Number: 121-153
Property Address: 17 RIVERVIEW AVE

Mailing Address: POISSANT, OLIVER & SANCHAS,
ROBERT & POISSANT, ANT STEVENS,
BETTINAN & FORTIN, EMILY LE
17 STEPHEN DRIVE
BRISTOL, RI 02809

Parcel Number: 121-154
CAMA Number: 121-154
Property Address: 19 RIVERVIEW AVE

Mailing Address: MCDERMOTT, RICHARD & BARBARA A
(CO-TRUSTEES) C/O NANCY
MCDERMOTT
500 MENDON RD UNIT 102
CUMBERLAND, RI 02864

Parcel Number: 122-39
CAMA Number: 122-39
Property Address: 22 ANAWAN AVE

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

Parcel Number: 123-10
CAMA Number: 123-10
Property Address: 66 EVERETT AVE

Mailing Address: LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-12
CAMA Number: 123-12
Property Address: EVERETT AVE

Mailing Address: COSTA, MICHAEL J. LAUREEN R ETUX
TE
70 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-15
CAMA Number: 123-15
Property Address: 21 RIVERVIEW AVE.

Mailing Address: DUBOIS, LINDA LOU BORGES-TRUSTEE
LINDA LOU BORGES DUBOIS TRUST
21 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 123-16
CAMA Number: 123-16
Property Address: 20 RIVERVIEW AVE

Mailing Address: COSTA, STEVEN R NANCY
20 RIVERVIEW AVE.
BRISTOL, RI 02809

Parcel Number: 123-18
CAMA Number: 123-18
Property Address: 55 FRANCA DR

Mailing Address: SCHERMA, JILL M. TRUSTEE
166 HOPE ST
SEEKONK, MA 02771



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6/16/2026

Page 1 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-20
CAMA Number: 123-20
Property Address: 10 HAWTHORNE AVE

Mailing Address: JOCELYN, CHERYL A & CHARLES LE
DANIEL, CHERIE & KISELKA, COLEEN &
10 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 123-22
CAMA Number: 123-22
Property Address: 52 FRANCA DR

Mailing Address: LAMORA, JOSEPH L. JR & SUSAN ANN
52 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-23
CAMA Number: 123-23
Property Address: 54 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
54 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-25
CAMA Number: 123-25
Property Address: 56 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
56 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-27
CAMA Number: 123-27
Property Address: 58 FRANCA DR

Mailing Address: CAMARA, THOMAS A. & JOANNE C.
TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 123-30
CAMA Number: 123-30
Property Address: 63 EVERETT AVE

Mailing Address: COSTA, MARIA LIFE ESTATE
DANIELSON, ELIZABETH
C/O 63 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-31
CAMA Number: 123-31
Property Address: 61 EVERETT AVE

Mailing Address: AMERAULT, SCOTT & SUZANNE TE
5 SANDY LN
BRISTOL, RI 02809

Parcel Number: 123-32
CAMA Number: 123-32
Property Address: 173 FATIMA DR

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

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

Mailing Address: MILLER, EDWARD C & LENNOX, SARAH
JT
169 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-36
CAMA Number: 123-36
Property Address: 155 FATIMA DR

Mailing Address: CENTAZZO, DAVID P. ET AL CLAIRE
LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-37
CAMA Number: 123-37
Property Address: 153 FATIMA DR

Mailing Address: DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-379
CAMA Number: 123-379
Property Address: 10 NORMAND ST

Mailing Address: HARCOURT, KATHERINE M & HALT,
AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809



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6/16/2026

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Page 2 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-38 CAMA Number: 123-38 Property Address: FATIMA DR	Mailing Address: DPC PROPERTIES, LLC 155 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-39 CAMA Number: 123-39 Property Address: 149 FATIMA DR	Mailing Address: MEDEIROS, TAMMY J. LAFLEUR, PAUL M. TE 149 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-390 CAMA Number: 123-390 Property Address: 25 ANAWAN AVE	Mailing Address: TRUDEAU, TERRY LEE SHARON TE 25 ANAWAN AVE BRISTOL, RI 02809
Parcel Number: 123-4 CAMA Number: 123-4 Property Address: EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-41 CAMA Number: 123-41 Property Address: FATIMA DR	Mailing Address: LAMORA JR, JOSEPH L. & SUSAN ANN TE 52 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-42 CAMA Number: 123-42 Property Address: 122 FATIMA DR	Mailing Address: VIEIRA, AMY M. 122 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-44 CAMA Number: 123-44 Property Address: 27 HAWTHORNE AVE	Mailing Address: CAMBRA, JONATHAN MELANIE TE 27 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 123-46 CAMA Number: 123-46 Property Address: 150 FATIMA DR	Mailing Address: SOUTO, RUTH E. 150 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-47 CAMA Number: 123-47 Property Address: 152 FATIMA DR	Mailing Address: BURKE, KEITH C. HELENA A. ETUX TE 152 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-48 CAMA Number: 123-48 Property Address: 154 FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-49 CAMA Number: 123-49 Property Address: FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-5 CAMA Number: 123-5 Property Address: 54 EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809



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6/16/2026

Page 3 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-50 CAMA Number: 123-50 Property Address: 156 FATIMA DR	Mailing Address: RHYNARD, LINDA L TRUSTEE 156 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-51 CAMA Number: 123-51 Property Address: 160 FATIMA DR	Mailing Address: FARIAS, THERESA LE FARIAS, MICHAEL J. 160 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-53 CAMA Number: 123-53 Property Address: 172 FATIMA DR	Mailing Address: CAMPAGNA, EVAN S 172 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-54 CAMA Number: 123-54 Property Address: 174 FATIMA DR	Mailing Address: BETTS, KYLA E TRUSTEE KYLA E BETTS REVOCABLE TRUST 174 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-55 CAMA Number: 123-55 Property Address: 53 EVERETT AVE	Mailing Address: WILSON, JOHN H. JR TRUSTEE (1/2) & STEFANOWSKI, AMY & KOSH, CYNTHIA CO-TRUSTEES (1/2) 53 EVERETT ST BRISTOL, RI 02809
Parcel Number: 123-56 CAMA Number: 123-56 Property Address: 51 EVERETT AVE	Mailing Address: TAMULAITES, MICHAEL ZAGORSKI, KAREN L TE 51 EVERETT ST BRISTOL, RI 02809
Parcel Number: 123-58 CAMA Number: 123-58 Property Address: SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-59 CAMA Number: 123-59 Property Address: 4 SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-6 CAMA Number: 123-6 Property Address: 58 EVERETT AVE	Mailing Address: PAVAO, JOSEPH L TERESA M TRUSTEES 58 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-60 CAMA Number: 123-60 Property Address: 6 SAN MIGUEL DR	Mailing Address: FARIAS, MICHAEL J. ET UX DIANNE M. FARIAS TE 160 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-61 CAMA Number: 123-61 Property Address: SAN MIGUEL DR	Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809



www.cai-tech.com

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6/16/2026

Page 4 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-62
CAMA Number: 123-62
Property Address: 18 SAN MIGUEL DR

Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE,
MARIA DEAGUIAR & TAVARES, DAVID
C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

Parcel Number: 123-63
CAMA Number: 123-63
Property Address: 20 SAN MIGUEL DR

Mailing Address: MARSHALL, RICHARD D JR - TRUSTEE
RICHARD D MARSHALL JR TRUST
20 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-65
CAMA Number: 123-65
Property Address: 7 SAN MIGUEL DR

Mailing Address: RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-7
CAMA Number: 123-7
Property Address: 60 EVERETT AVE

Mailing Address: BERGLUND, MARK S. & BERGLUND,
LAUREEN S. TRUSTEES
60 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-8
CAMA Number: 123-8
Property Address: 62 EVERETT AVE

Mailing Address: BAXTER, IAN C. & VISWANATHAN, NINA
CO-TRUSTEES
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

Parcel Number: 123-9
CAMA Number: 123-9
Property Address: 64 EVERETT AVE

Mailing Address: LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809



www.cai-tech.com

6/16/2026

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Page 5 of 5

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

CENTAZZO, KEVIN & MELANIE
54 FRANCA DRIVE
BRISTOL, RI 02809

FARIAS, MICHAEL J. ET UX
DIANNE M. FARIAS TE
160 FATIMA DR
BRISTOL, RI 02809

AMERAULT, SCOTT & SUZANNE
5 SANDY LN
BRISTOL, RI 02809

CENTAZZO, KEVIN & MELANIE
56 FRANCA DR
BRISTOL, RI 02809

FARIAS, THERESA LE
FARIAS, MICHAEL J.
160 FATIMA DRIVE
BRISTOL, RI 02809

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

COSTA, MARIA LIFE ESTATE
DANIELSON, ELIZABETH
C/O 63 EVERETT AVE
BRISTOL, RI 02809

HARCOURT, KATHERINE M &
HALT, AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809

BERGLUND, MARK S. & BERGL
60 EVERETT AVE
BRISTOL, RI 02809

COSTA, MICHAEL J.
LAUREEN R ETUX TE
70 EVERETT AVE
BRISTOL, RI 02809

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

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

COSTA, STEVEN R
NANCY
20 RIVERVIEW AVE.
BRISTOL, RI 02809

JOCELYN, CHERYL A & CHARL
DANIEL, CHERIE & KISELKA,
10 HAWTHORNE AVE
BRISTOL, RI 02809

BURKE, KEITH C.
HELENA A. ETUX TE
152 FATIMA DR
BRISTOL, RI 02809

DE REU, VIRGINIA D.
JOHN A. TRUSTEES & VIRGIN
406 JUNIPER PKWY
LIBERTYVILLE, IL 60048

LAMORA JR, JOSEPH L. & SU
52 FRANCA DR
BRISTOL, RI 02809

CAMARA, THOMAS A. & JOANN
15 WILCOX ST
BRISTOL, RI 02809

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

LAMORA, JOSEPH L. JR & SU
52 FRANCA DR
BRISTOL, RI 02809

CAMBRA, JONATHAN
MELANIE TE
27 HAWTHORNE AVE
BRISTOL, RI 02809

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

CENTAZZO, DAVID P. ET AL
CLAIRE LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

DUBOIS, LINDA LOU BORGES-
LINDA LOU BORGES DUBOIS T
21 RIVERVIEW AVE
BRISTOL, RI 02809

MARSHALL, RICHARD D JR -
RICHARD D MARSHALL JR TRU
20 SAN MIGUEL DR
BRISTOL, RI 02809

MCCANN, RAYMOND & MELLO,
154 FATIMA DR
BRISTOL, RI 02809

SOUTO, RUTH E.
150 FATIMA DRIVE
BRISTOL, RI 02809

MCDERMOTT, RICHARD & BARB
C/O NANCY MCDERMOTT
500 MENDON RD
UNIT 102
CUMBERLAND, RI 02864

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

MEDEIROS, TAMMY J.
LAFLEUR, PAUL M. TE
149 FATIMA DR
BRISTOL, RI 02809

TRUDEAU, TERRY LEE
SHARON TE
25 ANAWAN AVE
BRISTOL, RI 02809

MILLER, EDWARD C &
LENNOX, SARAH JT
169 FATIMA DR
BRISTOL, RI 02809

VIEIRA, AMY M.
122 FATIMA DR
BRISTOL, RI 02809

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

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

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

WILSON, JOHN H. JR TRUSTE
STEFANOWSKI, AMY & KOSH,
53 EVERETT ST
BRISTOL, RI 02809

POISSANT, OLIVER & SANCH
STEVENS, BETTINAN & FORTI
17 STEPHEN DRIVE
BRISTOL, RI 02809

RHYNARD, LINDA L TRUSTEE
156 FATIMA DR
BRISTOL, RI 02809

RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

SCHERMA, JILL M. TRUSTEE
166 HOPE ST
SEEKONK, MA 02771



FW: I oppose Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

From Ed Tanner <etanner@bristolri.gov>

Date Tue 7/21/2026 9:04 AM

To Melanie Wolfe <mwolfe@bristolri.gov>

25 attachments (14 MB)

2006 Smith street.jpg; 2011 detention pond irenesm_0103.jpg; 2011 Irene PICT0038.jpg; 2011 Irene PICT0041.jpg; 2011 Irene PICT0046.jpg; 2011 Irene PICT0074.jpg; 2011 irene PICT0075.jpg; 2011 Irene PICT0085.jpg; 2011 Irene PICT0119.jpg; 2011 Irene pond PICT0102.jpg; 2011 irene pond.jpg; 2011 Right of way PICT0016.jpg; 2012 row of Cedars PICT0146.jpg; 2013 filling in pond (2).jpg; 2013 filling in pond PICT0137.jpg; 2013 filling in pond PICT0144.jpg; 2013 filling in pond.jpg; 2013 flood smith st 12 16 2023 PICT0323.jpg; 2013 Nemo 07_6A.jpg; 2013 Nemo 28_6.jpg; 2013 Nemo row of cedars 26_4.jpg; 2013 permit.jpg; 2022 flood smith st.jpg; 2023 flood smith st 12 16 2023 PICT0326.jpg; 2023 flood smith st 12 18 2023.jpg;

Please print this out for continued hearing in September. I don't think the photos are all relevant, but the email should be sent to the board members. We can discuss.

Edward M. Tanner | Principal Planner / Zoning Officer

Town of Bristol, Rhode Island

Department of Community Development

35 Washington Street (mailing address: 10 Court Street)

Bristol, RI 02809

P: 401-253-7000 x128

E: etanner@bristolri.gov

From: Sandra Dingee ms.toisandy@a.images.com

Sent: Monday, July 13, 2026 4:53 PM

To: Ed Tanner <etanner@bristolri.gov>

Subject: I oppose Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

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

Sandra Dingee 52 Smith St Bristol RI 02809 7/13/2026

Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

To: etanner@bristolri.gov

I believe due diligence was not met when CRMC Allowed the Dahl,s to fill in a textbook flood prevention system built around 1960. I

believe it was designed by the original owners of their property who were engineers.

It probably included a seawall, a detention pond 50' by 50', a swale about 1 acre large edged with large stones. A row of Cedar trees about 16 planted near the road, creating a wind break. A Public Right of Way and boat ramp created to provide natural drainage. A textbook flood prevention system that worked.

The impact on Smith St. has not been good. The ground is saturated. 2012 after filling in the pond "Sandy" toppled 8 mature Cedar trees, roots exposed. The remaining Cedars are not well. There is no longer a place for the water to go In a flood.

When we bought the house 1990's We knew this was a flood zone. It would flood twice a year on each solstice. It would be a larger tide than usual that would come up the street fill the pond and swale. The tide would go out and ducks would swim in the pond. A week or so later the pond would dry out until the next flood. Now we never know when we will flood, it is sporadic and the ocean comes from everywhere on the point, the water is deeper and goes further up the street each time. For two years we had flooding a week before Christmas. The flooding here is worse than I have ever seen it.

The Dahls now want to put an over sized over height building at the waters edge with North East Exposure and harsh winter winds. What was on that property was a small one story summer cabin. In my opinion. If you approve this, it will be a disaster waiting to happen. The debree floating potential unthinkable. No No No. They have plenty of room and land on the other side of Smith St. This is not a situation of need but what they want. I do not see any hardship. I oppose.

I have attached photographs. Sandra Dingée

Ed Tanner

From: Lisa Weinberg <weinbergs02921@gmail.com>
Sent: Monday, July 13, 2026 3:36 PM
To: Ed Tanner
Cc: Lisa W
Subject: Zoning 61 Smith Street Bristol RI

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

Dear Mr. Tanner,

I am a concerned, neighboring property owner writing regarding the application for a special use permit and multiple dimensional variances for the proposed development at 61 Smith St. Bristol Rhode Island.

My primary concern is the environmental impact on our neighborhood, particularly given that the property is located within a designated flood hazard area. This area has experienced flooding in the past, and I respectfully ask that the Board carefully consider whether the proposed increase in building size, footprint, and overall development intensity could increase stormwater runoff, erosion, and or flooding on neighboring properties.

I also respectfully request that the Board verify whether the retention pond that previously existed on the property across the street was filled in with all required approvals and permits. If so, I would appreciate confirmation that the appropriate authorizations were obtained, and that any resulting impacts to stormwater management were properly addressed.

Additionally, I ask that the Board confirm whether the existing seawall reconstruction received all necessary approvals from the Rhode Island Department of Environmental Management (RIDEM) and the Coastal Resource Management Council , and that any work completed complied with the terms of those approvals.

As this application is reviewed, I respectfully request that the Board require the applicant to provide competent engineering evidence, demonstrating that the proposed development will not negatively affect flood, storage, drainage, erosion, or neighboring properties, and that all applicable, local, state and federal flood plan and environmental regulations have been satisfied.

I appreciate the Boards time, careful, consideration, and commitment to protecting the safety and welfare of the Bristol residence and Land. Thank you for your service to our community and for considering these concerns as part of your review.

Respect respectfully,

Lisa Rocha Weinberg
14 smith Street Bristol Rhode Island.
Sent from my iPhone

Ed Tanner

From: Ken Sharpe <ksabattus22@gmail.com>
Sent: Friday, July 10, 2026 7:05 PM
To: Michele LaGuardia; Ed Tanner
Subject: Smith St

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

Dear Mr. Tanner,

I am in Maine for the summer but am a resident at 24 Smith St in Bristol. My wife and other neighbors are very concerned about an application for five variances at Plot #133, Lot 128. We also understand that the planned house will be 25 feet high. This seems very out of place for the current makeup of our neighborhood. There is also a problem with wells in the area that has been discussed in the past. It will block water views that have existed at least for the 42 years I have owned my house.. I highly recommend that this structure not be authorized.

Respectfully,
Ken Sharpe

PETITION OF PROPERTY OWNERS OPPOSING APPLICATION FOR SPECIAL USE PERMIT AND DIMENSIONAL VARIANCES

Before the Bristol Zoning Board of Review

Town of Bristol, Rhode Island

Re: Petition of Opposition to Application for a Special Use Permit and Dimensional Variances

Property: 61 Smith Street, Bristol, Rhode Island

Assessor's Plat 133, Lot 128

Zone: R-15

2026 JUL 13 AM 9:21

TOWN OF BRISTOL
COMMUNITY DEV.

PETITION

To the Honorable Members of the Bristol Zoning Board of Review:

We, the undersigned owners of properties on and adjacent to Smith Street in Bristol, Rhode Island, respectfully request that the Bristol Zoning Board of Review deny the application requesting:

- A Special Use Permit to construct a single-family dwelling exceeding twenty-five (25) feet in height within a flood hazard area;
- Dimensional variances permitting a dwelling with greater than the maximum permitted Gross Floor Area (GFA);
- Variances permitting greater than the maximum permitted first-floor footprint;
- Variances permitting greater than the maximum permitted second-floor footprint; and
- A variance permitting a deck larger than otherwise allowed by the Bristol Zoning Ordinance.

The proposed dwelling is described as approximately 28 feet by 46 feet and is to be located at 61 Smith Street, Plat 133, Lot 128, within the R-15 Residential District and a mapped flood hazard area.

GROUND FOR OPPOSITION

The requested relief is inconsistent with the purposes of the Bristol Zoning Ordinance, Rhode Island zoning law, and applicable coastal and floodplain management regulations.

1. The proposal requires numerous variances demonstrating that it substantially exceeds the dimensional limits established by the Town.

The application seeks relief from multiple independent dimensional regulations, including building height, gross floor area, first-floor footprint, second-floor footprint, and deck size.

The cumulative nature of these requests indicates that the proposed structure substantially exceeds the scale contemplated by the R-15 zoning district. The Zoning Board should not evaluate each variance in isolation but should consider the overall intensity and massing of the proposed development.

2. The requested Special Use Permit should be denied because construction above twenty-five (25) feet within a flood hazard area warrants heightened scrutiny.

The Bristol Zoning Ordinance specifically requires a Special Use Permit for structures exceeding twenty-five (25) feet above grade within the flood zone. This requirement reflects the Town's policy that taller structures in flood hazard areas deserve careful review because of their potential impacts upon neighboring properties, floodplain function, public safety, and community character.

Approval should only be granted where the applicant affirmatively demonstrates that the standards for issuance of a Special Use Permit have been satisfied.

3. The requested variances appear inconsistent with the purposes of Bristol's flood hazard regulations.

The Town's flood hazard regulations are intended to:

- protect public safety;
- minimize flood losses;
- reduce hazards to persons and property;
- preserve the natural flood-carrying capacity of floodplains; and
- comply with the National Flood Insurance Program.

Construction that significantly increases building size, building mass, and development intensity within a flood hazard area should be closely scrutinized to ensure consistency with these objectives.

4. The proposal may increase impervious surface coverage and reduce the site's ability to absorb stormwater.

The requested increases in building footprint and deck area necessarily expand the developed area of the lot.

Additional impervious surfaces have the potential to:

- increase stormwater runoff;
- reduce groundwater infiltration;
- increase localized flooding;
- increase erosion; and
- adversely affect neighboring properties.

These concerns are particularly significant within a designated flood hazard area and should weigh heavily against granting multiple variances.

5. Approval would be inconsistent with Rhode Island's policies protecting coastal resilience and floodplain management.

Rhode Island law encourages municipalities to regulate development in ways that protect floodplains, minimize erosion and sedimentation, safeguard water quality, and reduce hazards associated with flooding.

The purposes of municipal zoning include protecting water resources, minimizing soil erosion and sedimentation, and regulating development according to objective standards that advance the public health, safety, and welfare.

Likewise, the Rhode Island Coastal Resources Management Program and regulations administered by the Rhode Island Coastal Resources Management Council (CRMC) emphasize minimizing adverse impacts from coastal development, protecting coastal hazard areas, accounting for storm surge and sea-level rise, and encouraging resilient development in coastal environments.

To the extent the property lies within CRMC jurisdiction or requires CRMC assent, the requested relief should be evaluated carefully for consistency with those standards.

6. The proposal appears contrary to the intent of Rhode Island Department of Environmental Management (RIDEM) stormwater and erosion-control policies.

Development involving expanded building footprints in environmentally sensitive areas should minimize stormwater impacts and control erosion and sedimentation during and after construction.

Unless the applicant demonstrates full compliance with applicable RIDEM stormwater management requirements and erosion and sediment control standards, the requested relief should not be granted.

7. The applicant bears the burden of demonstrating that the statutory standards for variances have been satisfied.

The Board should require competent evidence establishing that:

- the hardship is due to the unique characteristics of the land rather than the applicant's desired design;
- the hardship is not self-created;
- the requested relief is the least relief necessary; and
- granting the variances will not alter the general character of the surrounding area nor impair the intent or purpose of the zoning ordinance.

The substantial number and scope of the requested variances strongly suggest that the proposed design is substantially larger than the lot can reasonably accommodate under existing zoning.

8. Approval could establish an undesirable precedent.

Granting simultaneous relief from multiple dimensional standards in a flood hazard area could encourage similar applications for oversized structures along Smith Street and elsewhere within Bristol's coastal neighborhoods, gradually undermining the dimensional standards adopted by the Town Council to protect neighborhood character, flood resilience, and public safety.

REQUEST

For the foregoing reasons, the undersigned respectfully request that the Bristol Zoning Board of Review deny the application for the requested Special Use Permit and Dimensional Variances for 61 Smith Street.

Should the Board nevertheless consider approval, we respectfully request that the Board require the applicant to provide competent engineering evidence demonstrating that the project will not adversely affect flood storage, flood conveyance, neighboring properties, drainage, coastal resilience, or public safety, and that all applicable requirements of the Bristol Zoning Ordinance, Rhode Island law, CRMC regulations, RIDEM regulations, FEMA floodplain standards, and the National Flood Insurance Program have been fully satisfied.

PROPERTY OWNERS SUPPORTING THIS PETITION

Printed Name	Property Address	Signature	Date
--------------	------------------	-----------	------

Peter Nyberg	52 Smith St	Peter Nyberg	7/10/26
--------------	-------------	--------------	---------

Sandra Dingee	52 Smith St	Sandra M. Dingee	7/10/26
---------------	-------------	------------------	---------

WHS Perry	27 Smith St	WHS Perry	7/10/26
-----------	-------------	-----------	---------

Mario Pears	27 Smith St	Mario Pears	7/10/26
-------------	-------------	-------------	---------

Kathleen Perry	27 Smith St	Kathleen Perry	7/10/26
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June Weinstein	31 Smith St.	June Weinstein	7/10/26
----------------	--------------	----------------	---------

Elizabeth McDowell	31 Smith St.	Elizabeth McDowell	7/9/26
--------------------	--------------	--------------------	--------

Elizabeth McDowell	31 Smith St.	Elizabeth McDowell	7/9/26
--------------------	--------------	--------------------	--------

Kendra Crosby	28 Harrison St	Kendra Crosby	7/10/26
---------------	----------------	---------------	---------

Mary			
------	--	--	--

PROPERTY OWNERS SUPPORTING THIS PETITION

Printed Name

Property Address

Signature

Date

Michele LaGuardia 24 Smith St Bristol Michele LaGuardia 7-9-2026
 Allison Perry 27 Smith St Bristol RI Allison Perry 7-9-26
 Glen Principe 5 Smokehouse Blvd Bristol, RI 7-9-26
 Tim Finkenstaedt 42 Anchorage Ct 7/10/2026
 Mary Jo Finkenstaedt 42 Anchorage Ct Bristol 7/10/26
 Ray Chir 25 Smith St Ray Chir 7/10/26
 Thomas Lamora - 1 Birchwood Dr, Bristol, RI, 7/10/26
 Melonie Manna 51 Smith 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 25, 2026

File #: ZBR-26-32

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Douglas M. & Susan E. Dahl

Owner of Record: Douglas M. and Susan E. Dahl

Location: 61 SMITH ST, BRISTOL, RI, 02809

Plat: 133 Lot: 128

Zoning District: R-15

Applicant is requesting **Special Use Permit and Dimensional Variances** to:

construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck.

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.

From: Hutchinson, Melissa **Sent:** Thursday, July 9, 2026 8:36 AM

Subject: 61 Smith St - Dahl Updates

Team-

I have updated the design drawings for the Dahl Residence based on our TRC meeting

(see attached).

The following changes have been made:

1. Eliminated the Second Floor SunRoom (-190 sf)
2. Reduced the size of the Second Floor Deck (-61 sf)
3. Replaced the East side of the deck with a 4:12 pitch roof

Mr. Tanner - please feel free to share these updates with the Zoning Board in advance of our 7/13 petition hearing for the Special Use Permit.

Please let me know if there is anything additional info required.

Thanks so much,

Melissa

--

Melissa R. Hutchinson

MH Architect, LLC

222 Narragansett Blvd.

Portsmouth, RI 02878





MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials
1	1/12/2023	DECK STAIRS	MRH
4	12/10/2025	STAIR SIMPLIFICATION	MRH
6	3/17/2026	ROOF SIMPLIFICATION	MRH
9	7/6/2026	REMOVE SUNRM, REDUCE DECK	MRH

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

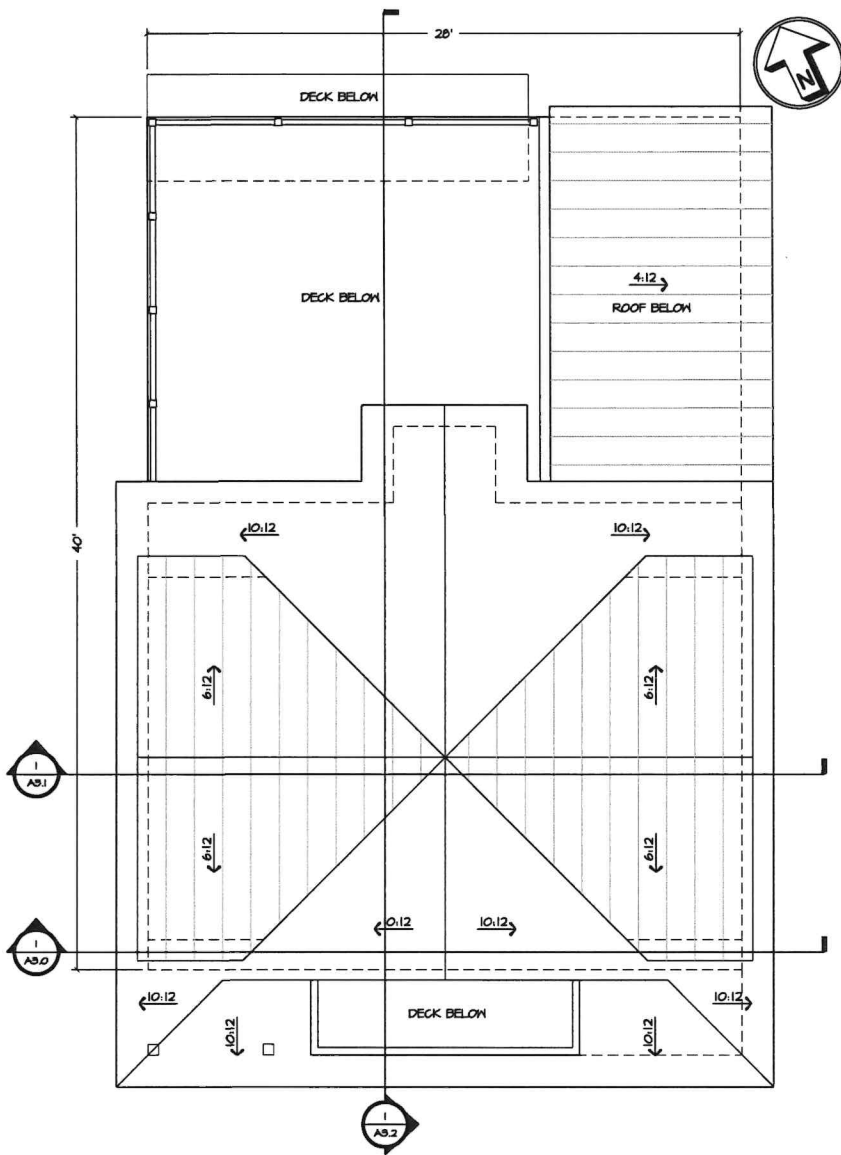
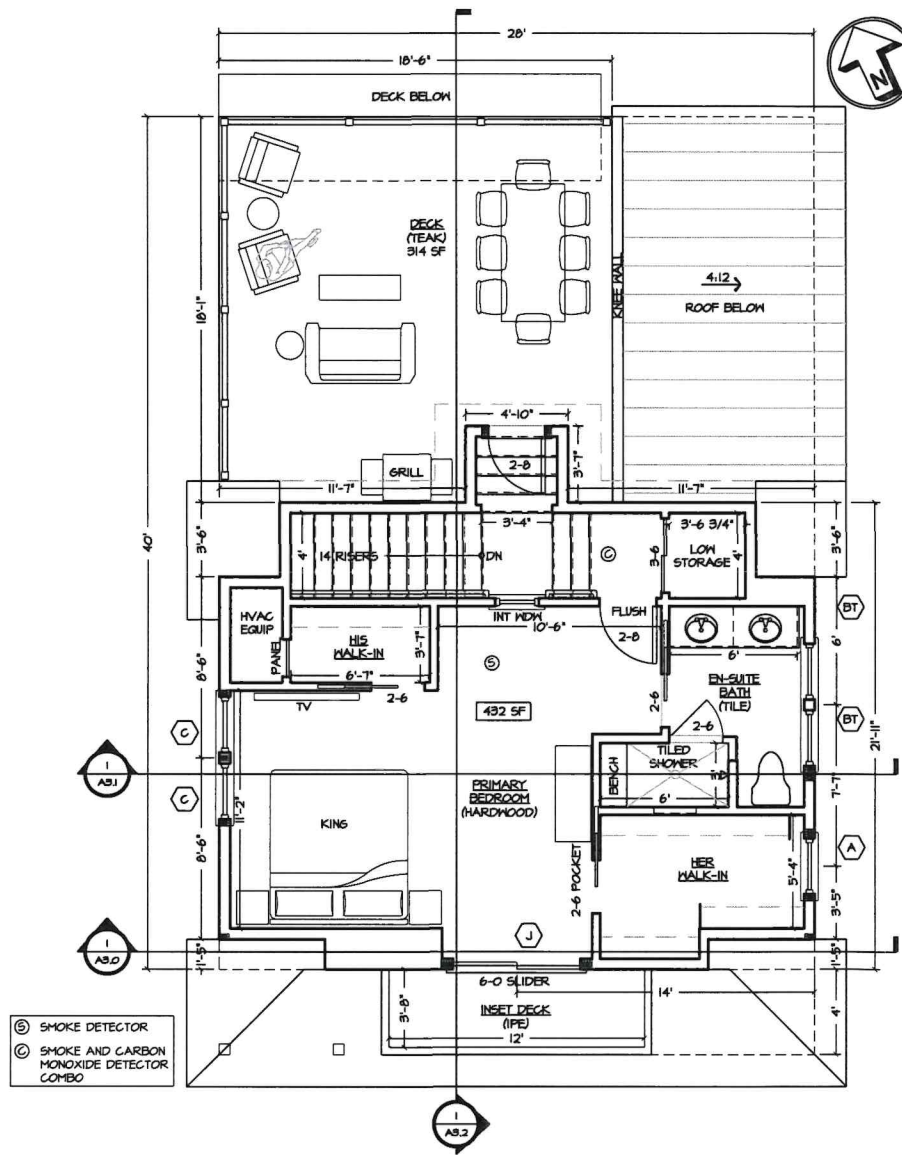
Issued for construction
11/7/2022

Drawing Title
PROPOSED FLOOR PLANS

Date: November 7, 2022 Scale: 1/4" = 1'-0"

Drawing Number

A1.2





MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials
1	1/4/2023	DECK STAIRS	MRH
6	3/17/2026	ROOF SIMPLIFICATION	MRH
9	7/8/2026	REMOVE SUNRM, REDUCE DECK	MRH

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

Issued for construction
11/7/2022

Drawing Title
PROPOSED EXTERIOR ELEVATIONS

Date
November 7, 2022

Scale
1/4" = 1'-0"

Drawing Number

A2.0



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



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



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



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



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2026-32**

APPLICANT: Douglas M. and Susan E. Dahl

LOCATION: 61 Smith Street

PLAT: 133

LOT: 128

ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with dimensional relief required for greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on June 30, 2026 to review this application. The TRC voted to recommend that the zoning board consider recommendations to remove the top floor "sun room" and to reduce the size of the top floor deck to reduce the amount of dimensional standards relief needed (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a special use permit to construct a new single-family dwelling on a vacant waterfront lot located on the northerly side of Smith Street. The property consists of a legal nonconforming lot containing approximately 4,782 square feet of lot area (per survey plan). The house location plans submitted with this application depict the proposed structure to be in compliance with applicable zoning setbacks for this nonconforming lot per Section 28-221(a) of the zoning ordinance.

Please note that the applicants were before the Board in September 2020 (File #2020-32) and received approval for a substantially similar request to redevelop this lot after a previous cottage on the property had been destroyed by fire (see previous decision attached). The previous request required dimensional relief for front and rear yard setbacks. However, these setback variances are no longer required per changes to state law that have been adopted in Bristol's zoning ordinance for dimensional relief on nonconforming lots of record. The requirements for a special use permit relating to construction in the flood zone found in Section 28-150(eee), however, were not in effect when the applicant previously applied to the Board in 2020.

EMT

This property is located within a mapped AE 14 flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have vehicle parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 34 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 feet above grade in the R-15 zone. However, as this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed up to 54 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards, with the exception of standard (4) relating to overall gross floor area (GFA) of the parcel; the size of the first floor relative to GFA; the size of the second floor relative to the first floor footprint; and the size of second story decks relative to the calculated GFA. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on June 30, 2026 to review this application. At that meeting it was noted that the size of this nonconforming lot relative to the requirements for overall GFA of the proposed structure impact the size and shape of any dwelling that could be constructed on the parcel. TRC members agreed that overall design and height of the structure were appropriate for this location; however, some modifications to the upper floor decks and removal of the sunroom would help to reduce the amount of dimensional relief needed from the standards of Section 28-150(eee)(4)a. & c.

 7/8/2026
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

Document Number
BOOK 2067 PAGE 255

Item 4D.

DECISION FOR VARIANCE

FILE # 2020-32

RE: Application of: Douglas M. and Susan E. Dahl

For property located at **61 Smith Street**, in Bristol, Rhode Island (Tax Assessor's Plat 133, Lot 128) in the following zoning district: **Residential R-15**.

This matter was heard before the Board at a public hearing on **September 14, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing fire damaged residential structure and construct a new 28ft. x 46ft. single-family residential structure with less than the required front yard and less than the required rear yard.

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

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. This neighborhood consists of many nonconforming lots and homes that do not meet the Town's current Zoning Ordinances and were constructed 60 or 70 years ago and previous to the dimensional requirements that we currently hold new developments to. This specific property is a nonconforming lot of record at 4,782 square feet of land area and with side lot lines that are angled from the street. The property also contains a fire damaged dwelling that was built many years ago and has been in its current condition and unoccupied for several years. The lot could not be developed without some dimensional relief for the front and rear yards. The property owners were before the Board earlier in 2020 and received dimensional relief for nearly the same proposal, but were since requested by the Rhode Island Coastal Resources Management Council (CRMC) to move the house further away from the shoreline and towards Smith Street.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicants are proposing to take what is a semi-abandoned property, with a burned out structure, and building a new single-family residence to be used as an owner-occupied single-family dwelling.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This is a residential neighborhood with many smaller waterfront nonconforming lots created prior to zoning. The proposed project to construct a new single-family dwelling to replace the existing fire-damaged residence on this lot would fit in with the neighborhood, as many of the dwellings in the area and the surrounding homes have been renovated and upgraded from summer cottages to more aesthetically pleasing homes. Given the current state of the property, any construction will benefit the neighborhood, as opposed to creating additional hardship or deficits to the properties.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The applicants are attempting to work with Residential R-15 setback requirements on a 4,700 square foot lot. By constructing the proposed replacement structure on this lot, the applicants will be eliminating a rather significant side yard nonconformity; while also moving the structure back from the shoreline while attempting to comply with CRMC requirements. The applicants are also staying within a reasonable footprint similar to the existing dwelling, as the proposed structure is only 16 feet larger than the original dwelling's footprint.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure is in need of replacement, and a two-bedroom home as proposed on this property is a reasonable structure.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting the construction of a new 28ft. x 46ft. single-family dwelling within 24.6 feet of the front lot line at Smith Street; within 25 feet of the rear lot line at the Kickemuit River.

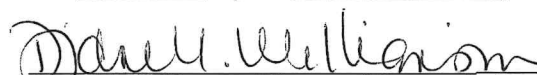
Voting to Approve: Asciola; Brum; Burke; Kern; and White

Voting to Deny: None

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

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

This 30th day of October, 2020.


Diane M. Williamson, Director of Community Development

Recorded Oct 30, 2020 at 12:09P.
Louis P. Cirillo Town Clerk



Town of Bristol, Rhode Island

Department of Community Development

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

July 1, 2026

TO: Zoning Board of Review

FROM: Diane M. Williamson, Administrative Officer

RE: **Special Use Permit for 61 Smith Street**
ZBR – 26-32

A handwritten signature in blue ink, reading "Diane W.", is written diagonally across the right side of the letter.

The Technical Review Committee (TRC) met on June 30, 2026 to review the above mentioned application for a Special Use Permit. The proposal is for a new residential home in the Flood Zone.

The TRC also reviewed the specific standards for the Special Use Permit. It was noted that the proposed design complies with all of the standards except for 3 dimensional standards related to the overall gross floor area of the building, footprint of first and second floors, and area of the deck. The TRC discussed the possibility of removing the "sun room" from the second floor which seemed like a feasible alternative and would reduce the area of this floor. The TRC also discussed the possibility of reducing the area of the deck which would also then need a revised roof line. These changes to the plan would reduce the amount of relief needed.

The TRC passed a motion to refer the above comments to the Zoning Board for their consideration in reviewing the application.

Thank you.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-32

61 Smith Street 133 128

June 22, 2026

Applicant	
Name of Applicant	Douglas M. & Susan E. Dahl
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Douglas M. & Susan E. Dahl

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	61 Smith Street	133	128

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,818 feet
Width in Feet	28 feet
Length in Feet	46 feet
Height Above Grade	34 feet
Number of Stories	3

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

Extension Request	
Date of Original Extension	
Date of First Extension	

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

Describe the extent of the proposed alterations and the reasons for the requesting relief
Applicant seeks a special use permit to demolish an existing fire damaged residential structure and construct a new 28ft. x 46ft. single-family residential structure exceeding 25 ft in height in a flood zone and dimensional variance to permit greater gross floor area than permitted.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	4,782
Lot Frontage	50
Lot Depth	100

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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Project Narrative

Application of Douglas M. and Susan E. Dahl

Property: 61 Smith Street, Bristol, Rhode Island

Assessor's Plat 133, Lot 128

Zoning District: Residential R-15

Relief Requested: Special Use Permit pursuant to Section 28-150(e)(e)(e) and Dimensional Variances related to Gross Floor Area standards.

Introduction and Project Description

The Applicants, Douglas M. and Susan E. Dahl, respectfully request approval to demolish an existing fire damaged residential structure and replace it with a new 28ft x 46 ft. elevated 2-bedroom single-family residence at 61 Smith Street, Bristol, Rhode Island. The subject property is a nonconforming waterfront lot of record containing approximately 4,782 square feet and located along the Kickemuit River within a FEMA flood hazard area. The lot is situated within a neighborhood consisting primarily of older waterfront homes developed prior to the adoption of modern zoning and floodplain regulations. The parcel is characterized by irregular lot lines and limited developable area.

The property was previously the subject of Zoning Board approvals in 2020 authorizing demolition of a fire-damaged dwelling and construction of a replacement residence. Those approvals have expired and, as a result, the Applicants must reapply for zoning relief. The previously approved project received dimensional relief from front and rear setback requirements. Since that time, the Town has adopted new flood zone regulations that govern residential structures exceeding twenty-five (25) feet in height from grade, and the proposed project is now reviewed under those provisions. The project no longer needs any setback relief because of the changes to the state law governing setbacks on substandard lots of record.

The proposed residence has been designed to comply with current FEMA floodplain construction requirements and coastal resiliency standards. The structure elevates the living area above the required flood elevation and incorporates parking, storage, and utility space beneath the habitable floors. Architectural plans indicate a building height of approximately 33 feet 11 inches measured from existing grade to ridge, requiring review under Section 28-150(e)(e)(e).

Relief Requested

A. Special Use Permit – Section 28-150(e)(e)(e)

The Applicants seek a Special Use Permit pursuant to Section 28-150(e)(e)(e) because the proposed residence exceeds twenty-five (25) feet in height from grade within a residential flood zone.

The proposal satisfies the intent and requirements of the ordinance as follows:

1. Floodplain Compliance

The residence has been designed in accordance with FEMA floodplain standards and state building code requirements applicable to structures located within flood hazard areas. Habitable space is elevated above the base flood elevation, with the lower level utilized for parking and storage purposes.

2. Roof Design

The proposed roof system utilizes pitched roof forms substantially exceeding the minimum 4:12 roof pitch required by the ordinance. The design maintains the traditional architectural character of waterfront homes within the neighborhood.

3. Neighborhood Compatibility

The proposed dwelling is consistent with the scale and character of surrounding waterfront residences. The design reflects contemporary flood-resistant construction while maintaining residential architectural elements common throughout the Smith Street waterfront area. The project replaces a long-vacant, fire-damaged structure with a well-designed owner-occupied residence that will improve the appearance of the property and surrounding neighborhood. The Zoning Board previously found that redevelopment of this property would benefit the neighborhood and fit within the character of the area.

4. Lot Configuration and Coastal Conditions

The subject lot is uniquely constrained by its location between Smith Street and the Kickemuit River, flood zone requirements, and CRMC coastal restrictions. Elevated construction necessary to meet flood standards inherently increases overall building height. The Special Use Permit process recognizes this reality and provides a mechanism for reviewing structures that must be elevated to safely accommodate residential use.

B. Dimensional Variance – Gross Floor Area

The Project meets all applicable standards relative to building lot coverage; however dimensional variances are necessary from the Gross Floor Area standards contained in Section 28-150(e)(e)(e)(4).

Requirement	Permitted	Proposed
Gross Floor Area (GFA)	1,434.6 sq. ft.	1,818 sq. ft.
First Floor Footprint	60% of GFA (861 sq. ft.)	1,093 sq. ft. (76%)
Second Floor Footprint	40% of GFA (573.8 sq. ft.)	725 sq. ft. (50%)
Deck Area	15% of GFA (215 sq. ft.)	472 sq. ft. (26%)

The requested relief therefore consists of:

1. Variance to permit total GFA of 1,818 square feet where 1,434.6 square feet is permitted.
2. Variance to permit a first-floor living area of approximately 1,093 square feet (76% of GFA) where 60% is permitted.
3. Variance to permit a second-floor living area comprising approximately 50% of total GFA where 40% is permitted.
4. Variance to permit second-floor deck area equal to approximately 26% of GFA where 15% is permitted.

Grounds Supporting the Variances

A. Hardship Arises From the Unique Characteristics of the Land

The hardship results from the unique physical characteristics of this waterfront parcel and not to the general characteristics of the surrounding area or any economic disability of the applicant.

The lot is an undersized lot of record containing approximately 4,782 square feet and is constrained by:

- Its location within a FEMA flood hazard area;
- Its location adjacent to the Kickemuit River;
- Irregular lot geometry;
- Existing neighborhood development patterns consisting of older nonconforming waterfront lots;
- Modern floodplain regulations requiring elevation of habitable space; and
- CRMC coastal requirements governing development near the shoreline.

These physical conditions substantially limit design flexibility and reduce the ability to achieve the ordinance's prescribed floor-area allocations while maintaining a practical family residence.

B. Hardship Is Not Self-Created

The Applicants did not create the lot, the flood zone designation, the coastal location, or the dimensional limitations associated with the parcel. The proposal is simply an effort to replace a fire-damaged residence and construct a code-compliant home suitable for year-round occupancy. Previous Board decisions specifically found that the hardship was not self-created.

C. No Alteration of Neighborhood Character

The project will not alter the general character of the neighborhood or impair the intent of the Comprehensive Plan.

The surrounding area consists largely of waterfront homes of varying ages, sizes, and architectural styles. Many nearby residences have been renovated, elevated, or reconstructed to meet modern floodplain requirements. The proposed residence is consistent with these development trends and will replace a vacant, deteriorated property with an attractive new home.

Previous Board findings specifically concluded that redevelopment of this property would benefit the neighborhood and fit within its established character.

D. More Than a Mere Inconvenience

Strict application of the GFA standards would prevent construction of a reasonably sized 2-bedroom, flood-compliant residence on this unique undersized waterfront parcel.

Reducing the structure to the ordinance-prescribed floor area would significantly impair the functionality of the dwelling and would prevent the Applicants from achieving a reasonable replacement home while complying with FEMA elevation requirements and modern building standards. The resulting hardship is substantially greater than a mere inconvenience and satisfies the legal standard for dimensional relief. Previous Board decisions reached the same conclusion with respect to redevelopment of this property.

Conclusion

The Applicants respectfully submit that the proposed project satisfies the standards for issuance of a Special Use Permit under Section 28-150(e)(e)(e) and the standards for dimensional variances under Rhode Island law and the Bristol Zoning Ordinance.

The proposal replaces a long-vacant fire-damaged structure with a FEMA-compliant waterfront residence designed to meet modern safety standards while respecting the character of the surrounding neighborhood. The requested relief results from the unique physical constraints of the property, is not self-created, constitutes the minimum relief necessary to permit reasonable residential use, and will not adversely affect neighboring properties or the public interest.

Accordingly, the Applicants respectfully request that the Zoning Board grant:

1. A Special Use Permit pursuant to Section 28-150(e)(e)(e) for a residential structure exceeding 25 feet in height within the flood zone; and
2. Dimensional Variances for Gross Floor Area, first-floor floor area ratio, second-floor floor area ratio, and deck area as described herein.

STATE OF RHODE ISLAND
BRISTOL, SC

TOWN OF BRISTOL
ZONING BOARD OF REVIEW

Owner Authorization Letter

Date: June 19, 2026

To: Bristol Zoning Board of Review

Subject: Authorization for Attorney to File Zoning Application

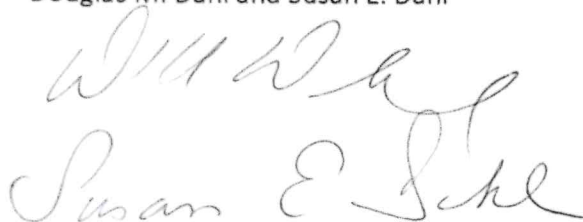
We, Douglas M. and Susan E. Dahl, owners of 61 Smith Street, hereby authorize Attorney David P. Martland to act on our behalf concerning the filing of a zoning application for the property located at 61 Smith Street, Bristol, RI, designated as Plat 133, Lot 128.

This authorization is provided to facilitate the submission and processing of the zoning application with the Zoning Board of Review for the Town of Bristol, Rhode Island.

This authorization shall remain in effect until the completion of the zoning application process, or until written notice is provided to revoke this authorization.

Sincerely,

Douglas M. Dahl and Susan E. Dahl

The block contains two handwritten signatures in cursive. The first signature is for Douglas M. Dahl, and the second signature is for Susan E. Dahl. Both signatures are written in dark ink and are positioned one above the other.



61 Smith Street

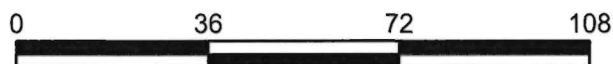
Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

June 23, 2026



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



MH Architect, LLC

203 Hooper Street
Therion, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	By

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

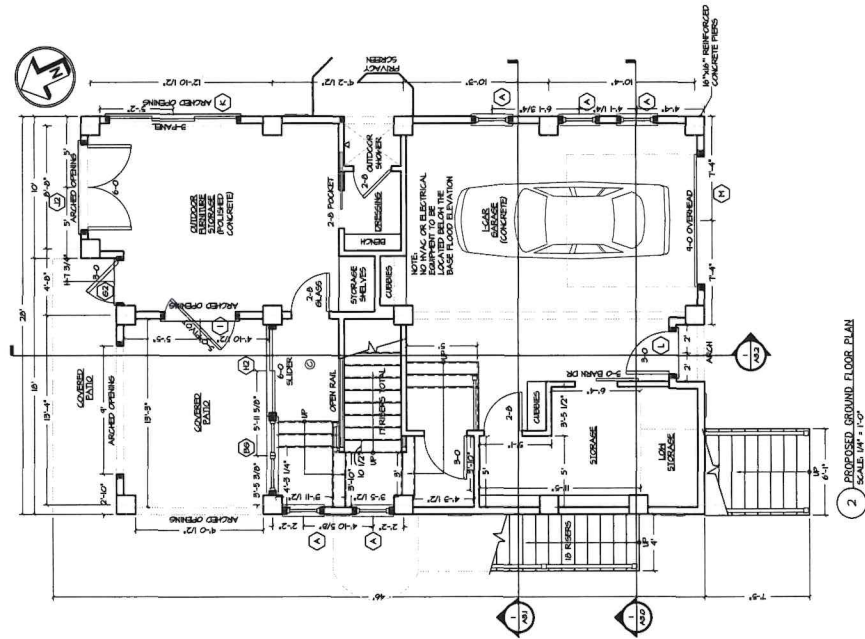
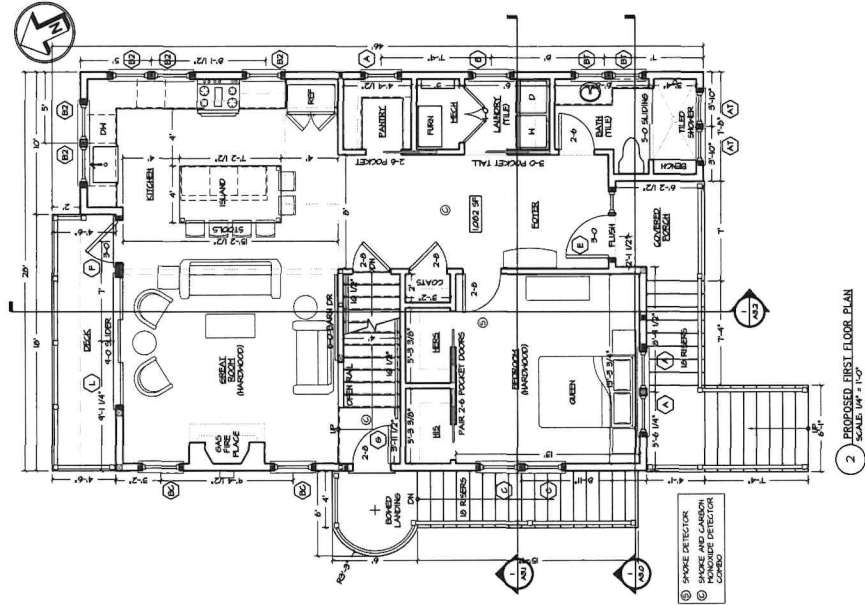
ISSUED FOR CONSTRUCTION
1/1/2022

Drawing Title
PROPOSED FLOOR PLAN

Scale
1/4" = 1'-0"

Drawing Number

A1.1





MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions		
No.	Date	Description

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

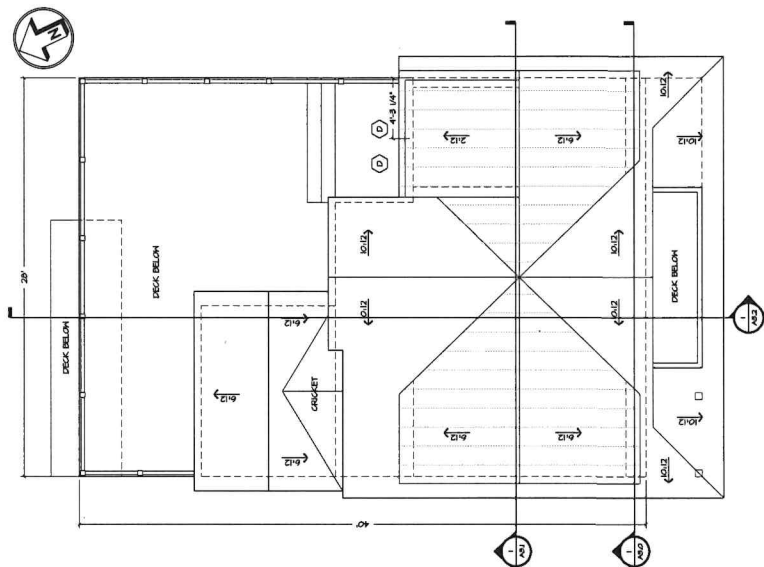
ISSUED FOR CONSTRUCTION
1/1/2023

Drawing Title
PROPOSED FLOOR PLANS

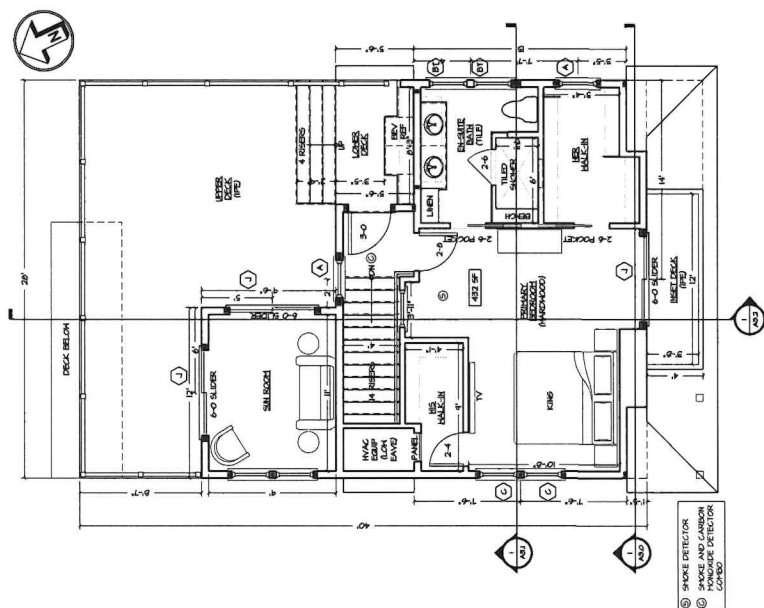
DATE: November 1, 2022
SCALE: 1/4" = 1'-0"

Drawing Number

A1.2



4 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"



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

5 SMOKE DETECTOR
6 SMOKE DETECTOR
7 SMOKE DETECTOR
8 SMOKE DETECTOR
9 SMOKE DETECTOR



MH Architect, LLC

203 Hooper Street
Therion, RI 02878
401.559.1957
mharchitect.com

Revisions	Date	Description	Drawn

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

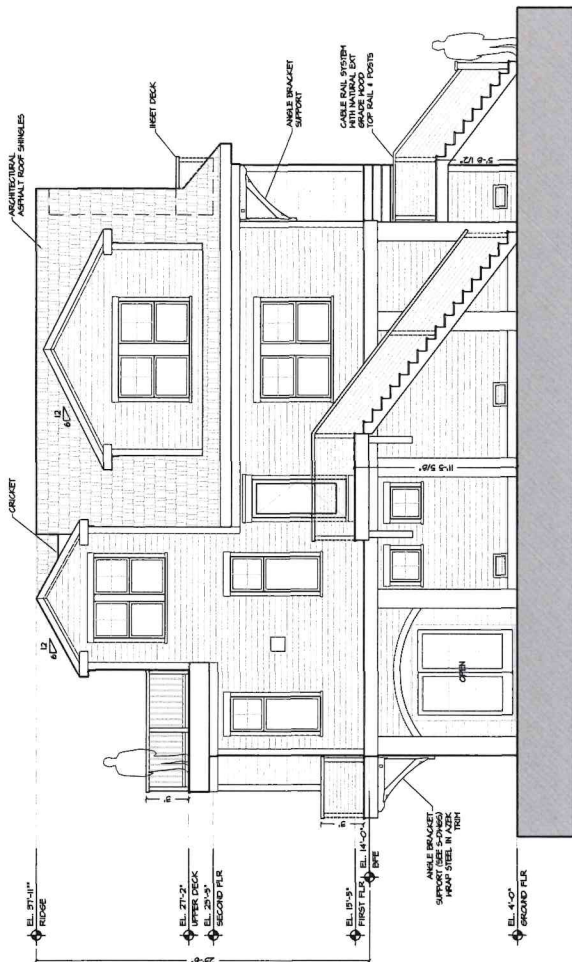
ISSUED FOR CONSTRUCTION
11/1/2022

Drawing Title
PROPOSED EXTERIOR ELEVATIONS

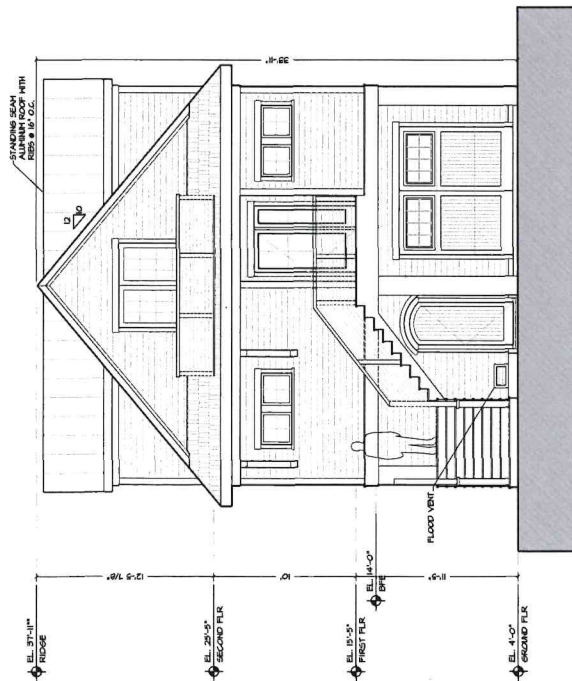
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Drawing Number

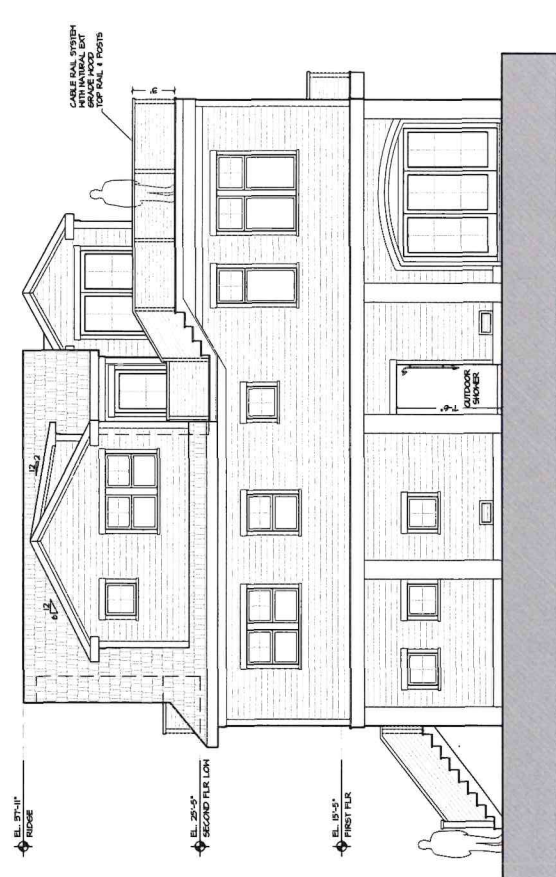
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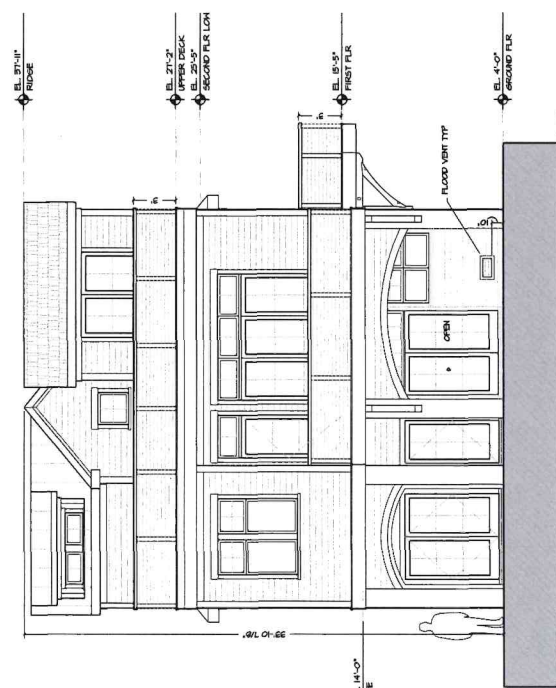
2 WEST ELEVATION
SCALE 1/4" = 1'-0"



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



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



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



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203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	By

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

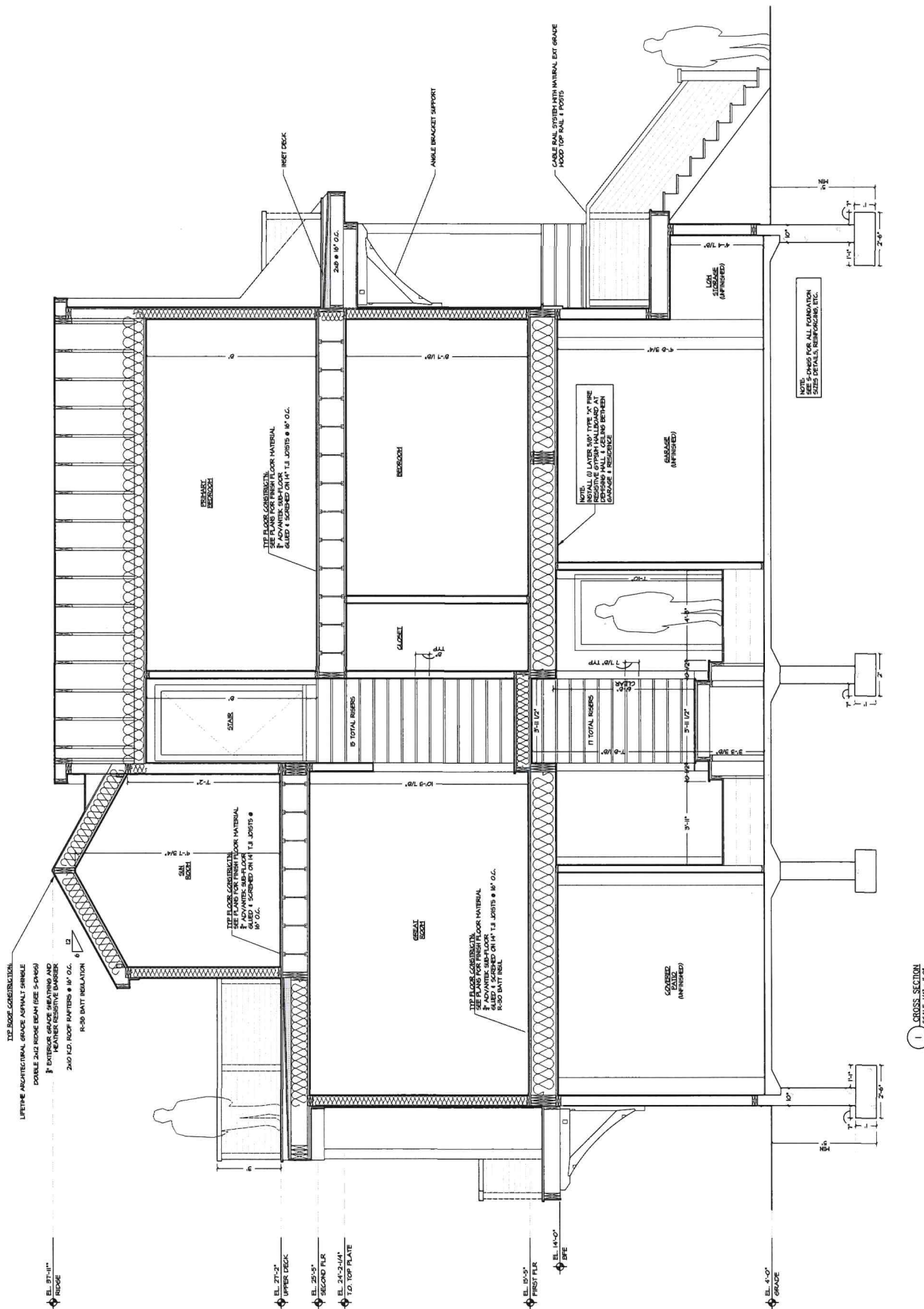
ISSUED FOR CONSTRUCTION
DATE: 11/1/2012

Drawing Title
DETAILED CROSS SECTION

Scale
1/2" = 1'-0"

Drawing Number

A3.2



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



MH Architect, LLC

203 Hooper Street
Therion, RI 02878
401.559.1957
mharchitect.com

Revisions	Date	Description	Drawn

DAHL RESIDENCE 61 SMITH STREET BRISTOL, RI 02809

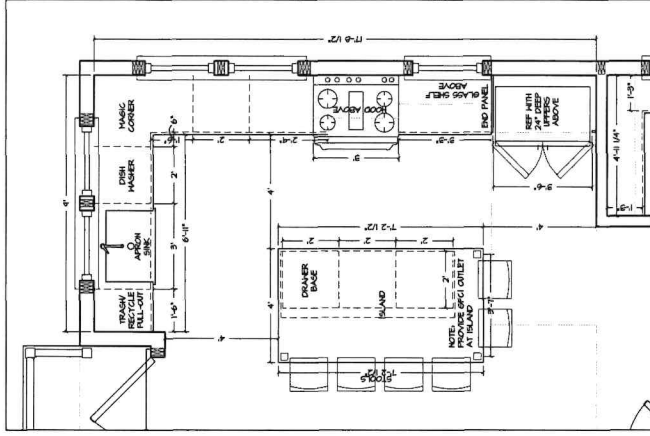
ISSUED FOR CONSTRUCTION
11/1/2022

Drawing Title
PROPOSED FLOOR PLANS

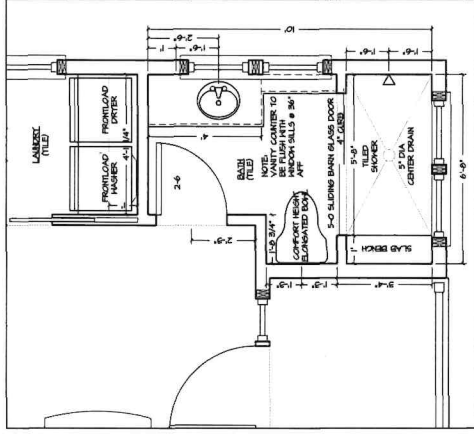
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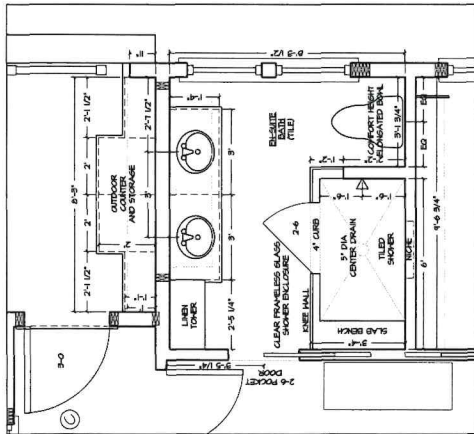
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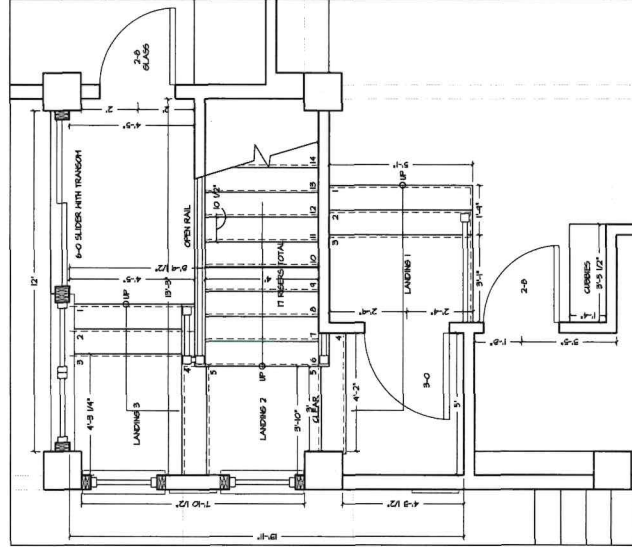
1 DETAIL KITCHEN FLOOR PLAN
SCALE 1/2" = 1'-0"



2 DETAIL BATH FLOOR PLAN
SCALE 1/2" = 1'-0"



3 DETAIL EN-SUITE BATH FLOOR PLAN
SCALE 1/2" = 1'-0"



1 DETAIL GROUND FLOOR STAIR PLAN
SCALE 1/2" = 1'-0"

STRUCTURAL LINER ENGINEERED LINER.

- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION STANDARDS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITS) AND THE LATEST EDITION OF THE NATIONAL PRESS-GRACE LUMBER AND ITS PASTENBERG OF THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- THE MINIMUM GRANDED AND DESIGN VALUES REQUIRED FOR CONVENTIONAL STRUCTURAL LUMBER SHALL BE:
- SHOTS, CONSTRUCTION GRADE: SPURCE-PALE, 7-10 MO, PSI, E=1,300,000 PSI,
BAYS, DOUGLAS FIR-LARCH NO. 2, 4-10 MO, PSI, E=1,300,000 PSI
BEAMS, DOUGLAS FIR-LARCH SELECT STRUCTURAL, 7-10 MO, PSI, E=1,600,000 PSI
HEAVY INSULATED LUMBER, SOUTHERN PINE NO. 1, 4-10 MO, PSI, E=1,600,000 PSI

CONCATION NOTES:

- [illegible]

STEEL REINFORCING STEEL NOTES

- [illegible]

LEAST 15 TIMES THE POTENTIAL
EMPTY OR FULL TANK VESSEL, IN

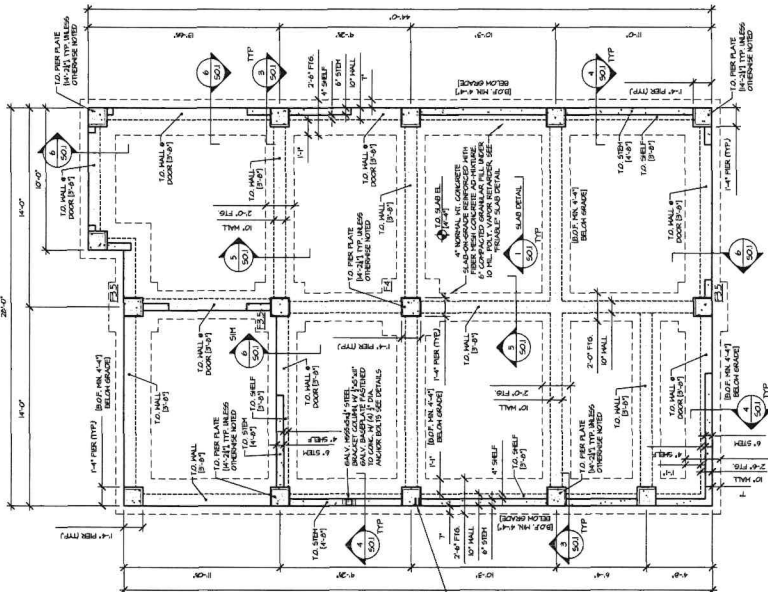
- [illegible]

FORMATION IN AN

- A FOUNDATION PLAN**
SCALE: 1/4"=1'-0"
- FOUNDATION DETAILS:**
TO FIRST FLOOR SLAB LEVEL SHALL BE CALLED ELEVATION 0'-0"
ALL PRESSURES, ELEVATIONS, BELIEVES, BEAM JOISTS, OT-COTS, MICROGRAVITY UTILITIES, PERDS,
AND ALL OTHERS SHALL BE SHOWN ON THIS PLAN.
ALL GEOTECHNICAL, MECHANICAL, ELECTRICAL, AND ALL OTHER TRADES DRAWINGS PRIOR TO
CONSTRUCTION SHALL BE REVIEWED FOR CORRELATION. FOUNDATION INFORMATION, SPECIFICATIONS,
AND ALL OTHER INFORMATION SHALL BE SHOWN ON THIS PLAN.
ALL FOUNDATION INFORMATION AND ELEVATIONS SHALL BE CORRELATED WITH THE
ARCHITECT OF RECORD.
FIFTEEN (15) FEET BELOW FIRST FLOOR LEVEL SHALL BE NOT DIPPED GALVANIZED INCLUDING, BUT
NOT LIMITED TO, ALL FOUNDATION INFORMATION.

FOOTING SCHEDULE

FOOTING ID TAG	FOOTING SIZE	REINFORCING
F3	3'-6" x 3'-6" x 12" THICK	(4) #5 H. DOT.
F4	4'-0" x 4'-0" x 12" THICK	(2) #5 H. DOT.



A FOUNDATION PLAN
SCALE: 1/4"=1'-0"

BRISTOL, RI 02809

Street
11 02878
59.1957
t.com

[illegible]

Scale
AS NOTED

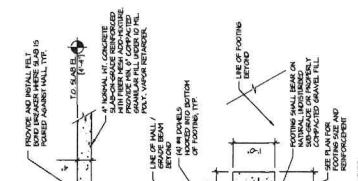
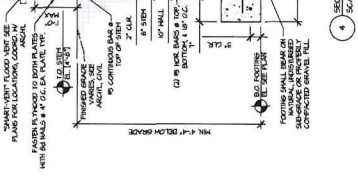
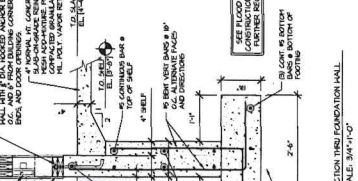
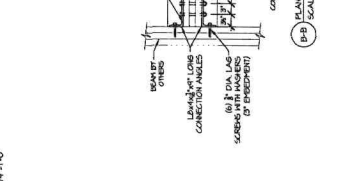
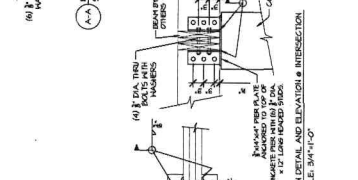
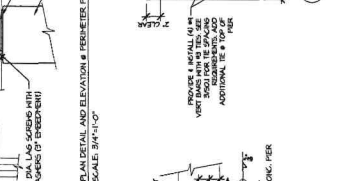
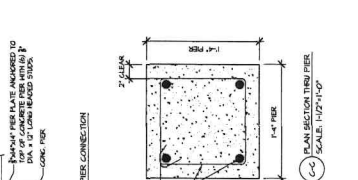
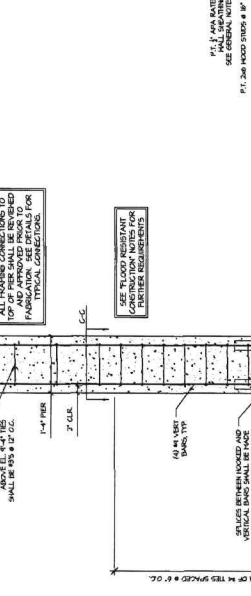
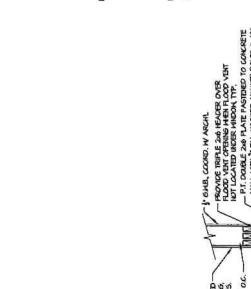
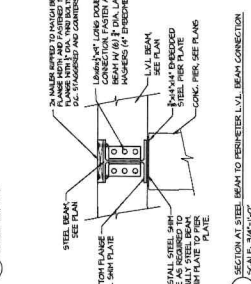
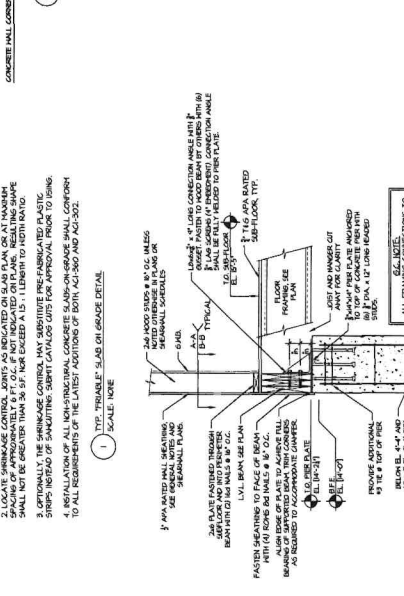
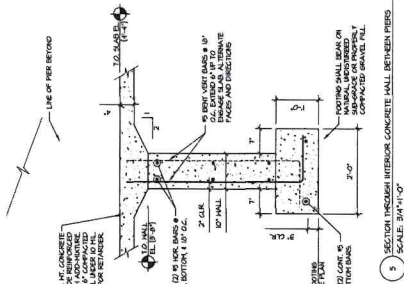
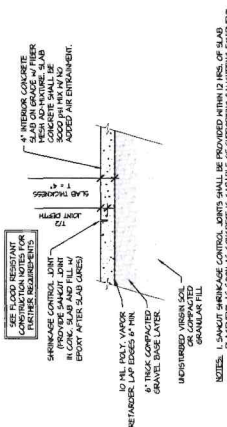
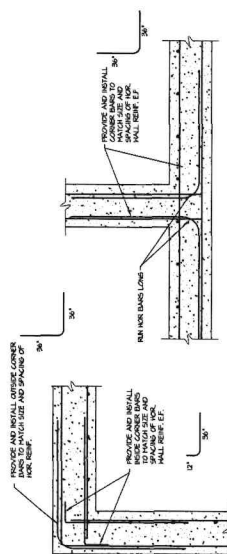


Camera / O'Neill
Consulting Engineers

CAMERA · O'NEILL
CONSULTING ENGINEERS
Structural Engineering - Design
4000 West 10th Avenue
Pittsburgh, PA 15222
412 541 7541

MICHAEL V. CAMERA
No. 9253

**REGISTERED
PROFESSIONAL ENGINEER
(STRUCTURAL)**





MH Architect, LLC
203 Hooper
Tiverton, RI
401.5
mharchitect

[illegible]

DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

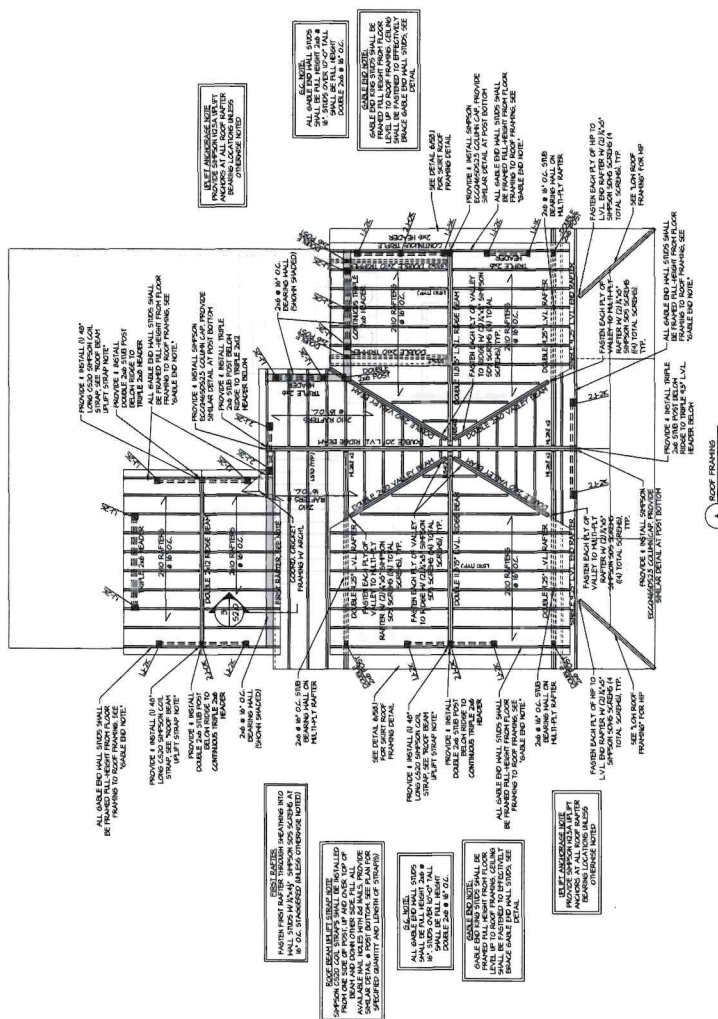
BRISTOL, RI 02809

Drawing Title
SCOF FRAMING

Date	November 4, 2022
Scale	AS NOTED

Drawing Number

S3.0



PLAN NOTES:

- [illegible]



MH Architect, LLC
203 Hoopes
Tiverton, RI
401.5
mharchitect

[illegible]

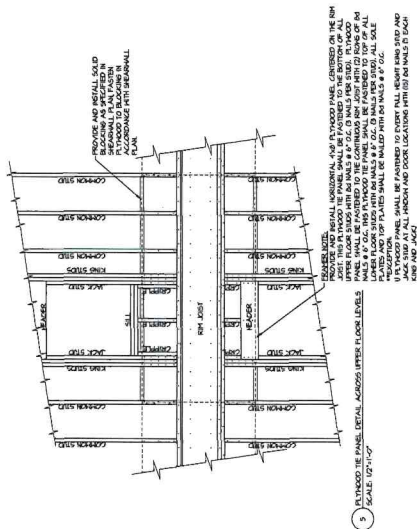
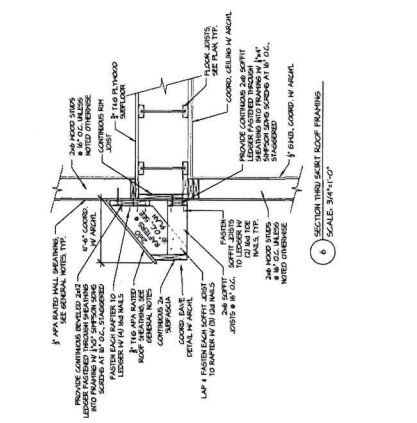
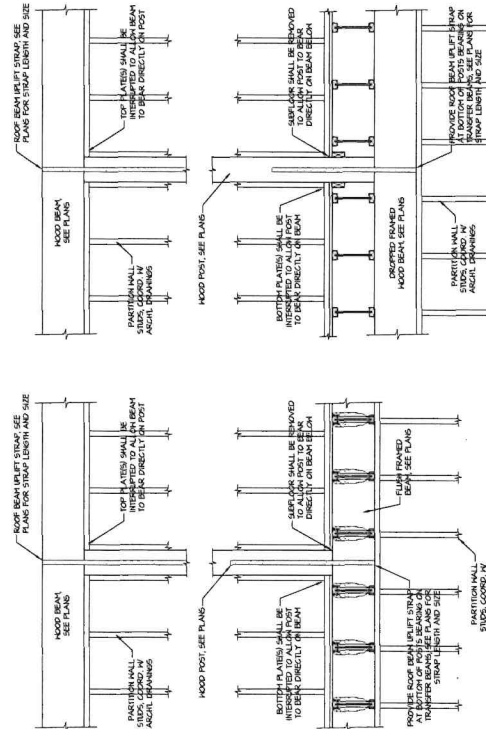
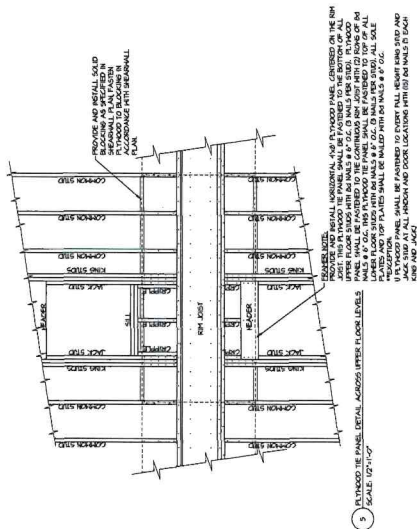
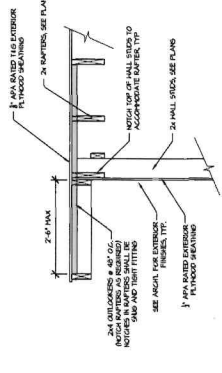
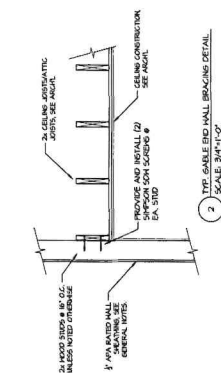
DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

Drawing Title
DETAILS

Date	Scale
November 4, 2022	AS NOTED

Drawing Number

S3.1





MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401-559-1957
mharchitect.com

Revisions		
No.	Date	Description

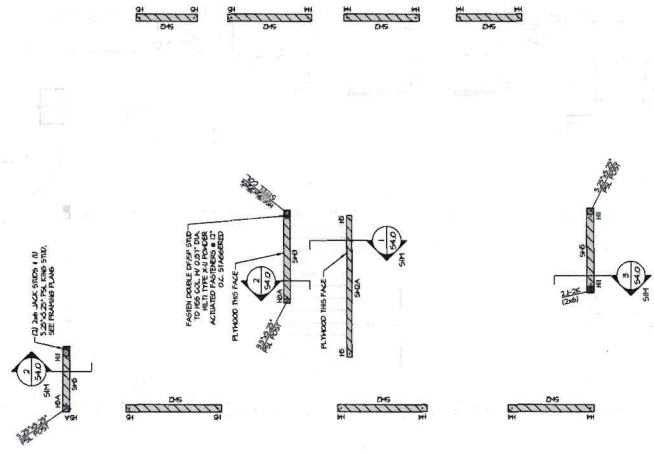
DAHL RESIDENCE
61 SMITH STREET
BRISTOL, RI 02809

Drawing Title
FIRST FLOOR SHEARWALLS

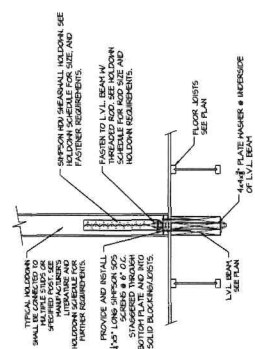
Date
November 4, 2022

Drawing Number

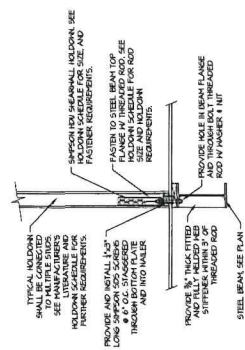
S4.0



1 TYPICAL INTERIOR SHEARWALL CONNECTION TO BEAM ABOVE
SCALE: 3/4"=1'-0"



2 TYPICAL INTERIOR SHEARWALL CONNECTION TO BEAM BELOW
SCALE: 3/4"=1'-0"



3 TYPICAL EXTERIOR SHEARWALL CONNECTION TO BEAM ABOVE
SCALE: 3/4"=1'-0"

- NOTES:**
- ALL REINFORCING AND HOLD-DOWN SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITIONS OF THE ACI 308R AND ACI 308.1R.
 - ALL REINFORCING AND HOLD-DOWN SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITIONS OF THE ACI 308R AND ACI 308.1R.
 - ALL REINFORCING AND HOLD-DOWN SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITIONS OF THE ACI 308R AND ACI 308.1R.
 - ALL REINFORCING AND HOLD-DOWN SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITIONS OF THE ACI 308R AND ACI 308.1R.
 - ALL REINFORCING AND HOLD-DOWN SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITIONS OF THE ACI 308R AND ACI 308.1R.

FIRST FLOOR SHEARWALLS

SHEARWALL	TYPE	REINFORCING	FASTENERS	INCHES	INCHES
1	WALL	WALL	WALL	WALL	WALL
2	WALL	WALL	WALL	WALL	WALL
3	WALL	WALL	WALL	WALL	WALL
4	WALL	WALL	WALL	WALL	WALL
5	WALL	WALL	WALL	WALL	WALL
6	WALL	WALL	WALL	WALL	WALL
7	WALL	WALL	WALL	WALL	WALL
8	WALL	WALL	WALL	WALL	WALL
9	WALL	WALL	WALL	WALL	WALL
10	WALL	WALL	WALL	WALL	WALL

HOLD-DOWN SCHEDULE

HOLD-DOWN	TYPE	REINFORCING	FASTENERS	INCHES	INCHES
1	WALL	WALL	WALL	WALL	WALL
2	WALL	WALL	WALL	WALL	WALL
3	WALL	WALL	WALL	WALL	WALL
4	WALL	WALL	WALL	WALL	WALL
5	WALL	WALL	WALL	WALL	WALL
6	WALL	WALL	WALL	WALL	WALL
7	WALL	WALL	WALL	WALL	WALL
8	WALL	WALL	WALL	WALL	WALL
9	WALL	WALL	WALL	WALL	WALL
10	WALL	WALL	WALL	WALL	WALL

▶ Previous Owners & Sales Information

Owner	Owner Account #	% Owned
Owner 1 DAHL, DOUGLAS M &	50-0047-25	
Owner 2 SUSAN E TE		
Owner 3		
Address	C/O DOUGLAS DAHL 84 BAY STATE RD, WESTON, MA 02493	

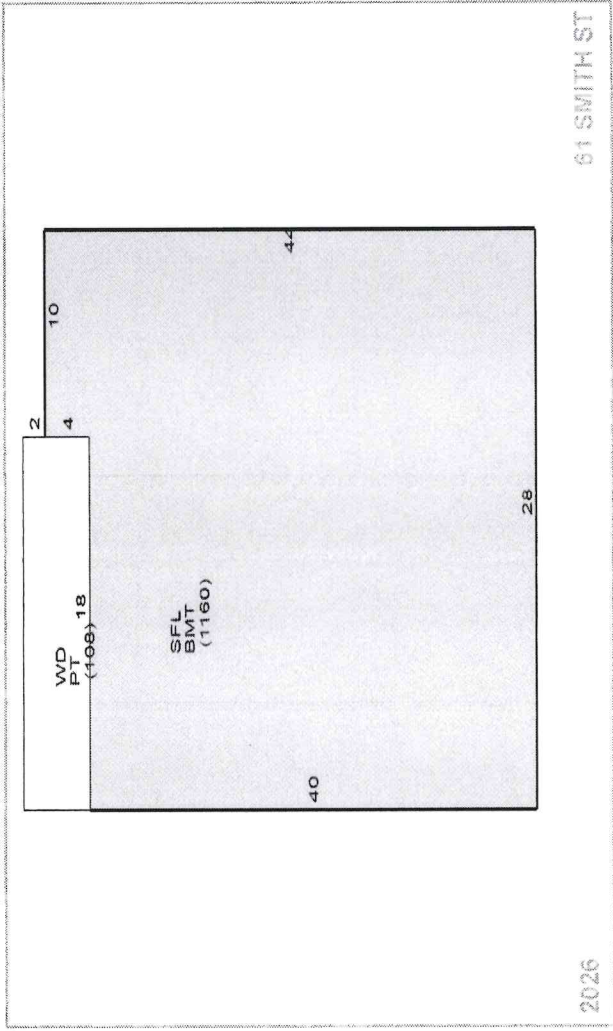
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JUDGE, TERENCE P.	12/20/2018	225,000	1967-308		W
WAZ, GRACE J.	12/21/2011	0	1627-65		Q

▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.09	250,800	0	250,800
TOTAL	0	0	0.09	250,800	0	250,800
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	0.00	VAL per SQ Unit/Parcel >	98.90	

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	310,600	10,600	0	250,800	0	572,000	572,000
2024	13	0	0	0	209,000	0	209,000	209,000
2023	13	0	0	0	209,000	0	209,000	209,000
2022	13	0	0	0	209,000	0	209,000	209,000
2021	01	40,600	0	0	186,400	0	227,000	227,000
2020	01	40,600	0	0	186,400	0	227,000	227,000



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
13 Res Vacant	0.09394	AC	P	1.00	774,000	2,669,789	B	WF	200					250,800			1.00	0
2																		
3																		
4																		

Building Information

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

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

Room Counts by Floor

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

Grade

Grade	Q3	Q3
Year Built	2025	EFF Year
Alt LUC		Alt %

Bas \$/SQ	209.00
Size Adj	1.21
Const Adj	1.00
Adj \$/SQ	253.68
Other Feats	49,000
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	459,962
Depreciation	459,962
Depr Total	0

Code	Description	%
AV	AV - Average	1.0
Functional		
Economic		
Special	01 - Under Ct	100.0
OV		

Bas \$/SQ	209.00
Size Adj	1.21
Const Adj	1.00
Adj \$/SQ	253.68
Other Feats	49,000
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	459,962
Depreciation	459,962
Depr Total	0

Bas \$/SQ	209.00
Size Adj	1.21
Const Adj	1.00
Adj \$/SQ	253.68
Other Feats	49,000
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	459,962
Depreciation	459,962
Depr Total	0

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,160	1,160	0.00	0
BMT	BASEMENT	1,160	0	0.00	0
PT	PATIO	108	0	0.00	0
WD	WOOD DECK	108	0	0.00	0
Total		2,536	1,160		

Notes

lot is vacant. reval picked up home in error. gis overlay is incorrect

Visit History

Date	Result	By
2/24/2025	BP	JF
1/29/2025	REVIEW	MP
8/3/2021	REVIEW	
5/4/2018	REVIEW	
4/17/2018	MEASURED	
8/25/2007	LISTED	
8/25/2007	CALL BACK	MP
6/29/2007	CALL BACK	
6/13/2007	MEASURE	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/30/2023	B57620		BLDG	900,000	0	Open	Original home burned down in a fire. We are rebuilding a home from the ground up.

Special Features & Yard Items

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

Other Info.

AFDU	
ArtTerm	Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



61 Smith Street - 300' Radius

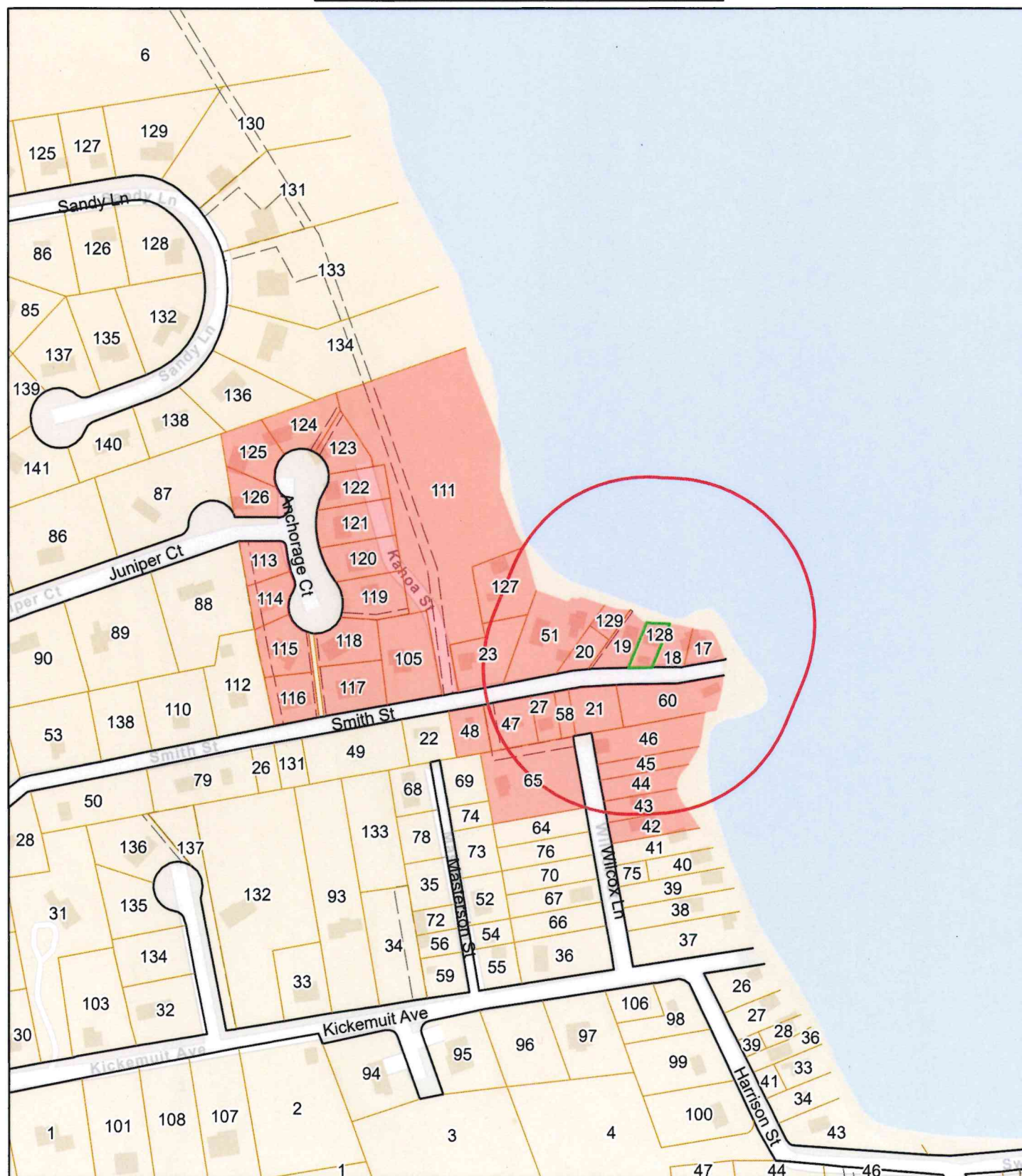
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

August 25, 2026



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Subject Property:

Parcel Number: 133-128
CAMA Number: 133-128
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE
C/O DOUGLAS DAHL 84 BAY STATE RD
WESTON, MA 02493

Abutters:

Parcel Number: 133-105
CAMA Number: 133-105
Property Address: 31 SMITH ST

Mailing Address: WEINSTEIN, JUNE T.
31 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-113
CAMA Number: 133-113
Property Address: 14 JUNIPER CT

Mailing Address: LANG, DUNCAN M & DONNA J -
TRUSTEES
14 JUNIPER CT
BRISTOL, RI 02809

Parcel Number: 133-114
CAMA Number: 133-114
Property Address: 30 ANCHORAGE CT

Mailing Address: SANTORO, ANTHONY J.
30 ANCHORAGE CRT
BRISTOL, RI 02809

Parcel Number: 133-115
CAMA Number: 133-115
Property Address: 32 ANCHORAGE CT

Mailing Address: STORMS, GAIL TRUSTEE GAIL
STORMS LIVING TRUST
32 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-116
CAMA Number: 133-116
Property Address: 29 SMITH ST

Mailing Address: SIMONE, GEORGE III & BETH B TE
29 SMITH ST
BRITOL, RI 02809

Parcel Number: 133-117
CAMA Number: 133-117
Property Address: 37 SMITH ST

Mailing Address: RUDE, ROBERT T & DEBORAH TE
37 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-118
CAMA Number: 133-118
Property Address: 34 ANCHORAGE CT

Mailing Address: WALLACE-TOOHEY, KATHRYN D.
34 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-119
CAMA Number: 133-119
Property Address: 36 ANCHORAGE CT

Mailing Address: LUDS, JOHN T. JR TRUSTEE & LUDS,
ANNE W. (1/2) T
36 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-120
CAMA Number: 133-120
Property Address: 38 ANCHORAGE CT

Mailing Address: FERREIRA, PAUL J & KENDRA J -
TRUSTEES WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-121
CAMA Number: 133-121
Property Address: 40 ANCHORAGE CT

Mailing Address: TAMBASCIO, LAWRENCE J. & LAURA K.
TE
40 ANCHORAGE CT
BRISTOL, RI 02809



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8/25/2026

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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 133-122 CAMA Number: 133-122 Property Address: 42 ANCHORAGE CT	Mailing Address: FINKENSTAEDT, TIMOTHY & MARY JO TE 42 ANCHORAGE CT BRISTOL, RI 02809
Parcel Number: 133-123 CAMA Number: 133-123 Property Address: 44 ANCHORAGE CT	Mailing Address: WALDEN, CHRISTOPHER S. KATHLEEN JT 44 ANCHORAGE CT BRISTOL, RI 02809
Parcel Number: 133-124 CAMA Number: 133-124 Property Address: 46 ANCHORAGE CT	Mailing Address: ARRUDA, JOSEPH DENISE ETUX TE 46 ANCHORAGE COURT BRISTOL, RI 02809
Parcel Number: 133-125 CAMA Number: 133-125 Property Address: 48 ANCHORAGE CT	Mailing Address: HARLOW, RICHARD J. ELIZABETH R. TE 48 ANCHORAGE COURT BRISTOL, RI 02809
Parcel Number: 133-126 CAMA Number: 133-126 Property Address: 11 JUNIPER CT	Mailing Address: HANCOCK, ROBERT D. & HANCOCK, GWENDOLYN M. TRUSTEE 11 JUNIPER CT BRISTOL, RI 02809
Parcel Number: 133-127 CAMA Number: 133-127 Property Address: 13 .5 SMITH ST	Mailing Address: JOHNSON, KEITH N DEANNE M TRUSTEE & DEANNE & K 547 WOONSOCKET HILL ROAD NORTH SMITHFIELD, RI 02896
Parcel Number: 133-128 CAMA Number: 133-128 Property Address: 61 SMITH ST	Mailing Address: DAHL, DOUGLAS M & SUSAN E TE C/O DOUGLAS DAHL 84 BAY STATE RD WESTON, MA 02493
Parcel Number: 133-129 CAMA Number: 133-129 Property Address: 57 SMITH ST	Mailing Address: GUERRERA, MATTHEW S 220 MORRISON AVE MIDDLETOWN, RI 02842
Parcel Number: 133-17 CAMA Number: 133-17 Property Address: 99 SMITH ST	Mailing Address: JANICKI, THEODORE P. 99 SMITH ST BRISTOL, RI 02809-0063
Parcel Number: 133-18 CAMA Number: 133-18 Property Address: 55 SMITH ST	Mailing Address: MATRONE, CHRISTINE F & RICHARD M TE 104 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 133-19 CAMA Number: 133-19 Property Address: 59 SMITH ST	Mailing Address: BIELECKI DENNIS D JANET MAY TE 570 MADISON AVE ANGOLA, NY 14006
Parcel Number: 133-20 CAMA Number: 133-20 Property Address: 53 SMITH ST	Mailing Address: BIELECKI, DENNIS & JANET TE 53 SMITH ST BRISTOL, RI 02809



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8/25/2026

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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 133-21
CAMA Number: 133-21
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN
84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-23
CAMA Number: 133-23
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO
TRST & KEITH N
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27
CAMA Number: 133-27
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. DINGEE, SANDRA
M. TE
52 SMITH ST.
BRISTOL, RI 02809

Parcel Number: 133-42
CAMA Number: 133-42
Property Address: 16 WILCOX ST

Mailing Address: CALISE, CAROL A. LE TIROCCHI,
LAURIE J.
16 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-43
CAMA Number: 133-43
Property Address: 10 WILCOX ST

Mailing Address: EATON, JAMES STEVEN TRUSTEE
10 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-44
CAMA Number: 133-44
Property Address: WILCOX ST

Mailing Address: CLUKIES, DONALD F.
173 HEIDI DR
PORTSMOUTH, RI 02871

Parcel Number: 133-45
CAMA Number: 133-45
Property Address: WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-46
CAMA Number: 133-46
Property Address: 33 WILCOX ST

Mailing Address: KICKEMUIT COVE, LLC
c/o Susan Dahl 84 Bay State Road
Weston, MA 02493-2172

Parcel Number: 133-47
CAMA Number: 133-47
Property Address: 14 SMITH ST

Mailing Address: ROCHA NORMA TRUSTEE ROCHA
FAMILY REVOOCABLE TRUST
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

Parcel Number: 133-48
CAMA Number: 133-48
Property Address: 30 SMITH ST

Mailing Address: RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

Parcel Number: 133-51
CAMA Number: 133-51
Property Address: 51 SMITH ST

Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE
E
51 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-58
CAMA Number: 133-58
Property Address: SMITH ST

Mailing Address: DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493



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8/25/2026

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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 133-60
CAMA Number: 133-60
Property Address: 60 SMITH ST

Mailing Address: GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

Parcel Number: 133-65
CAMA Number: 133-65
Property Address: 8 WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809



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8/25/2026

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ARRUDA, JOSEPH
DENISE ETUX TE
46 ANCHORAGE COURT
BRISTOL, RI 02809

FINKENSTAEDT, TIMOTHY & M
42 ANCHORAGE CT
BRISTOL, RI 02809

LUDES, JOHN T. JR TRUSTEE
36 ANCHORAGE CT
BRISTOL, RI 02809

BIELECKI DENNIS D
JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

MATRONE, CHRISTINE F & RI
104 KICKEMUIT AVE
BRISTOL, RI 02809

BIELECKI, DENNIS & JANET
53 SMITH ST
BRISTOL, RI 02809

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

NYBERG, PETER H.
DINGEE, SANDRA M. TE
52 SMITH ST.
BRISTOL, RI 02809

CALISE, CAROL A. LE
TIROCCHI, LAURIE J.
16 WILCOX ST
BRISTOL, RI 02809

HANCOCK, ROBERT D. & HANC
11 JUNIPER CT
BRISTOL, RI 02809

PRINCIPE, ELIN A LE
MASSA, MELONIE E
51 SMITH ST
BRISTOL, RI 02809

CLUKIES, DONALD F.
173 HEIDI DR
PORTSMOUTH, RI 02871

HARLOW, RICHARD J.
ELIZABETH R. TE
48 ANCHORAGE COURT
BRISTOL, RI 02809

ROCHA NORMA TRUSTEE
ROCHA FAMILY REVOCABLE T
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

DAHL, DOUGLAS
SUSAN
84 BAY STATE RD
WESTON, MA 02493

JANICKI, THEODORE P.
99 SMITH ST
BRISTOL, RI 02809-0063

RUDE, ROBERT T & DEBORAH
37 SMITH ST
BRISTOL, RI 02809

DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493

JOHNSON, KEITH N
DEANNE M TRUSTEE & DEANNE
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

RZEGOICKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

DAHL, DOUGLAS M &
SUSAN E TE
C/O DOUGLAS DAHL
84 BAY STATE RD
WESTON, MA 02493

JOHNSON, KEITH N.
DEANNE M., CO TRST & KEIT
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

SANTORO, ANTHONY J.
30 ANCHORAGE CRT
BRISTOL, RI 02809

EATON, JAMES STEVEN TRUST
10 WILCOX ST
BRISTOL, RI 02809

KICKEMUIT COVE, LLC
c/o Susan Dahl
84 Bay State Road
Weston, MA 02493-2172

SIMONE, GEORGE III & BETH
29 SMITH ST
BRITOL, RI 02809

FERREIRA, PAUL J & KENDRA
WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

LANG, DUNCAN M & DONNA J
14 JUNIPER CT
BRISTOL, RI 02809

STORMS, GAIL TRUSTEE
GAIL STORMS LIVING TRUST
32 ANCHORAGE CT
BRISTOL, RI 02809

TAMBASCIO, LAWRENCE J. &
40 ANCHORAGE CT
BRISTOL, RI 02809

VAUGHN, MICHAEL D. TRUSTE
8 WILCOX ST
BRISTOL, RI 02809

WALDEN, CHRISTOPHER S.
KATHLEEN JT
44 ANCHORAGE CT
BRISTOL, RI 02809

WALLACE-TOOHEY, KATHRYN D
34 ANCHORAGE CT
BRISTOL, RI 02809

WEINSTEIN, JUNE T.
31 SMITH 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 25, 2026

File #: ZBR-26-9

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Mosa Al Zoweilei

Owner of Record: Mosa Al Zoweilei

Location: 721 HOPE ST , BRISTOL, RI, 02809

Plat: 8 Lot: 3

Zoning District: W

Applicant is requesting **Dimensional Variances** to:

construct a 3ft. 6in. addition to the footprint of an existing 21ft. x 23.25ft. accessory garage structure, and to construct a new 19.5ft. x 23.25ft. second- and third-story accessory dwelling unit (ADU) addition and second story deck above the structure with less than the required lot area for an ADU within a new or expanded structure; less than the required rear yard; less than the required distance between a principal and an accessory structure; and with less than the number of required off street parking spaces.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-9

721 Hope St 8 3

March 8, 2026

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

Location for Application			
Property Type	Both		
Zoning District	W		
Address, Plat, Lot	Address	Plat	Lot
	721 Hope St	8	3

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Parking and Setbacks, Addition to Accessory Structure Footprint for new ADU, proximity of accessory structure to primary dwelling.
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,212 feet
Width in Feet	19.5 feet
Length in Feet	29 feet
Height Above Grade	33.3 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0.3 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Section 28-151 "Accessory Dwelling Units"(a)(3);

Section 28-1 "Definitions" definition of accessory structure;

Section 28-151 "ADUs"(b)(2)d in conjunction with Section 28-252 "Parking; Number of Required Spaces";

Section 28-142 "Yard Requirements and Exceptions" (g)

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

The proposed project scope is to add-on to the existing two car garage to create a two-bedroom accessory dwelling unit. The existing garage is located within the required rear yard setback; The proposed addition has been carefully designed to maintain the existing two-car garage and respect the rear setback as much as possible, while also providing adequate and functional living space for the property owner, who plans to use the ADU as his primary residence.

We are requesting 0.3FT in variance from the required rear yard setback for one small portion of the addition as shown in the floor plans. We are also requesting a variance from the rear yard setback to create a deck over the roof of the existing garage footprint in order to maximize space and take advantage of the water views.

Lastly, we are requesting a variance from the number of parking spots required. The site currently only has 4 parking spots; 3 are needed for the existing three-family dwelling, and 1 is needed for each ADU bedroom. We would be 1 parking spot short for a two-bedroom ADU.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	3,770
Lot Frontage	44.6
Lot Depth	81.2

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,768	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 483	Building/Structure Detail if Other:



OS Design + Consulting
olivia@osdcdesign.com
802.338.8762

721 Hope Street: Zoning Application (Revised)

Date: 08.11.2026

Note: In our original zoning application, we were seeking relief from the rear setback line so that a small portion of our proposed addition could exist within the rear setback. Through our HDC approval process, the design has been modified, and the proposed addition does not exist within the rear setback anymore, so we are no longer seeking that relief.

The proposed project scope is to add-on to the existing two-car garage to create a two-bedroom accessory dwelling unit. The existing garage is located within the required rear yard setback; The proposed addition has been carefully designed to maintain the existing two-car garage and respect the rear setback as much as possible, while also providing adequate and functional living space for the property owner, who plans to use the ADU as his primary residence.

We are requesting relief from section 28-151 "Accessory Dwelling Units" (a) (3), which states an ADU is allowed as long as it does not expand the footprint of the existing structure. Due to flood zone restrictions, the ground floor cannot be living space, so the proposed addition must go above the existing structure. Due to parking requirements, the garage must maintain two parking spaces, so the stair cannot go inside the existing garage footprint. New stairs are required to access the proposed addition above, and the proposed stair location pr

We are requesting relief from section 28-1 "Definitions", which states that an Accessory Structure has a minimum distance of 6 ft from the Principal Structure. The addition to the footprint of the structure for the new stairs is necessary as described above. The proposed stair is designed to be as small as possible while still providing the minimum widths and clearances required by the building code. The proposed location of the stairs, while within 6ft of the principal structure, provided the best access for the occupants to enter the unit and is the least invasive to both neighboring properties and to the view of the existing units in the Principal Structure.

We are requesting relief from section 28-151 "Accessory Dwelling Units" (b) (2)d, which requires 1 parking space per bedroom for ADUs. This would require an additional two parking spaces be added to the lot, which is not possible. This section, in conjunction with section 28-252 "Parking; Number of Spaces", requires a total of 5 parking spaces on the lot (3 for the primary dwelling which holds 3 units, and 2 for the proposed two-bedroom ADU). 4 spaces exist on the lot, which we've maintained by keeping the existing accessory structure as a two-car garage on the ground floor. There is no room to add a 5th spot, so we are requesting a variance to allow for only 4 parking spots on the lot.

Lastly, we are requesting relief from section 28-142 "Yard Requirements and Exceptions" (g), which states that a deck may extend up to 1/3 into the rear yard. The proposed roof deck would exist over the existing garage footprint, which currently extends over 1/3 into the current rear setback. The proposed additional living space has been designed to respect the rear setback and does not exist in the setback (despite giving the structure a bit of an odd form). The deck has been proposed to make the best use of the roof of the garage and to create as much function for future occupants as possible while respecting all other restrictions and ordinances.



CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL

Bristol Historic District Commission

"Green Sheet"

Issued to: Olivia Spence

Location: 721 HOPE ST , BRISTOL,
RI, 02809, 008-0003-000

Project: HDC-26-45

THIS DOCUMENT EXPIRES ONE YEAR FROM ISSUANCE. WORK MUST COMMENCE BY June 8, 2027

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BEFORE WORK CAN BEGIN.

Owner Contact (if different than above): Mosa Al Zoweilei

Mailing Address (if different than above):

Owner/s Tel. #: 9782376730

Architect/Draftsman: Olivia Spence

Contractor:

Work Category (Check ALL that apply to the project): Addition to Structure(s)

Description of Work: We are proposing a two-story addition to the existing single-story, two-car garage. The proposed addition would hold a two-bedroom accessory dwelling unit for the homeowner to use as his primary residence.

All exterior finishes are to be wood with painted finish: wooden shingles with an exposure to match the existing historic home; wooden window and door trim/casings to match the existing home; cable railings with wooden top cap and pressure treated posts wrapped w/ 3/4" trim (similar to those at 715 Hope St). All new windows are to be wood on the interior and either wood or clad wood on the exterior, despite the fact that the existing historic home has all vinyl replacements. As an alternative to the shingles, we would also be interested in using horizontal wooden clapboard as a second exterior finish option, as the shingles on the existing home appear to be asbestos. There is clapboard on what appears to be later additions to the home on the back of the building that we could match instead.

We have made the revisions suggested in our Concept Review hearing and are presenting two floor plan options, each with two roof options, for a total of four potential options for this addition. Each option has scaled 3D perspectives that show the proposed building and the visual impact it would have from Thames and Oliver streets.

Scheme A maintains the garage footprint (with the exception of a new 3'-6" stair, the minimum needed to gain access to the new floors above). Roof option 1 is a gable roof to match the style of the existing home. Roof option 2 is a flat roof to limit the building's height as much as possible.

Scheme B is the scheme we presented at our concept review, showing a 6' cantilever over the driveway. This scheme is shown with the same two roof options as Scheme A.

While we understand the proposed addition is not small, we believe it presents an opportunity to enhance the visual character of Thames and Oliver Street by providing a unified architectural treatment to the rear of the existing property, which has seen incremental and disordered additions to the primary structure over time.

Historic District Commission Decision:

Approved as Submitted (Reasons below)

MOTIONS:

to approve application 26-45 based on A1-3 with the modification with the soffit across the west side of the building, with the gabled roof, with a drop of approximately 1ft of the dormer from the center beam of the roof. Additional finding fact that the property is in the zone for water intrusion which changes the height of this particular structure as it is located in the Waterfront Zoning District and to comply with CRMC

Chair/Vice Chair, Historic District Commission: Nicholas Toth, HDC Coordinator

Date: June 10, 2026

For reasons regarding the above noted motion(s), refer to the meeting minutes dated June 4, 2026.

Date completed application received by Historic District Commission: April 10, 2026

Date of hearing: June 4, 2026

Date Building Inspector notified: June 8, 2026

Assigned BHDC Project Monitor: John M. Allen

I have received a copy of this Certificate of Acceptability, read and understand all the conditions noted (if any) and understand that any deviations from the submitted plans and the terms of this Certificate of Acceptability (if any) are a violation of the Building Permit for this Project.

It shall be the duty of the Building Official to enforce provisions of the Article governing Bristol's Historic District. If the Building Official is informed by the Commission or otherwise finds that any provision of this Article is being violated, the Building Official shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and order action necessary to correct it. Immediately upon authorization from the Town Council respecting any such violation, the Town Solicitor shall institute appropriate action to prevent, enjoin, abate or remove such violation. Any person who continues to violate any provision of this Article after receiving notice of such violation shall be guilty of a misdemeanor subject to a fine of one hundred dollars \$100 for each offense. Each day such a violation is continued is a separate offense. If any alteration or destruction of the historic or architectural fabric of a building or site covered by Section 3 of this Article occurs without Commission approval, the Commission may require that such fabric be restored or duplicated by the owner of such property. (Bristol Ordinance #1987-02)

The Applicant understands that the Project Monitor assigned to this project will have to sign this sheet for the Bristol Historic District Commission's required FINAL APPROVAL.

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

Applicant's Signature: Olivia Spence

Project Monitor's Signature_____ **Date**_____

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Mosa Al Zoweilei</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>721 Hope Street</u>	Company NAIC Number: _____
City: <u>Bristol</u> State: <u>Rhode Island</u> ZIP Code: <u>02809</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>A.P. 8, Lot 3</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>41.675396</u> Long. <u>-71.278474</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>2a</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>1757.0</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Town of Bristol</u>	B1.b. NFIP Community Identification Number: <u>445393</u>
B2. County Name: <u>Bristol</u>	B3. State: <u>RI</u> B4. Map/Panel No.: <u>0014</u> B5. Suffix: <u>H</u>
B6. FIRM Index Date: <u>7-7-2014</u>	B7. FIRM Panel Effective/Revised Date: <u>7-7-2014</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>13</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>721 Hope Street</u>	FOR INSURANCE COMPANY USE
City: <u>Bristol</u> State: <u>RI</u> ZIP Code: <u>02809</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Leica Smartnet Vertical Datum: NAVD 88

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

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☒ Yes ☐ No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>7.0</u>	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	<u>14.0</u>	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☐ feet ☐ meters
d) Attached garage (top of slab):	<u>N/A</u>	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>7.0</u>	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☐ Finished	<u>10.8</u>	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☐ Finished	<u>11.8</u>	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>N/A</u>	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Jamie L. Sardelli, PLS License Number: RI-2505

Title: Owner

Company Name: Sardelli Survey, LLC

Address: P.O. Box 1017

City: Charlestown State: RI ZIP Code: 02813

Date: 6-18-26

Telephone: 401-837-3364 Ext.: _____ Email: jamie@sardellisurvey.com

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

Hot water heater is located in basement.

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____ City: _____ State: _____ ZIP Code: _____	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
--	--

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

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

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

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____ City: _____ State: _____ ZIP Code: _____	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
--	--

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, ☐ engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____ City: _____ State: _____ ZIP Code: _____	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
--	--

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES
(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
 floor (include above-grade floors only for buildings with
 subgrade crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG
 higher floor (i.e., the floor above basement, crawlspace, or
 enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
 See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
 721 Hope Street

City: Bristol State: RI ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One



Photo One Caption: Front - facing westerly toward Bristol Harbor

Clear Photo One

Photo Two



Photo Two Caption: Side - facing northerly towards site

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: City: State: ZIP Code:	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.	
Photo Three	
Photo Three Caption: Clear Photo Three	
Photo Four	
Photo Four Caption: Clear Photo Four	

PROJECT SCOPE

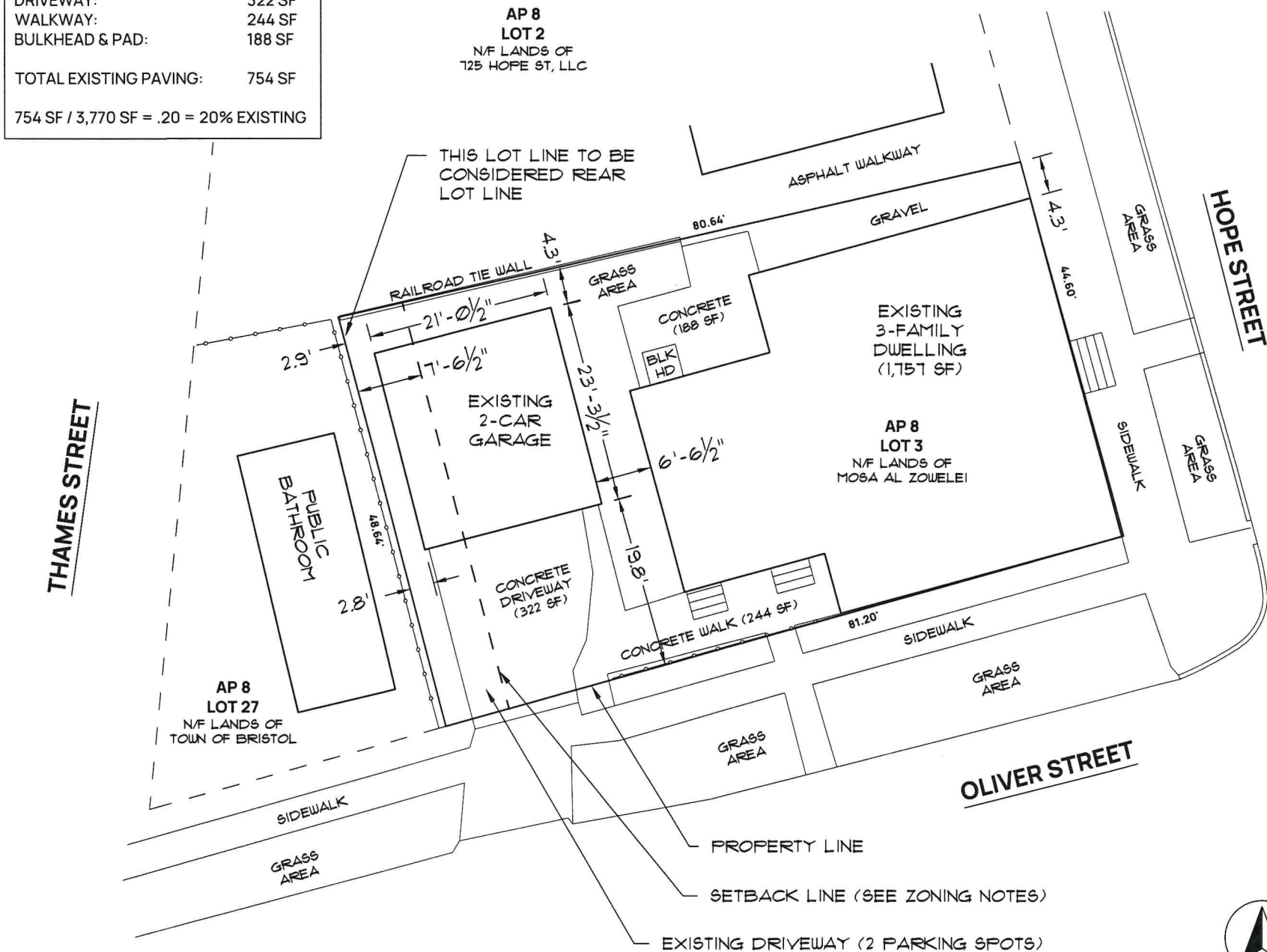
CONSTRUCT A NEW TWO-STORY ADDITION OVER THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT. DUE TO FLOOD ZONE AND ALSO PARKING REQUIREMENTS, THE GROUND FLOOR IS TO REMAIN A TWO-CAR GARAGE. A NEW 3'-6" ADDITION OUTSIDE OF THE EXISTING GARAGE FOOTPRINT WILL BE REQUIRED FOR A NEW STAIR UP TO THE NEW ADU ABOVE.

SITE PLAN NOTES:

1. SITE INFORMATION BASED ON CLASS I COMPREHENSIVE BOUNDARY SURVEY COMPLETED BY JAMIE SARDELLI OF SARDELLI SURVEY LLC, PROFESSIONAL LAND SURVEYOR, PLS# 2505, DATED JUNE 18TH 2026

EXISTING PAVING CALS:

DRIVEWAY:	322 SF
WALKWAY:	244 SF
BULKHEAD & PAD:	188 SF
TOTAL EXISTING PAVING:	754 SF
754 SF / 3,770 SF = .20 = 20% EXISTING	

**721 HOPE ST
BRISTOL, RI 02908**

Plat Map / Lot #:	08 / 03
Zoning:	W (5,000 SF minimum)
Lot Area:	3,770 SF
Existing Use:	Three-family w/ detached 2-car garage
Proposed Use:	Three-family w/ new ADU above detached 2-car garage

Dimensional Requirements (See notes):

Front & Side Yards:	0 FT
Rear Yard:	7.54 FT (see calcs below)
Max Height (Principle and Accessory):	35 FT
Max Building Coverage:	87.22% (see calcs below)
Max Paving Coverage:	15%
Parking required:	5 spaces (1 per dwelling unit = 3, 1 per ADU bedroom = 2)

Existing Living Area (per tax card):	3,264 SF
--------------------------------------	----------

Proposed Living Area:	4,194 SF
Existing 3-Family Dwelling	3,264 SF
Proposed New ADU	930 SF

Existing Building Coverage (87.22% Max):	2,247 SF 59.6%
Main Dwelling:	1,757 SF
Detached Garage:	490 SF

Proposed Building Coverage (87.22% Max):	2,328 SF 61.8%
Main Dwelling:	1,757 SF
Detached Garage w/ Addition:	571 SF

Parking Proposed:	4 Spaces (existing, unchanged)
-------------------	--------------------------------

BRISTOL ZONING ORDINANCE**SECTION 28-151: ACCESSORY DWELLING UNITS**

(a) One ADU per lot is allowed...(3) where the proposed ADU is located within the existing footprint of the primary structured or existing accessory attached or detached structure and does not expand the footprint of the structure"

(b) Dimensional requirements: (2) (d) one off-street parking space per bedroom shall be required

SECTION 28-142: YARD REQUIREMENTS AND EXCEPTIONS

(g) A deck may extend up to one-third of the way into the required rear yard and must meet all required side yard setbacks

SECTION 28-221: LAND NONCONFORMING BY AREA

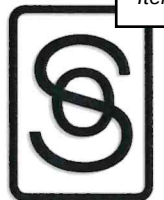
(2) (b) (1) Minimum building setbacks, lot frontage, and lot width requirements...shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located.

3,770 / 5,000 = subject lot is 75.4% of required lot area
Rear Setback = 10 FT = 75.4% of 10 FT = 7.54 FT

(2) (b) (2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.

Max lot building coverage for this parcel has been calculated as follows:

3,770 / 5,000 = 75.4% of required minimum lot area
100% - 75.4% = 24.6%
Lot coverage max for parcel zone (W) = 70%
24.6% of 70% = 17.22%
70% + 17.22% = 87.22% building coverage maximum



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olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPERTY & PROJECT INFORMATION
EXISTING SITE PLAN

ZONING
APPLICATION
SET

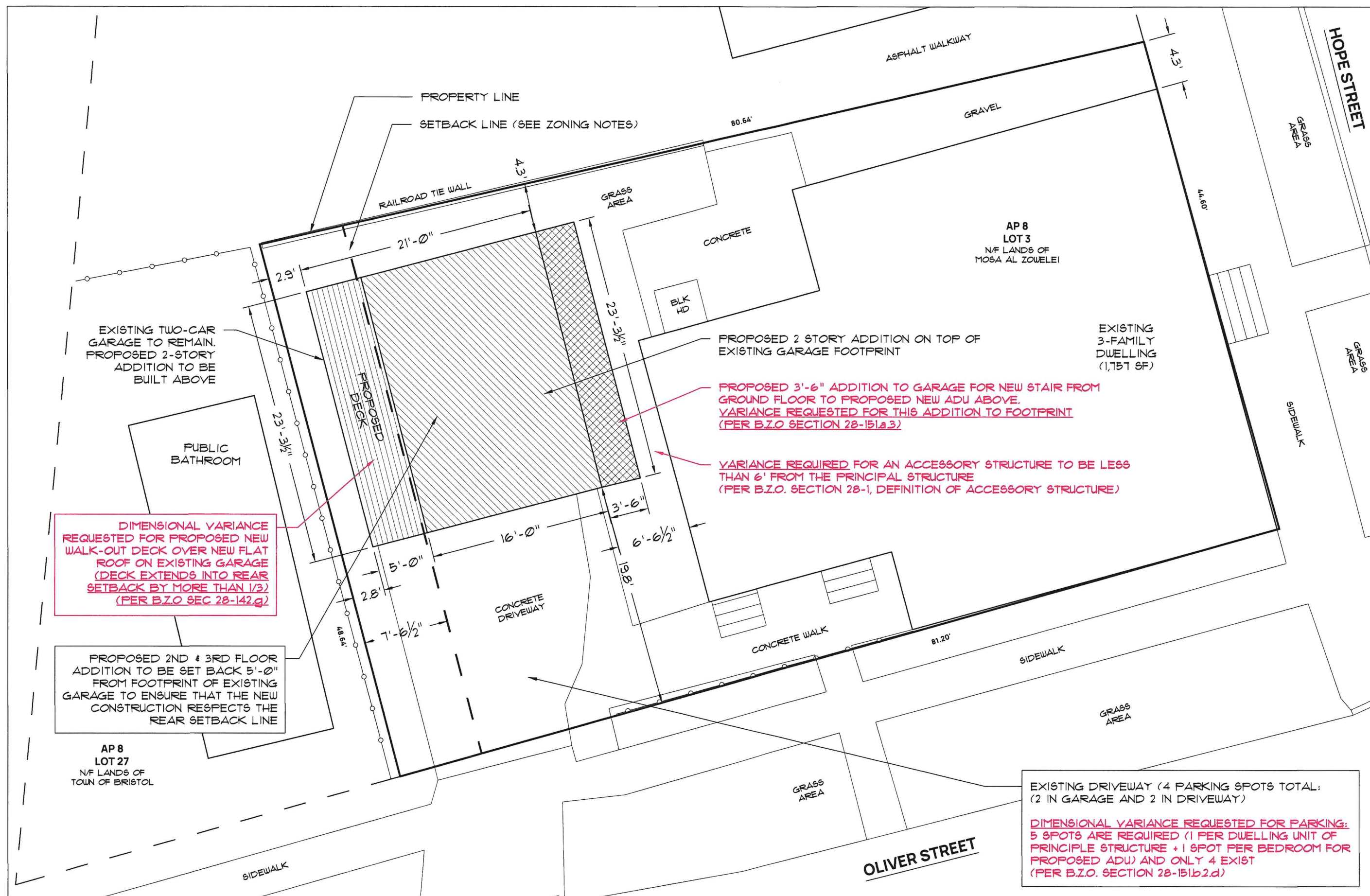
ISSUED: 08.11.2026

REVISIONS

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TEXT IS NOT BLUE

SHEET TABLOID 11" x 17"

A0-1





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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

EXISTING CONDITIONS
GARAGE FLOOR PLAN & SECTION
PROPERTY PHOTOS

ZONING
APPLICATION
SET

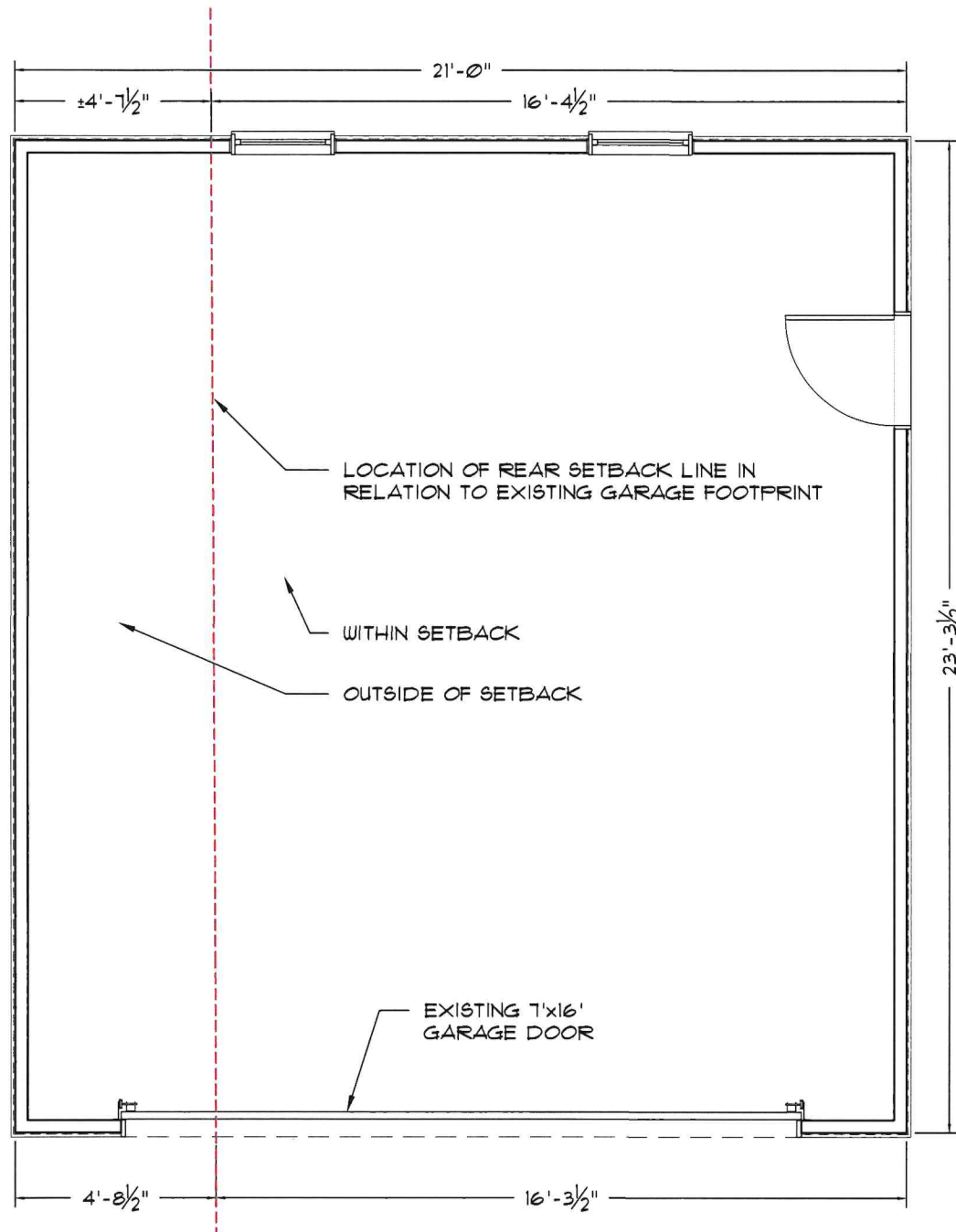
ISSUED: 08.11.2026

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SHEET TABLOID 11" x 17"

A0-3



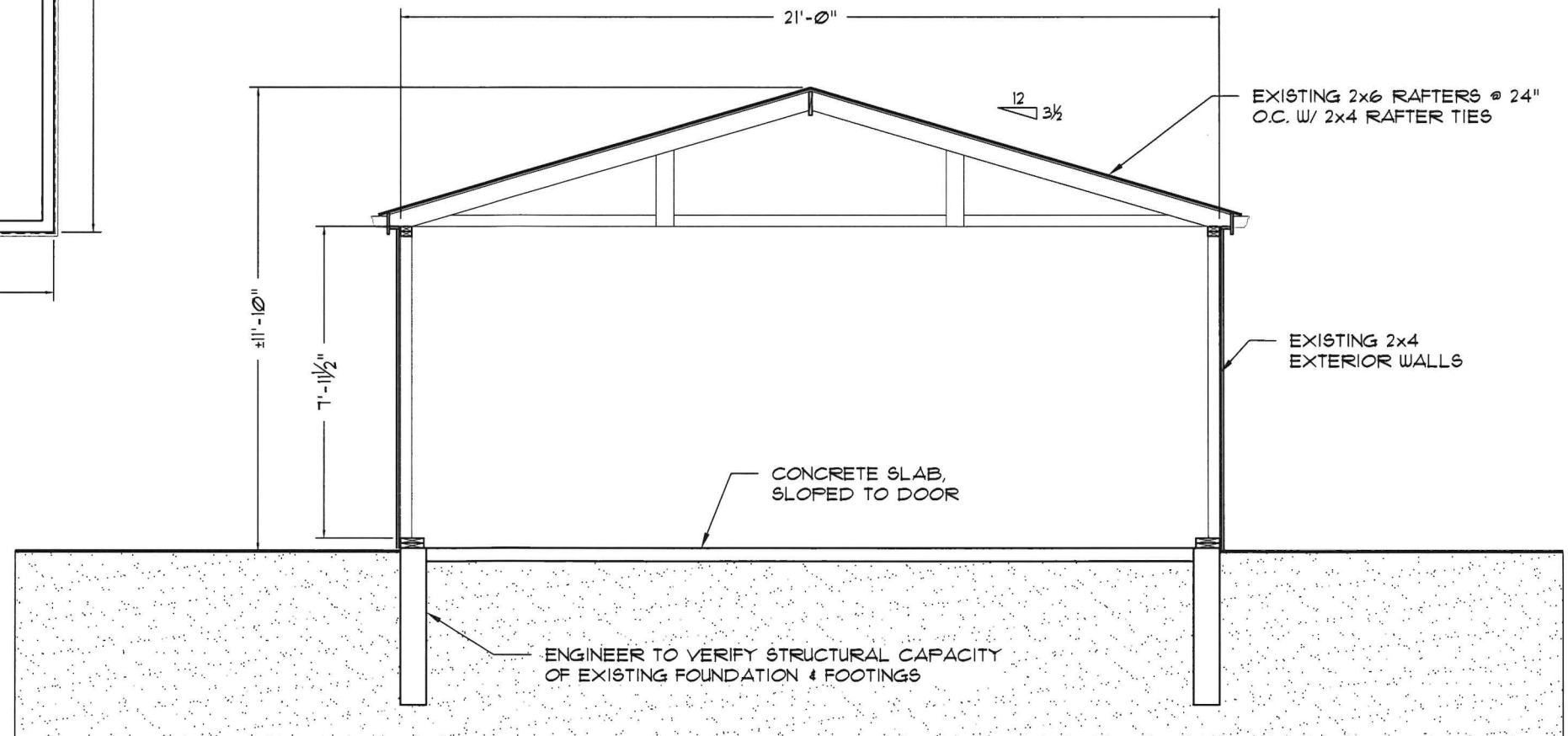
01 GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0"



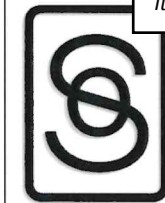
03 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



04 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



02 GARAGE SECTION SCALE: 1/4" = 1'-0"



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olivia@osdesign.com
802.338.8762

GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
GROUND FLOOR PLAN

ZONING
APPLICATION
SET

ISSUED: 08.11.2026

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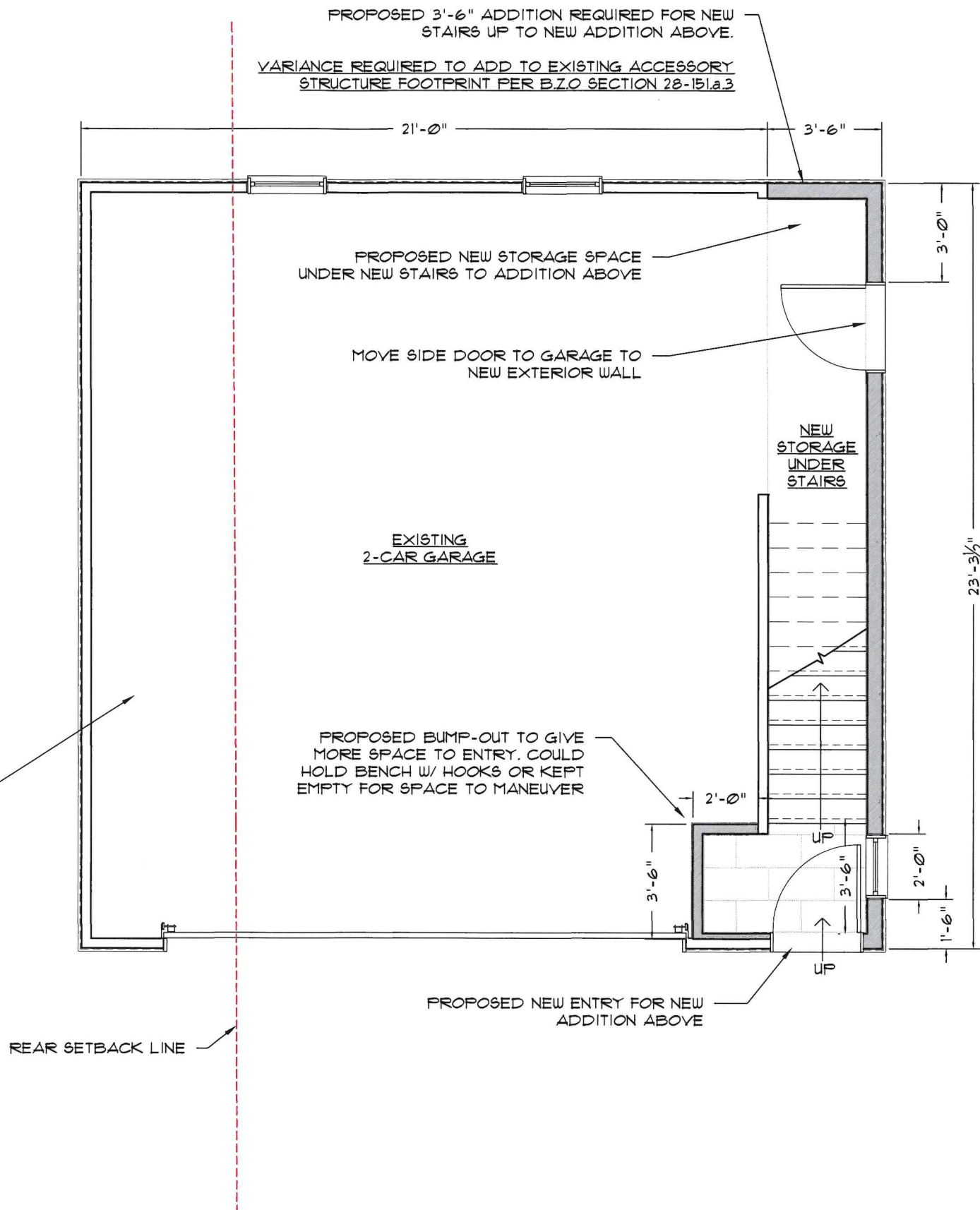
SHEET TABLOID 11" x 17"

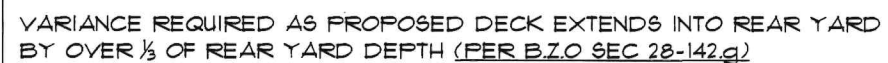
A1-1

- PROPOSED DESIGN
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE (ONLY ADD TO THE FOOTPRINT FOR THE NEW STAIRWAY)
 - 2ND FLOOR IS MAIN LIVING SPACE
 - BOTH BEDROOMS ON 3RD FLOOR

ADU FINISHED SF:	930 SF
1ST FLOOR:	22
2ND FLOOR:	454
3RD FLOOR:	454
NOTE: SF CALCS OF 2ND & 3RD FLOORS INCLUDE EXTERIOR WALLS AND STAIRWAYS	

EXISTING GARAGE FOOTPRINT SITS WELL WITHIN CURRENT REAR YARD SETBACKS.
THE PROPOSED ADDITION ABOVE WAS DESIGNED TO RESPECT THIS SETBACK LINE IN ORDER TO ASK FOR AS FEW VARIANCES AS POSSIBLE





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



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



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802.338.8762

GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
SECTION & ELEVATION

ZONING
APPLICATION
SET

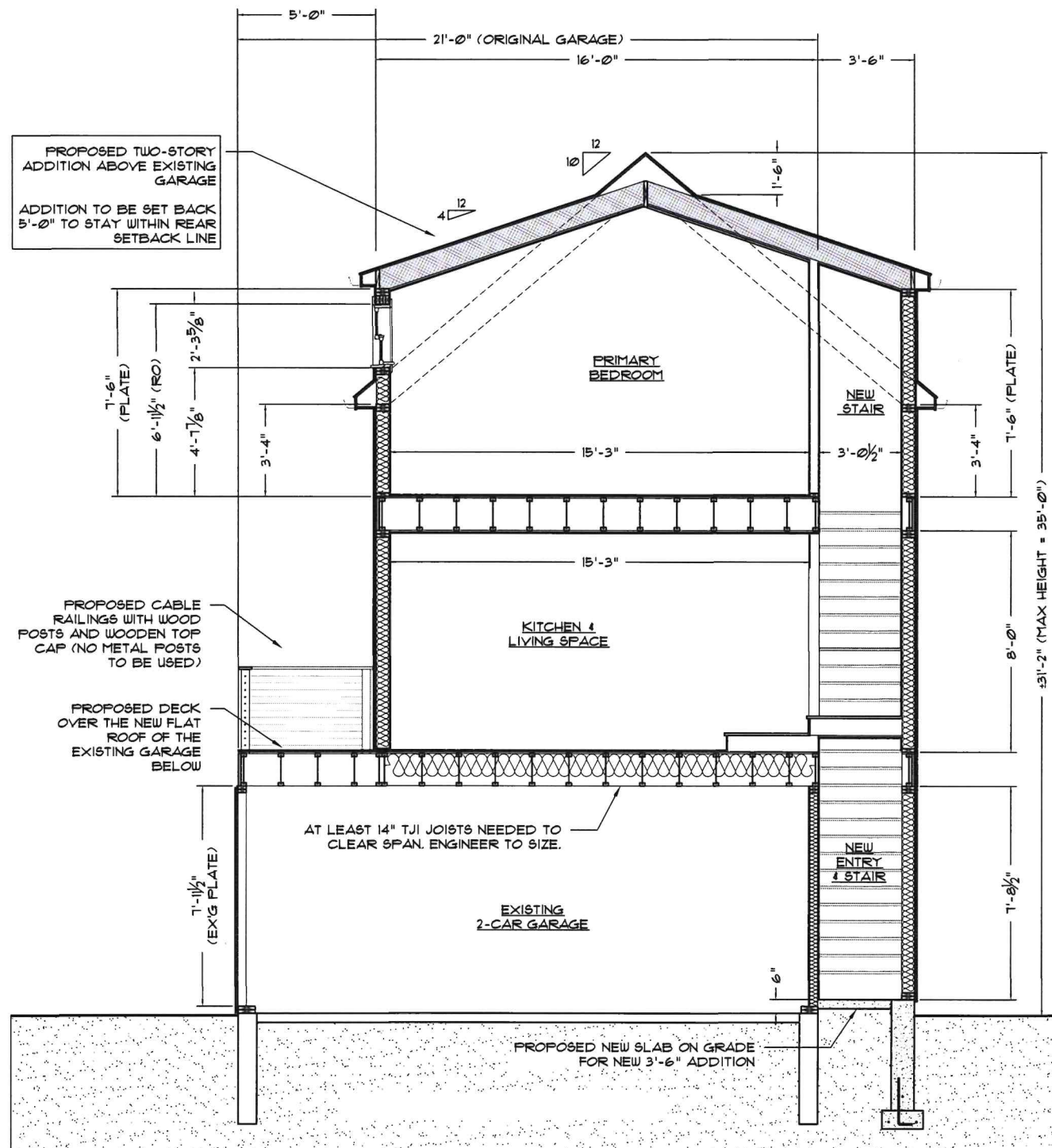
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SHEET TABLOID 11" x 17"

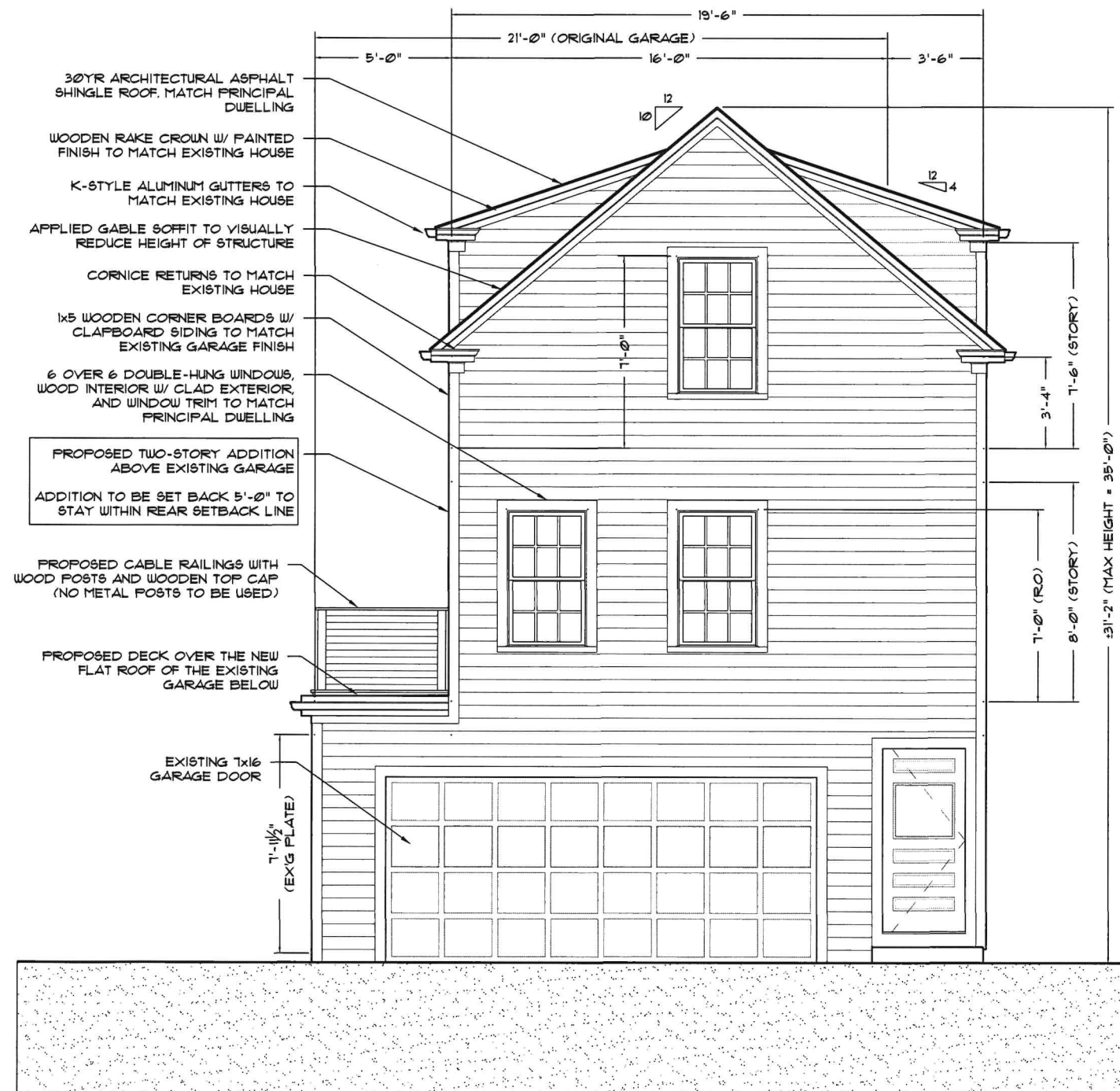
A1-3



01 SECTION

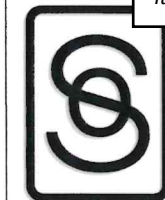
SCALE: 3/16" = 1'-0"

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



02 SOUTH ELEVATION (OLIVER ST)

SCALE: 3/16" = 1'-0"



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Residential Design
olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATIONS

ZONING
APPLICATION
SET

ISSUED: 08.11.2026

REVISIONS

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SHEET TABLOID 11" x 17"

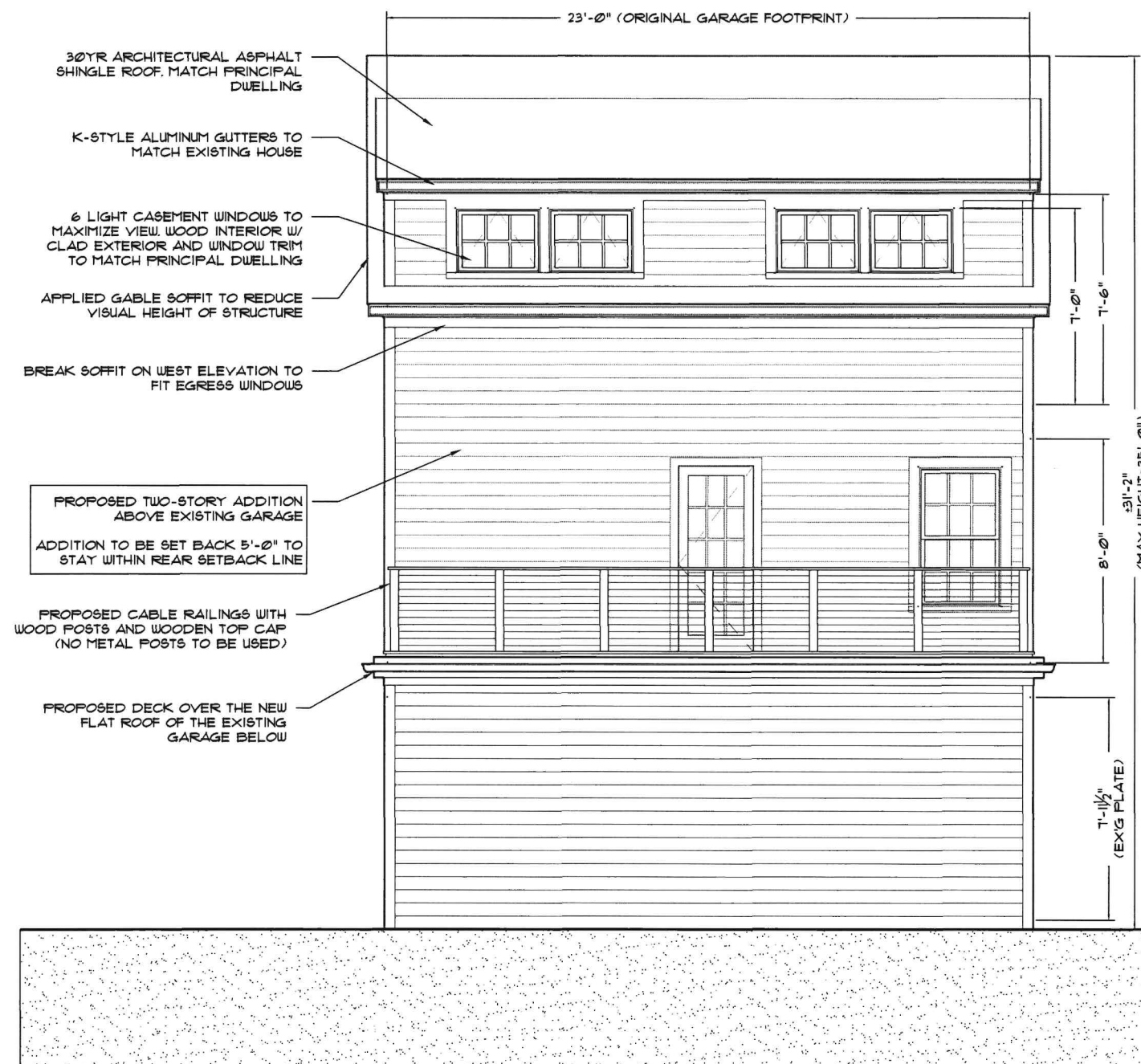
A1-4



PROPOSED CABLE RAIL,
SIMILAR TO 115 HOPE ST

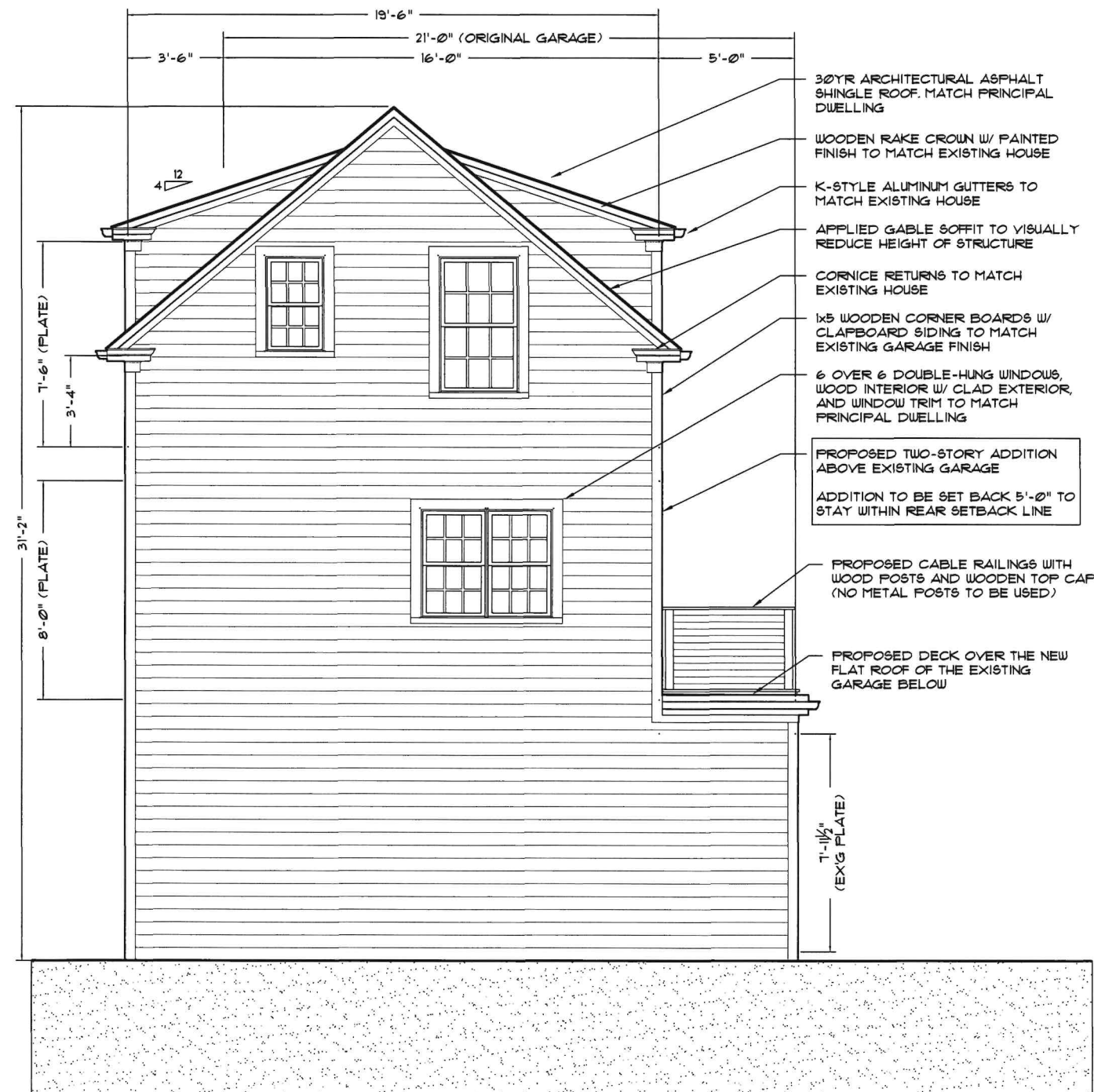
- WOOD TOP CAP
- 4x4 POSTS WRAPPED W/ TRIM
- WOOD DECKING

03 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A



01 WEST ELEVATION SCALE: 3/16" = 1'-0"

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



02 NORTH ELEVATION SCALE: 3/16" = 1'-0"

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802.338.8762

GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATION & RENDERINGS IN CONTEXT

ZONING
APPLICATION
SET

ISSUED: 08.11.2026

REVISIONS

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TEXT IS NOT BLUE

SHEET TABLOID 11" x 17

A1-5

Architectural elevation drawing of the east side of a building. The drawing shows a two-story structure with a dormer. The main body has horizontal siding and a door with a transom. The dormer has a gabled roof and a window. Dimensions are provided for overall height (31'-2" max), width (23'-0"), and various setbacks and heights. Notes specify window types (6 over 6 double-hung), siding materials (1x5 wooden corner boards, wooden shingles), and roof details (dormer over stairs and bathroom).

Dimensions:

- Overall width: 23'-0"
- Overall height: 31'-2" (MAX HEIGHT=35'-0")
- Setback from left: 6'-0"
- Setback from right: 17'-0"
- Height of main body: 21'-6"
- Height of dormer: 7'-6"
- Height of main body (excluding plate): 21'-1 1/2"
- Height of main body (excluding plate): 8'-0"
- Height of main body (excluding plate): 3'-4"
- Height of main body (excluding plate): 7'-2" (R.O.)

Notes:

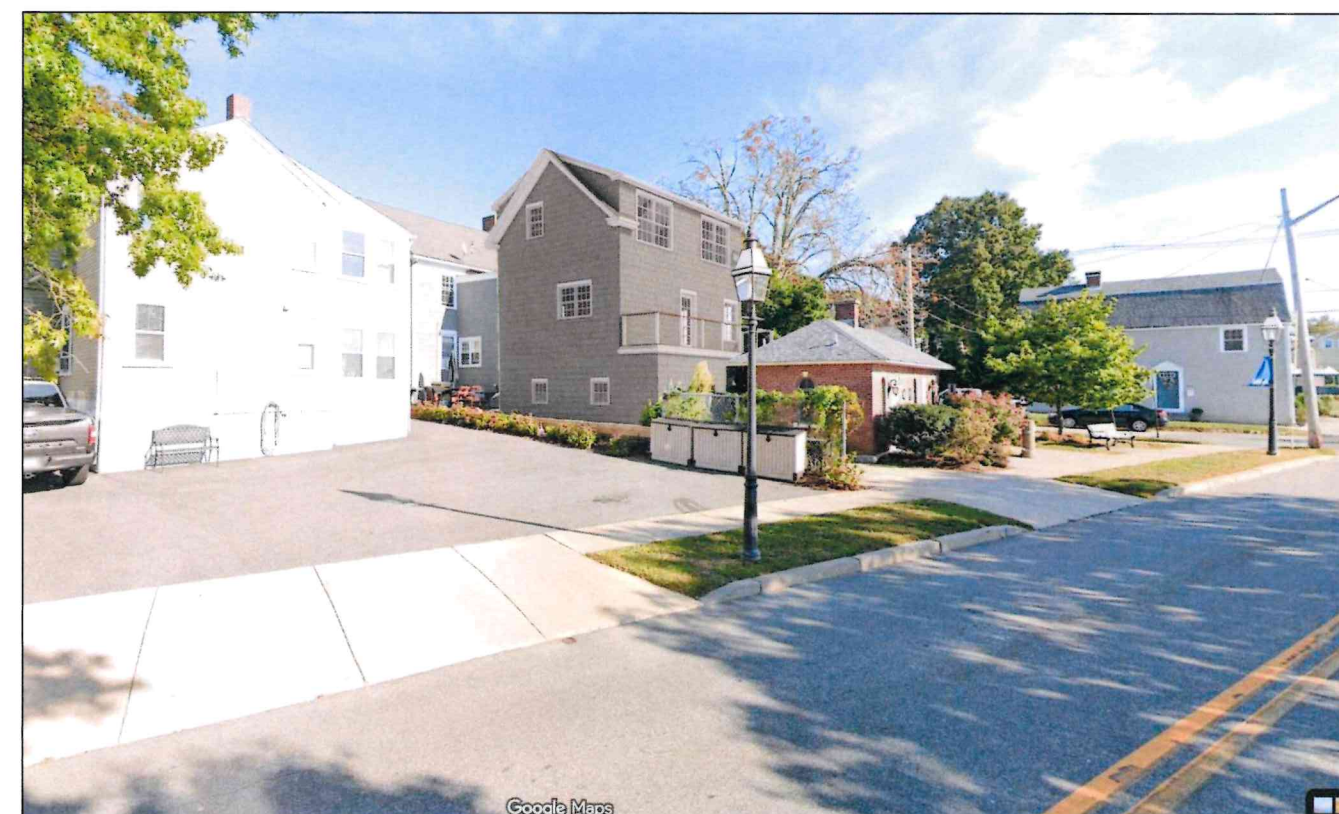
- DORMER OVER TOP OF STAIRS AND BATHROOM ONLY ON EAST ELEVATION
- CONTINUE SOFFIT ON EAST ELEVATION TO VISUALLY REDUCE HEIGHT OF THE STRUCTURE
- 6 OVER 6 DOUBLE-HUNG WINDOWS, WOOD INTERIOR W/ CLAD EXTERIOR, AND WINDOW TRIM TO MATCH PRINCIPAL DWELLING
- 1x5 WOODEN CORNER BOARDS W/ CLAPBOARD SIDING TO MATCH EXISTING GARAGE FINISH
- OR-
- INSTALL WOODEN SHINGLES WITH WOVEN CORNERS TO MATCH EXISTING PRIMARY STRUCTURE

01 EAST ELEVATION

SCALE: 3/16" = 1'-0"



02 VIEW FROM OLIVER ST (SOUTH ELEV.) SCALE: N/A



03 VIEW FROM THAMES ST (NORTHWEST) SCALE: N/A



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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPERTY & PROJECT INFORMATION
SITE PLAN AND ZONING INFORMATION
BUILDING DESIGN CRITERIA

WORKING SET, FOR
ZONING SUBMISSION
& APPROVALS

ISSUED: 03.08.2025

REVISIONS

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TEXT IS NOT BLUE

SHEET ARCH 021' x 36'

A0.1

721 HOPE ST
BRISTOL, RI 02908

Plat Map / Lot #: 08 / 03
County: Bristol
Zoning: W (5,000 SF minimum)
Lot Area: 3,770 SF
Existing Use: Three-family w/ detached 2-car garage
Proposed Use: Three-family w/ new ADU above detached 2-car garage

Dimensional Requirements (See notes):

Front Yard: 0 FT
Side Yard: 0 FT
Rear Yard: 7.54 FT
Max Height (Principle and Accessory): 35 FT
Building Coverage: 87.22%
Paving Coverage: 15%
Parking required: 5 spaces
1 per dwelling unit = 3
1 per ADU bedroom = 2

Existing Living Area (per tax card): 3,264 SF

Proposed Living Area: 4,413 SF
Existing 3-Family Dwelling: 3,264 SF
Proposed New ADU: 1,149 SF

Existing Building Coverage (87.22% Max): 2,251 SF | 59.7%
Main Dwelling: 1,768 SF
Detached Garage: 483 SF

Proposed Building Coverage (87.22% Max): 2,449 SF | 64.96%
Main Dwelling: 1,768 SF
Detached Garage w/ Addition: 681 SF
(Includes cantilever)

Parking Proposed: 4 Spaces (existing)

BUILDING DESIGN CRITERIA

RISBC-2-2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE 2021
INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE 2018
FIRE CODE 2021 RI FIRE CODES AND NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 72 2019 EDITION FOR SMOKE & CO INSTALLATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

PER TABLE R301.2(1) OF 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

GROUND SNOW LOAD	30 PSF	
	SPEED	130 MPH
WIND DESIGN	TOPOGRAPHIC EFFECTS	
	NO	
SEISMIC DESIGN CRITERIA	NOT REQUIRED	
	WEATHERING	SEVERE
SUBJECT TO DAMAGE FROM	FROST LINE DEPTH	40 INCHES
	TERMITE	MODERATE TO HEAVY
	DECAY	NO
	WINTER DESIGN TEMP.	0° PROV. COUNTY 5° ALL OTHER
ICE BARRIER UNDERLAYMENT REQ.	YES	
FLOOD HAZARDS	YES (SEE COMMUNITY FIRMS)	
AIR FREEZING INDEX	1200° DAYS B.F.	
MEAN ANNUAL TEMP.	50°	

ENERGY CODE COMPLIANCE (PRESCRIPTIVE METHOD)

RHODE ISLAND ENERGY CONSERVATION CODE, INCORPORATES INTERNATIONAL ENERGY CODES, 2021 EDITION PER TABLES R402.1.2 AND R402.1.3 OF IECC 2024

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC GLAZED FENESTRATION	CEILING R-VALUE
5A	0.28	0.50	NR	49
INSULATION ENTIRELY ABOVE ROOF DECK		WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	
30ci		30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17	
FLOOR R-VALUE	BASEMENT WALL R-VALUE	UNHEATED SLAB R-VALUE & DEPTH	HEATED SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
30 OR 19 + 7.5ci OR 20ci	15ci OR 19 OR 13 + 5ci	10ci FOR 3FT	10ci FOR 3FT & 5 FULL SLAB	15ci OR 19 OR 13+5ci

ci = CONTINUOUS INSULATION
13/17 = SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

DESIGN LOADS

- LIVE LOADS (PER TABLE R301.5):
GROUND SNOW LOAD 30 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
EXTERIOR BALCONIES, DECKS, AND ALL OTHER AREAS 40 PSF
- SOIL PROPERTIES:
SOIL NAME:
PRESUMPTIVE BEARING CAPACITY: 1,500 PSF (UNLESS SOIL IS TESTED)
SOIL PROP. (PER TABLE R401.4.1): FIRM FINE & SILTY SANDS + SILTY GRAVEL
SOIL CLASS (PER TABLE R405.1): GM / SM
- CONSTRUCTION TYPE: 5B (UNPROTECTED WOOD FRAME)
- USE AND OCCUPANCY: R3, THREE FAMILY DWELLING
- EXPOSURE CATEGORY: B (URBAN)

PROJECT SCOPE

CONSTRUCT A NEW ADDITION TO THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT

SITE PLAN NOTES:

- SITE INFORMATION BASED ON THE TOWN OF BRISTOL'S GIS AND PLAT MAPS AVAILABLE ONLINE AND IS THE DESIGNERS BEST OF KNOWLEDGE. THE INFORMATION REPRESENTED IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR.

- EXISTING STRUCTURES & BUILDING FOOTPRINTS
- PROPOSED ADDITION OUTSIDE EXISTING FOOTPRINT
- PROPOSED ADDITION WITHIN EXISTING FOOTPRINT

BRISTOL ZONING ORDINANCE

SECTION 28-1: DEFINITIONS

"Lot Line: (4) Corner Lot: a corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements"

SECTION 28-151: ACCESSORY DWELLING UNITS

- One ADU per lot is allowed... (3) where the proposed ADU is located within the existing footprint of the primary structured or existing accessory attached or detached structure and does not expand the footprint of the structure"
- Dimensional requirements: (2) (d) one off-street parking space per bedroom shall be required

SECTION 28-142: YARD REQUIREMENTS AND EXCEPTIONS

- A deck may extend up to one-third of the way into the required rear yard and must meet all required side yard setbacks

SECTION 28-221: LAND NONCONFORMING BY AREA

- (b) (1) Minimum building setbacks, lot frontage, and lot width requirements... shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located.

Ex: If the lot area of a substandard lot only meets forty (40) percent of the minimum lot area required in the district in which it is located, the setbacks, lot frontage, and lot width shall each be reduced to forty (40) percent of the requirements"

3,770 / 5,000 = subject lot is 75.4% of required lot area
Rear Setback = 10 FT = 75.4% of 10 FT = 7.54 FT

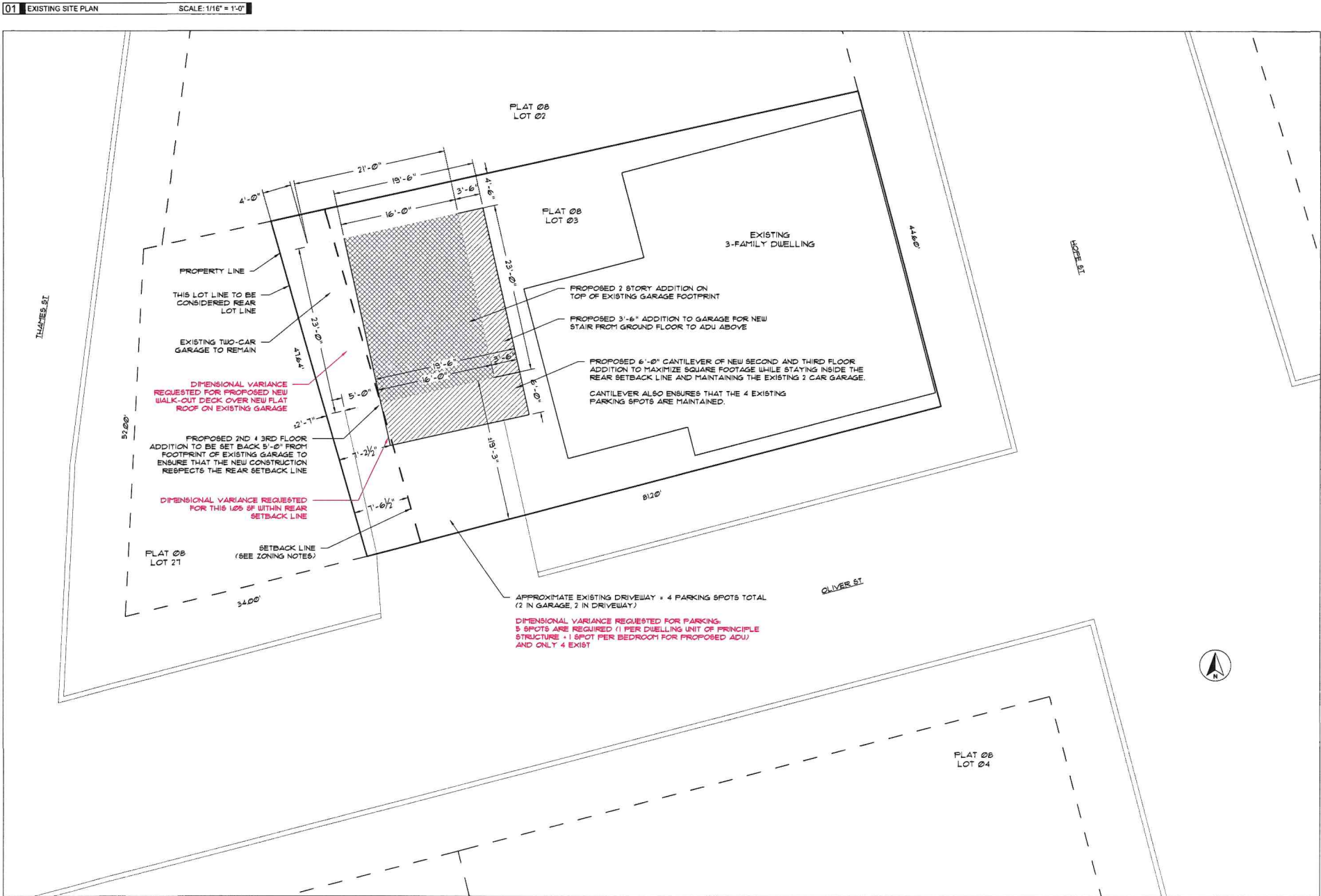
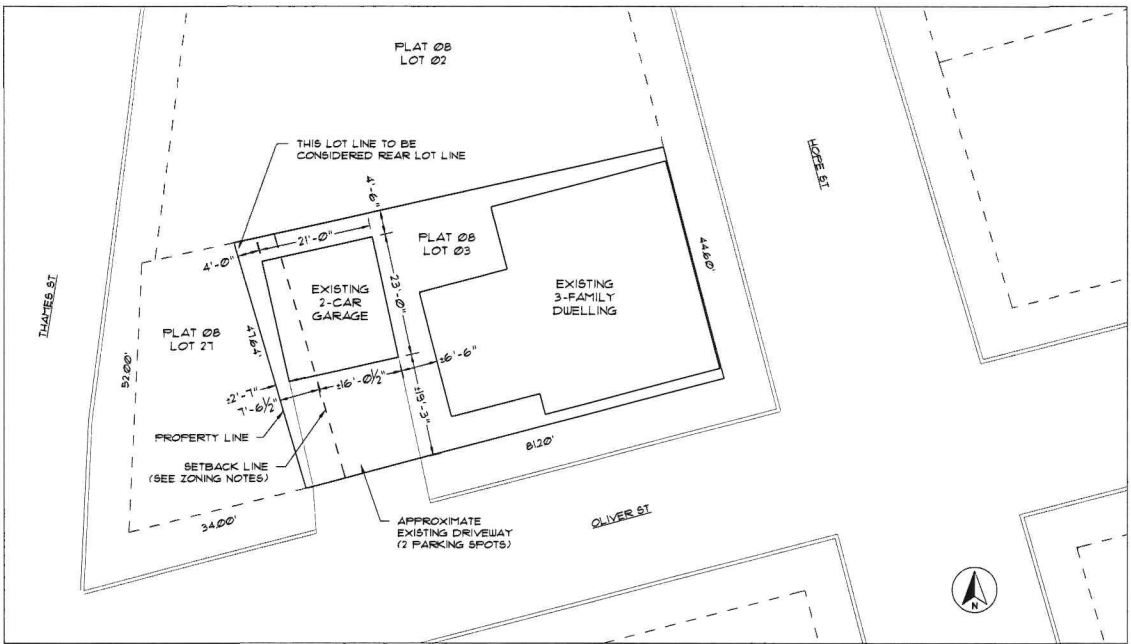
- (2) (b) (2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.

Max lot building coverage for this parcel has been calculated as follows:

3,770 / 5,000 = 75.4% of required minimum lot area
100% - 75.4% = 24.6%
Lot coverage max for parcel zone (W) = 70%
24.6% of 70% = 17.22%
70% + 17.22% = 87.22% building coverage maximum

DRAWING LIST

- PROPERTY, PROJECT, AND ZONING INFO / SITE PLANS AND COVERAGE / DRAWING LIST / BUILDING DESIGN CRITERIA
- PROPOSED DESIGN: PLANS, SECTION, ELEVATIONS
- PROPOSED DESIGN: ELEVATIONS



- PROPOSED DESIGN**
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
 - 2ND FLOOR IS MAIN LIVING SPACE
 - BOTH BEDROOMS ON 3RD FLOOR
- NOTE:** WE NEED 5 TOTAL PARKING SPACES IN ORDER TO ADD A 2-BEDROOM ADU AND WE ONLY HAVE 4 PARKING SPACES. IF ZONING ONLY ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521

PROPOSED 2ND & 3RD FLOOR ADDITION ABOVE:
ADDITION TO BE SET BACK 5'-0" FROM FOOTPRINT OF EXISTING GARAGE TO ENSURE THAT THE NEW CONSTRUCTION RESPECTS THE REAR SETBACK LINE

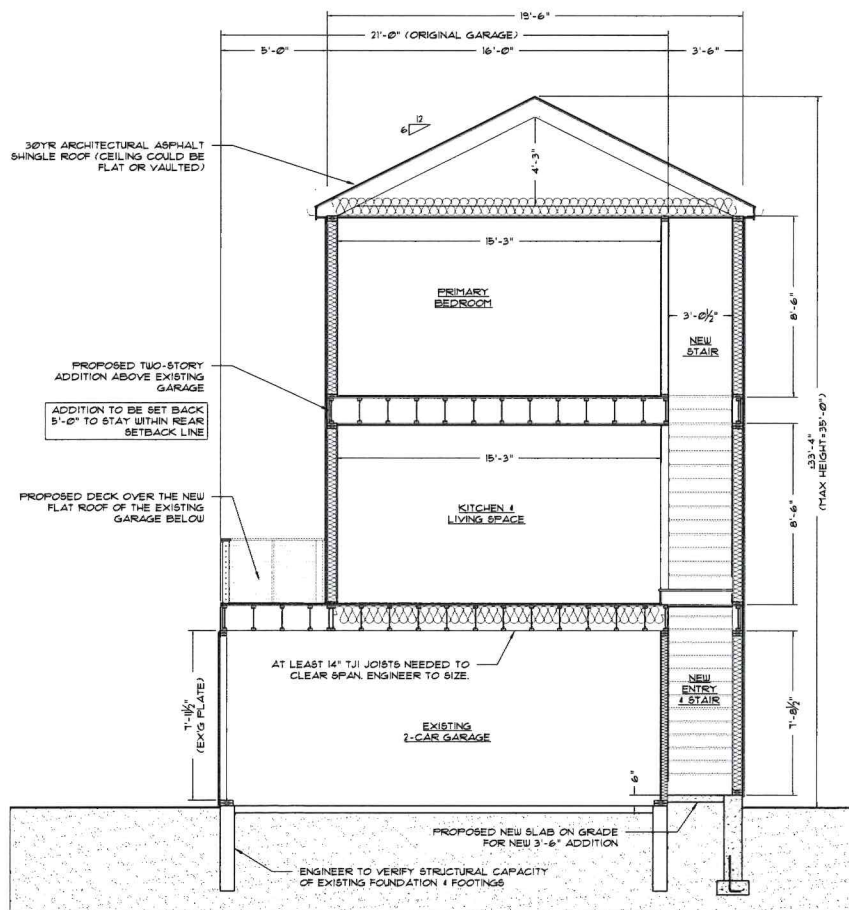


DIMENSIONAL VARIANCE REQUESTED FOR THIS LOSS OF WITHIN REAR SETBACK LINE

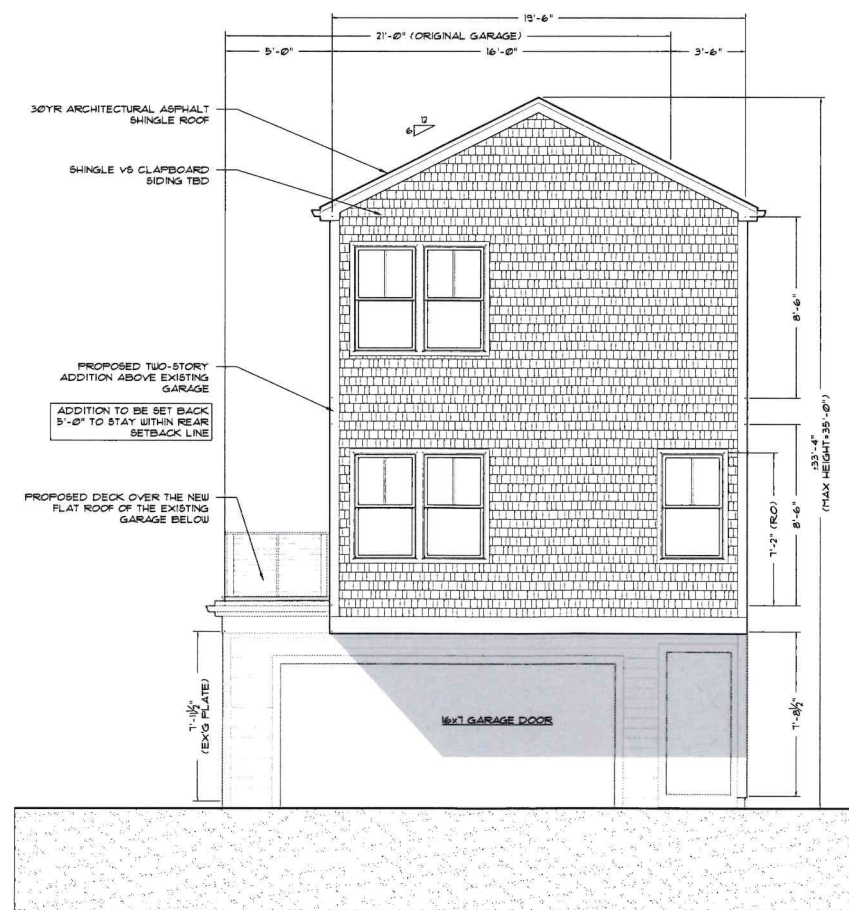
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"

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

03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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



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



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



OS Design + Consulting
Residential Design
osdesign@bostonmindsync.com
802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
ELEVATIONS

WORKING SET, FOR
ZONING SUBMISSION
& APPROVALS

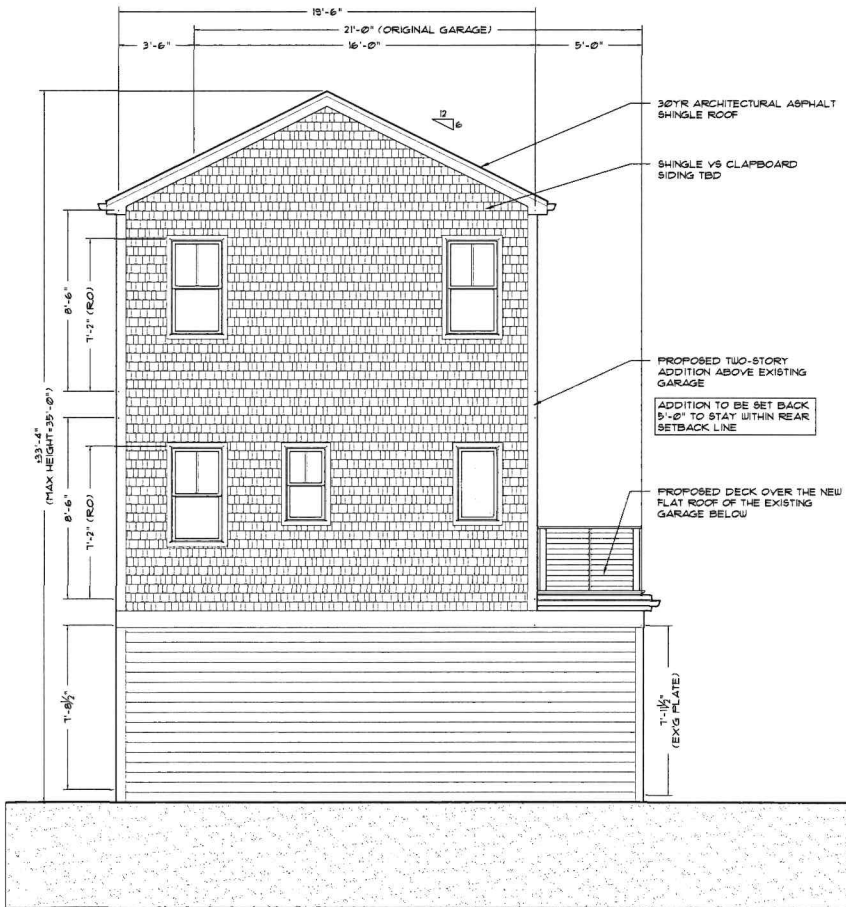
ISSUED: 03.08.2026

REVISIONS

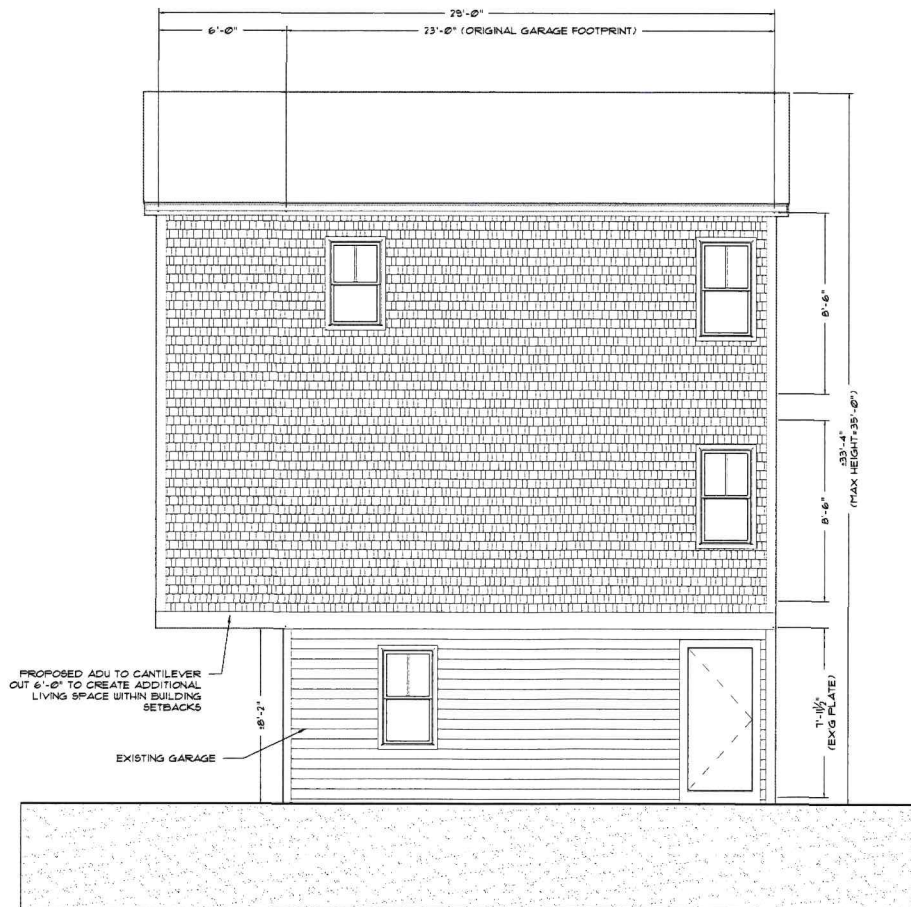
INTENDED TO BE PRINTED
IN COLOR. REVISIONS IF ANY
TEXT IS NOT BLUE

SHEET ARCH D 24-A 30'

A2.2



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



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



- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF THE TOWN OF BRISTOL, NEWPORT COUNTY, STATE OF RHODE ISLAND, SHEET #8.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 312," MAP NUMBER 44007C0312H, EFFECTIVE DATE: OCTOBER 2, 2015.

NOTE: ZONING/COVERAGE CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

JAMIE L. SARDELLI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #2505. COA #71

J.L.S.

Sardelli Survey, LLC
& Environmental Services

WWW.SARDELLISURVEY.COM
 MAILING: P.O. BOX 1017
 CHARLESTOWN, RI 02813
 OFFICE - (401) 837-3364

LLC
Services

NO.
26076



721 Hope St, Bristol, RI

Map/Lot: 8-3

1 inch = 17 Feet



www.cai-tech.com

August 25, 2026



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Building Information

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

Grade

Grade	Q4+	Q4+	Flood Hazard	Topography	Street	Traffic	LEVEL
Year Built	1800	EFF Year					PAVED
Alt LUC		Alt %	0.00				
Depreciation							
Code	AV	AV - Average	35.0	Bas \$/SQ	Size Adj	Constr Adj	214.00
Condition	Functional	-	0.0	Adj \$/SQ	Other Feats	Grade Fac	200.16
Economic	-	0.0	0.0	Neigh Infl	Land Factor	Adj Total	819,159
Special	-	0.0	0.0	Depreciation	Depr Total		286,706
OV	-	0.0	0.0	Total Depreciation % >			35.0
Total Depreciation % >							
35.0							
532,453							

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,632	1,632	200.16	326,662
SFL	2nd FLOOR	1,632	1,632	200.16	326,662
CRL	CRAWL SPACE	1,632	0	10.01	16,337
EFP	ENCL PORCH	272	0	20.12	5,472
ATU	UNF ATTIC	544	0	20.02	10,891
Total		5,712	3,264		686,024

Visit History

Date	Result	By
1/15/2025	REVIEW	MP
4/6/2022	HEARING Ct	
8/5/2021	REVIEW	
9/28/2018	REVIEW	
9/24/2018	MEASURED	
2/27/2008	LISTED	
2/27/2008	CALL BACK	MP
1/19/2008	CALL BACK	MP
10/9/2007	MEASURE	MP

Notes

PARTIAL VIEW ASSESSMENT CORRECTED TO 3 FAMILY 12/03 EAS

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/04/2015	253-15-B	11/30/2015	BLDG	6,500	100	Closed	
06/04/2015	B29854		BLDG	0	100	Closed	APPROVED BY BHD CREPAIRS TO PORCH STAIRS & RAILINGS & INSTALL 2V
07/29/2009	E6901		ELEC	0	100	Closed	INSTALL SECURITY ALARM
07/11/2006	B22741		BLDG	0	100	Closed	RESHINGLE ROOF

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			494	3	AV	1800	12,200
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	4	U
2			
3			
4			
Totals	1	10	4



721 Hope Street - 200' Radius

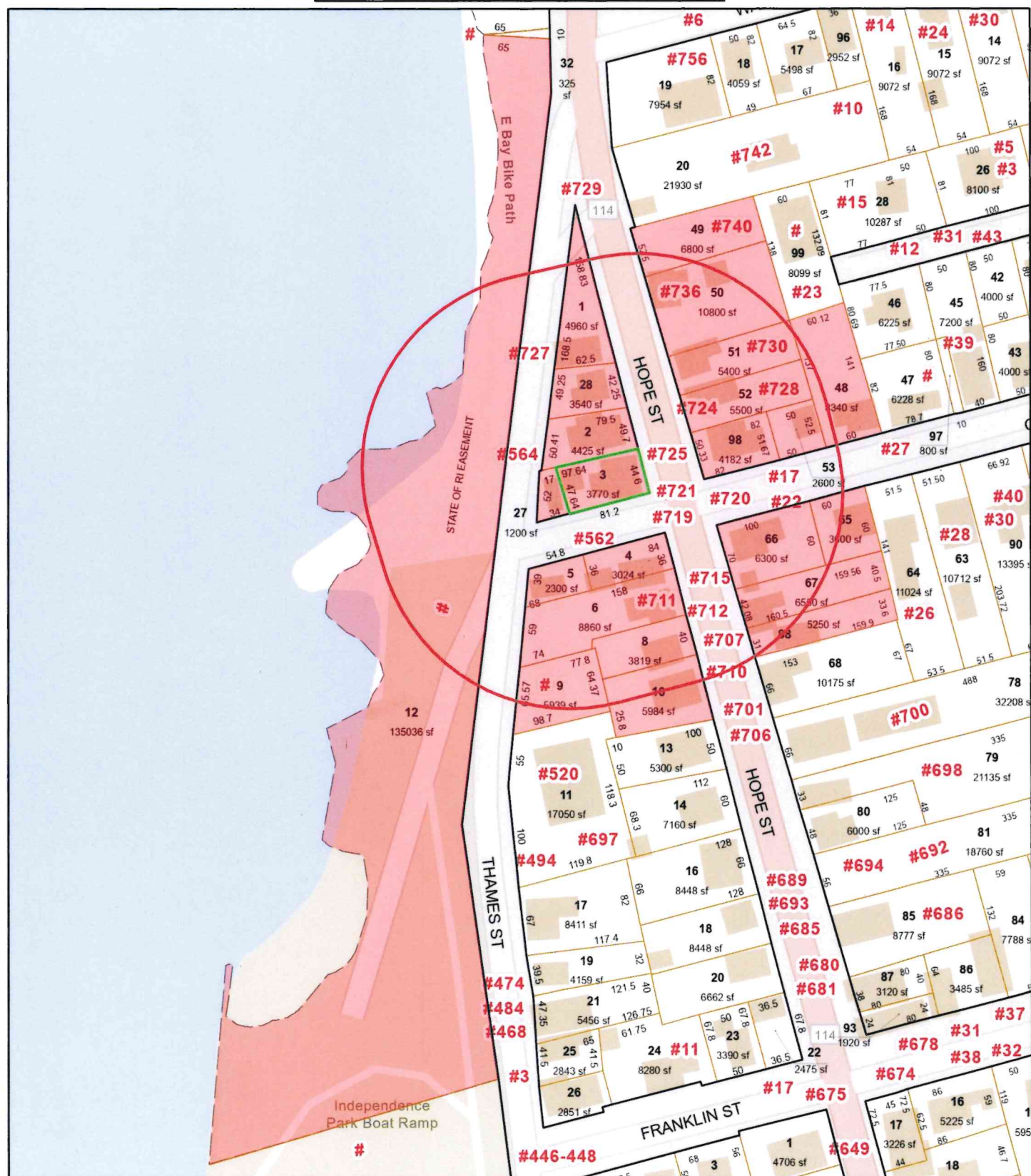
Town of Bristol, RI

1 inch = 141 Feet



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August 13, 2026



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 8-3
CAMA Number: 8-3
Property Address: 721 HOPE ST

Mailing Address: AL ZOWELEI, MOSA
721 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 12-48
CAMA Number: 12-48
Property Address: 23 OLIVER ST

Mailing Address: HOLMES, WILLIAM E & CATHERINE A
TE
23 OLIVER ST.
BRISTOL, RI 02809

Parcel Number: 12-49
CAMA Number: 12-49
Property Address: 740 HOPE ST

Mailing Address: KORTCHMAR, DANIEL TRUSTEE
740 HOPE ST
BRISTOL, RI 02809

Parcel Number: 12-50
CAMA Number: 12-50
Property Address: 736 HOPE ST

Mailing Address: PONDER, CHRISTOPHER A & ALISON TC
736 HOPE ST
BRISTOL, RI 02809

Parcel Number: 12-51
CAMA Number: 12-51
Property Address: 730 HOPE ST

Mailing Address: MACLEAN-ROGAN, JENNIFER
730 HOPE ST
BRISTOL, RI 02809

Parcel Number: 12-52
CAMA Number: 12-52
Property Address: 728 HOPE ST

Mailing Address: MANSUR, EDWARD D. MANSUR,
CAROLE A. TE
728 HOPE ST
BRISTOL, RI 02809

Parcel Number: 12-53
CAMA Number: 12-53
Property Address: 17 OLIVER ST

Mailing Address: SOUSA, AMY J.
17 OLIVER ST
BRISTOL, RI 02809

Parcel Number: 12-65
CAMA Number: 12-65
Property Address: 22 OLIVER ST

Mailing Address: OLIVEIRA, ARLINDO
22 OLIVER ST
BRISTOL, RI 02809

Parcel Number: 12-66
CAMA Number: 12-66
Property Address: 720 HOPE ST

Mailing Address: OLIVER, ESTELLE J. TRUSTEE
720 HOPE ST
BRISTOL, RI 02809

Parcel Number: 12-67
CAMA Number: 12-67
Property Address: 712 HOPE ST

Mailing Address: J CHOATE, LLC
30 ANN ST
NEWPORT, RI 02840

Parcel Number: 12-88
CAMA Number: 12-88
Property Address: 710 HOPE ST

Mailing Address: MCDONALD, TARA A.
710 HOPE ST
BRISTOL, RI 02809



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8/13/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 12-98 CAMA Number: 12-98 Property Address: 724 HOPE ST	Mailing Address: PRAY, TIMOTHY A. & FRANCES LE PRAY, TIMOTHY M. & PRAY, NICHOLAS A. TC 724 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-1 CAMA Number: 8-1 Property Address: 729 HOPE ST	Mailing Address: MINTURN-METACOM, LLC 370 METACOM AVE BRISTOL, RI 02809
Parcel Number: 8-10 CAMA Number: 8-10 Property Address: 707 HOPE ST	Mailing Address: TROIANO, JOHN B. III & GRIMO, KATHERINE I. 707 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-12 CAMA Number: 8-12 Property Address: THAMES ST	Mailing Address: STATE OF RHODE ISLAND (INDEPENDENCE PARK) ONE CAPITAL HILL DOA-CBO 4TH FLOOR PROVIDENCE, RI 02908
Parcel Number: 8-2 CAMA Number: 8-2 Property Address: 725 HOPE ST	Mailing Address: 725 HOPE ST, LLC PO BOX 298 TIVERTON, RI 02878
Parcel Number: 8-27 CAMA Number: 8-27 Property Address: 564 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 8-28 CAMA Number: 8-28 Property Address: 727 HOPE ST	Mailing Address: JEONG, YEON PYEONG; JONG YEOM & JONTAY JT 6 HOLLY LN BARRINGTON, RI 02806
Parcel Number: 8-3 CAMA Number: 8-3 Property Address: 721 HOPE ST	Mailing Address: AL ZOWELEI, MOSA 721 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-4 CAMA Number: 8-4 Property Address: 719 HOPE ST	Mailing Address: DUGAN, SANDRA MCGOVERN & MCGOVERN, NICHOLAS TC 719 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-5 CAMA Number: 8-5 Property Address: 562 THAMES ST	Mailing Address: HANSON, ELIZABETH TRUSTEE ELIZABETH HANSON REVOCABLE TRUST 562 THAMES ST BRISTOL, RI 02809
Parcel Number: 8-6 CAMA Number: 8-6 Property Address: 715 HOPE ST	Mailing Address: MELLO, MICHAEL P - TRUSTEE MICHAEL P MELLO TRUST 715 HOPE ST BRISTOL, RI 02809



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8/13/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 8-8
CAMA Number: 8-8
Property Address: 711 HOPE ST

Mailing Address: BORGES, JAMES W. & PATRICIA D. TE
711 HOPE ST
BRISTOL, RI 02809

Parcel Number: 8-9
CAMA Number: 8-9
Property Address: THAMES ST

Mailing Address: TROIANO, JOHN B III & GRIMO,
KATHERYN TC
707 HOPE STREET
BRISTOL, RI 02809



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8/13/2026

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Page 3 of 3

725 HOPE ST, LLC
PO BOX 298
TIVERTON, RI 02878

MANSUR, EDWARD D.
MANSUR, CAROLE A. TE
728 HOPE ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

AL ZOWELEI, MOSA
721 HOPE ST
BRISTOL, RI 02809

MCDONALD, TARA A.
710 HOPE ST
BRISTOL, RI 02809

TROIANO, JOHN B III &
GRIMO, KATHERYN TC
707 HOPE STREET
BRISTOL, RI 02809

BORGES, JAMES W. & PATRIC
711 HOPE ST
BRISTOL, RI 02809

MELLO, MICHAEL P - TRUSTE
MICHAEL P MELLO TRUST
715 HOPE ST
BRISTOL, RI 02809

TROIANO, JOHN B. III & GR
707 HOPE ST
BRISTOL, RI 02809

DUGAN, SANDRA MCGOVERN &
719 HOPE ST
BRISTOL, RI 02809

MINTURN-METACOM, LLC
370 METACOM AVE
BRISTOL, RI 02809

HANSON, ELIZABETH TRUSTEE
ELIZABETH HANSON REVOCABL
562 THAMES ST
BRISTOL, RI 02809

OLIVEIRA, ARLINDO
22 OLIVER ST
BRISTOL, RI 02809

HOLMES, WILLIAM E & CATHE
23 OLIVER ST.
BRISTOL, RI 02809

OLIVER, ESTELLE J. TRUSTE
720 HOPE ST
BRISTOL, RI 02809

J CHOATE, LLC
30 ANN ST
NEWPORT, RI 02840

PONDER, CHRISTOPHER A & A
736 HOPE ST
BRISTOL, RI 02809

JEONG, YEON PYEONG; JONG
6 HOLLY LN
BARRINGTON, RI 02806

PRAY, TIMOTHY A. & FRANCE
PRAY, TIMOTHY M. & PRAY,
724 HOPE ST
BRISTOL, RI 02809

KORTCHMAR, DANIEL TRUSTEE
740 HOPE ST
BRISTOL, RI 02809

SOUSA, AMY J.
17 OLIVER ST
BRISTOL, RI 02809

MACLEAN-ROGAN, JENNIFER
730 HOPE ST
BRISTOL, RI 02809

STATE OF RHODE ISLAND
(INDEPENDENCE PARK)
ONE CAPITAL HILL DOA-CBO
4TH FLOOR
PROVIDENCE, RI 02908



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 25, 2026
File #: ZBR-26-33

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Andrew Tyska

Owner of Record: Andrew T. and Nicki Ann Tyska

Location: 26 PATRICIA ANN DR , BRISTOL, RI, 02809

Plat: 55 Lot: 129

Zoning District: R-15

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

construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than the required rear yard

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-33

26 Patricia Ann Drive 55 129

July 6, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	26 Patricia Ann Drive	55	129

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	264 feet
Width in Feet	22 feet
Length in Feet	12 feet
Height Above Grade	14 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	12 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Rear yard setback per Section 28-111, Table B of zoning ordinance.

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

Addition of sun roof on the back of the house

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	140
Lot Depth	107

Existing Buildings & Structures

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



26 Patricia Ann Dr, Bristol, RI

Map/Lot: 55-129

1 inch = 28 Feet

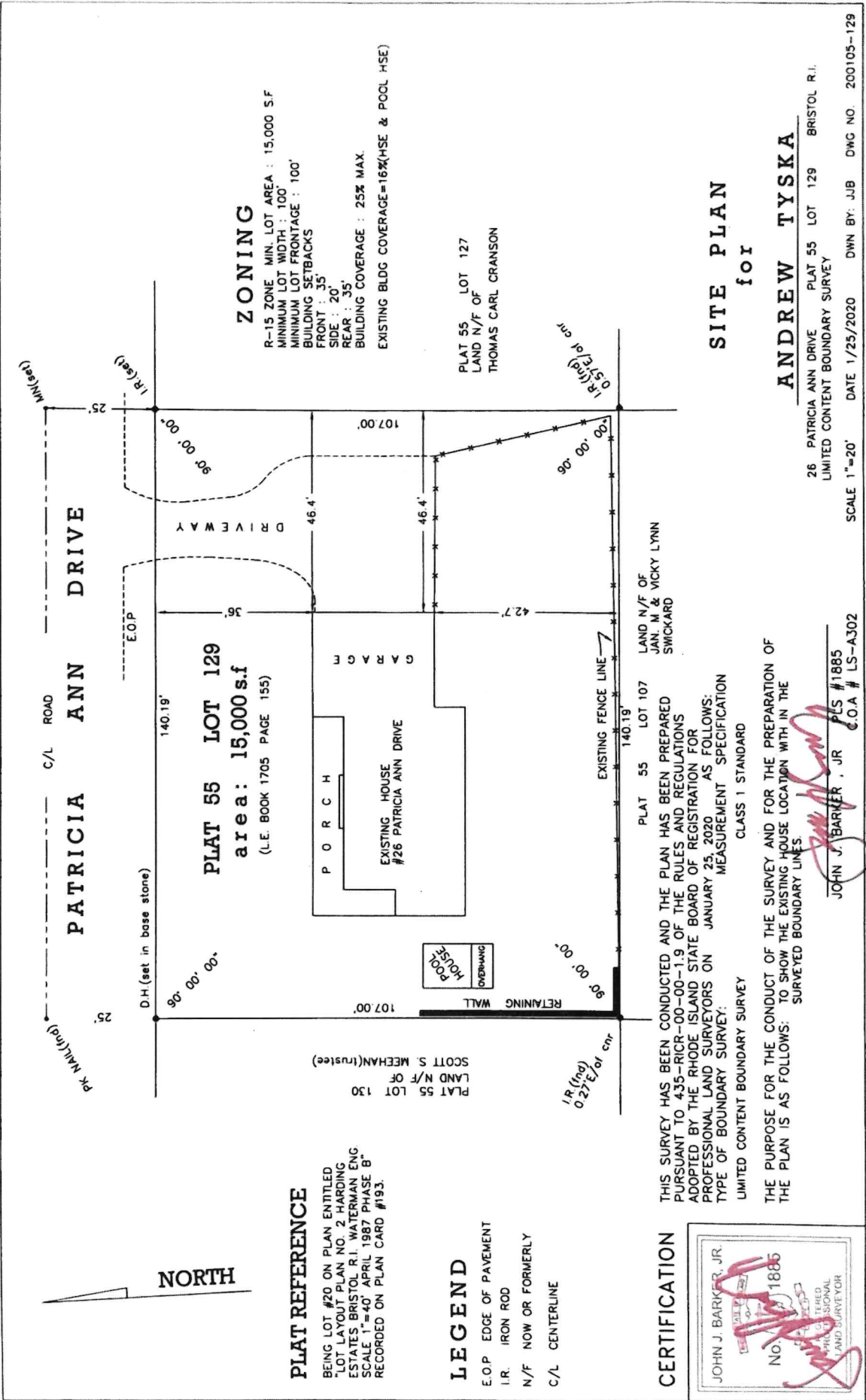


www.cai-tech.com

August 25, 2026



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JOHN J. BARKER, JR.
No. 1885
PROFESSIONAL
LAND SURVEYOR

ANDREW TYSKA

26 PATRICIA ANN DRIVE PLAT 55 LOT 129 BRISTOL R.I.
LIMITED CONTENT BOUNDARY SURVEY

SCALE 1"=20' DATE 1/25/2020 DWN BY: JJB DWG NO. 200105-129

Bristol

26 PATRICIA ANN DR

Card 1 of 1

CATALIS

Plat/Lot 055-0129-000

Account: 3870

LUC 27

Zone R-15

Assessment

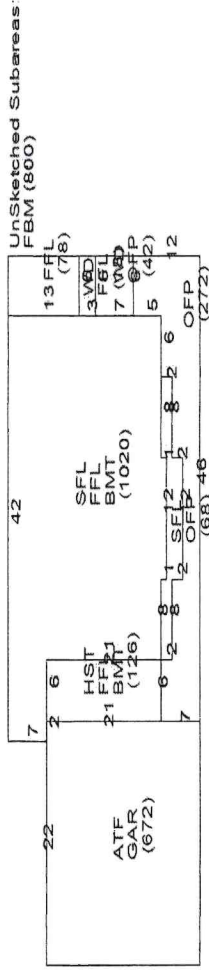
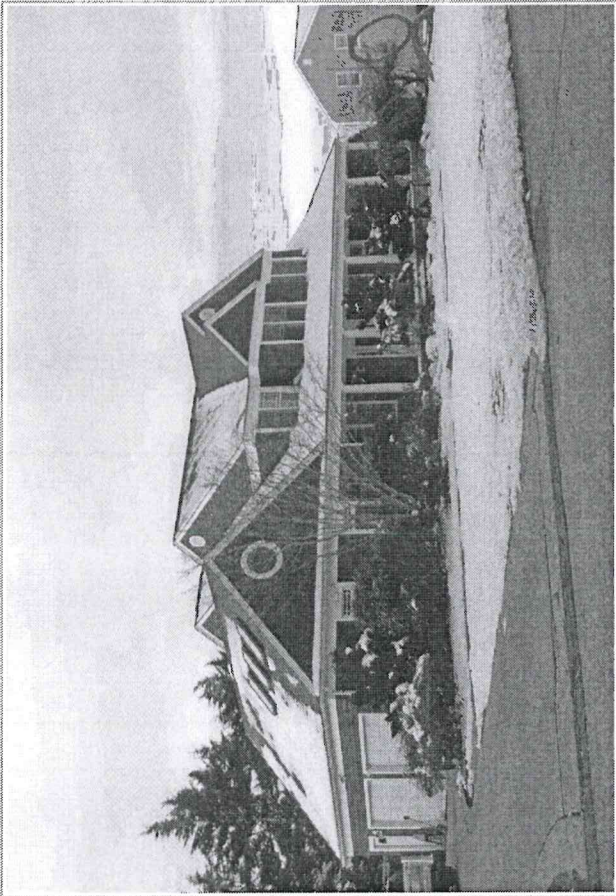
\$947,400

Owner			Owner Account #: 20-3180-12	% Owned
Owner 1	TYSKA, ANDREW T.			
Owner 2	NICKI ANN TE			0.00
Owner 3				0.00
Address 26 PATRICIA ANN DR, BRISTOL, RI 02809-0000				

Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
ROTSART, SUSAN M., TRUSTEE	04/30/2013	588,000	1705-155		T
ROTSART, SUSAN M.	03/22/2010	0	1529-115		W
ROTSART, JAMES M. & SUSAN M. TE	03/22/2010	0	1529-113	A	W
LYNCH, STEVEN ET UX	09/29/2006	875,000	1327-60		W

Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
27	692,500	25,700	0.34	229,200	0
TOTAL	692,500	25,700	0.34	229,200	0
Source > Mkt Adj Cost					VAL per SQ Unit/Card > 165.58
					VAL per SQ Unit/Parcel > 165.58

Previous Assessments					
Year	LUC	Building	SF/YI	Land Size	Land
2026	27	692,500	25,700	0	229,200
2025	27	692,500	25,700	0	229,200
2024	01	463,000	25,800	0	191,000
2023	01	463,000	25,800	0	191,000
2022	01	463,000	25,800	0	191,000
2021	01	438,800	25,800	0	196,100
					AGR Credit
					Appraised Value
					Assessed Value
					947,400
					947,400
					679,800
					679,800
					679,800
					660,700



2026

26 PATRICIA ANN DR

Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2
1 27 R Single F	0.34435	AC	P	1.00	672,000	665,602	C	Inf 3	Inf 3 %
2								Appr Value	Spec Land
3								229,200	1.00
4								0	0

Building Information

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

Other Factors

Grade	Q3	Q3	Flood Hazard
Year Built	1999	EFF Year	Topography
Alt LUC		Alt %	Street
		0.00	Traffic
Depreciation			
Code	AG	AG - Avg-Goo	Bas \$/SQ
Condition	Functional	22.0	Size Adj
			Constr Adj
			Adj \$/SQ
			Othr Feats
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
Total Depreciation % > 22.0			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,242	1,242	208.92	259,478
SFL	2nd FLOOR	1,088	1,088	208.92	227,305
FBM	FIN BMT	800	800	37.61	30,088
ATF	FIN ATTIC	269	269	208.92	56,158
HST	HALF STORY	63	63	208.92	13,162
OPF	OPEN PORCH	382	0	17.44	5,239
WD	WOOD DECK	60	0	31.19	1,755
GAR	GARAGE	672	0	35.95	24,158
BMT	BASEMENT	1,146	0	31.34	35,916
Total		5,722	3,462		653,269

Visit History

Date	Result	By
12/16/2024	REVIEW	MP
6/23/2021	REVIEW	
8/10/2018	REVIEW	
7/30/2018	MEASURE	
11/14/2014	MEASURE	
7/12/2013	MEASURE	
7/12/2013	LISTED	

Notes

1/2 BATH IN CABANA 2 SUMP PUMPS DRAIN INTO YARD MEMO OF TRUST BK 1705 PG 150 4/30/13 Extra sink in bsmt(Hairdresser) Good qual bsmt finish. POOL IS KIDNEY SHAPED, OFF ATTACHED TO CABANA

Remodeling History

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

Condo Data

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

Building Permits

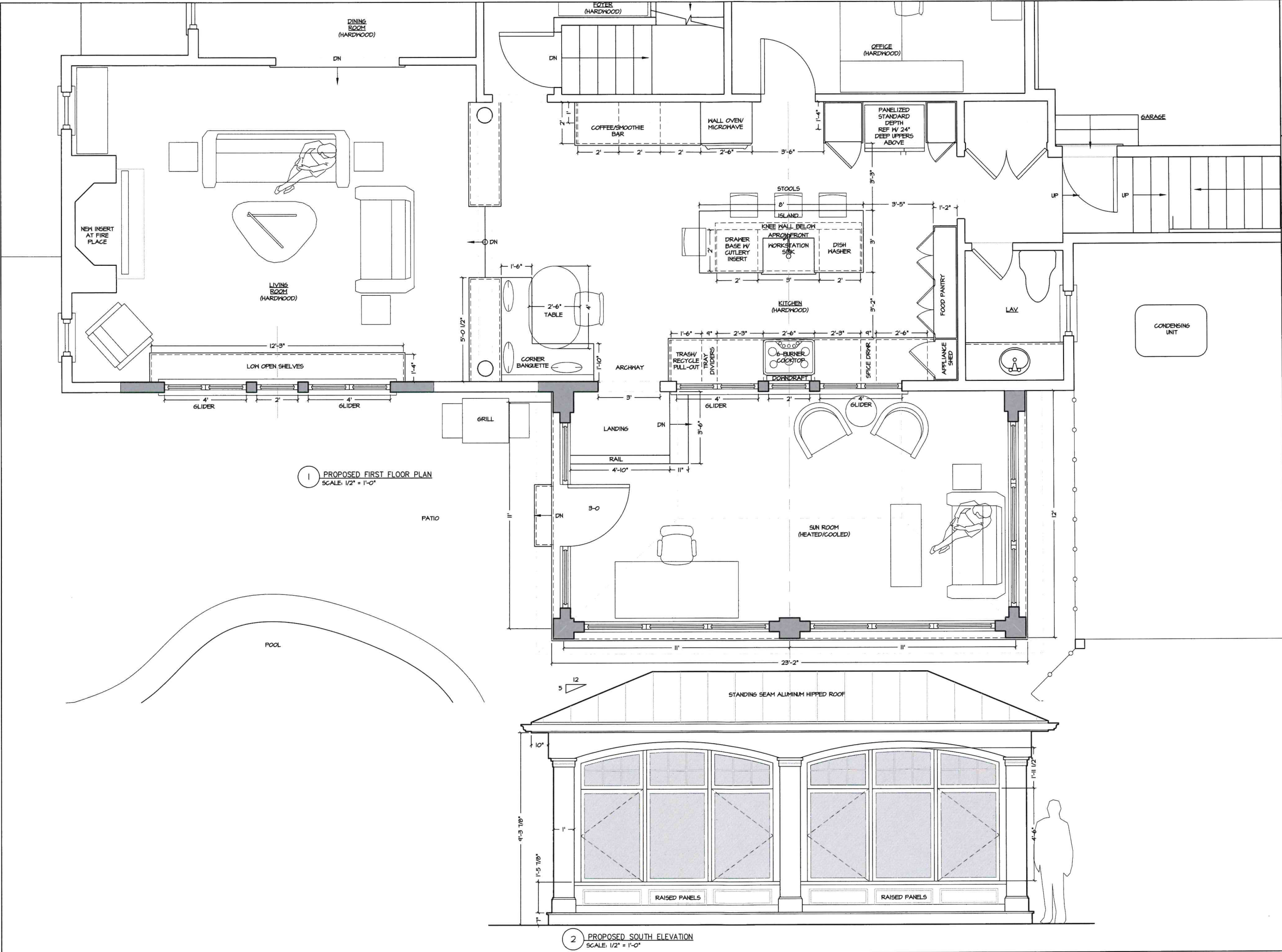
Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	22	Cabana	1	Y	1		110	3	AV	1999	1,900
2	6	In Gr Pool	1	Y	1		530	4	AV	1999	22,000
3	13	Patio	1	Y	1		400	3	AV	1999	1,000
4	25	Open Porch	1	Y	1		50	3	AV	1999	800
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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



MH Architect, LLC
222 Narragansett Blvd.
Ste. 3
Portsmouth, RI 02871
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

TYSKA RESIDENCE
26 PATRICIA ANN DRIVE
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 7/22/2026

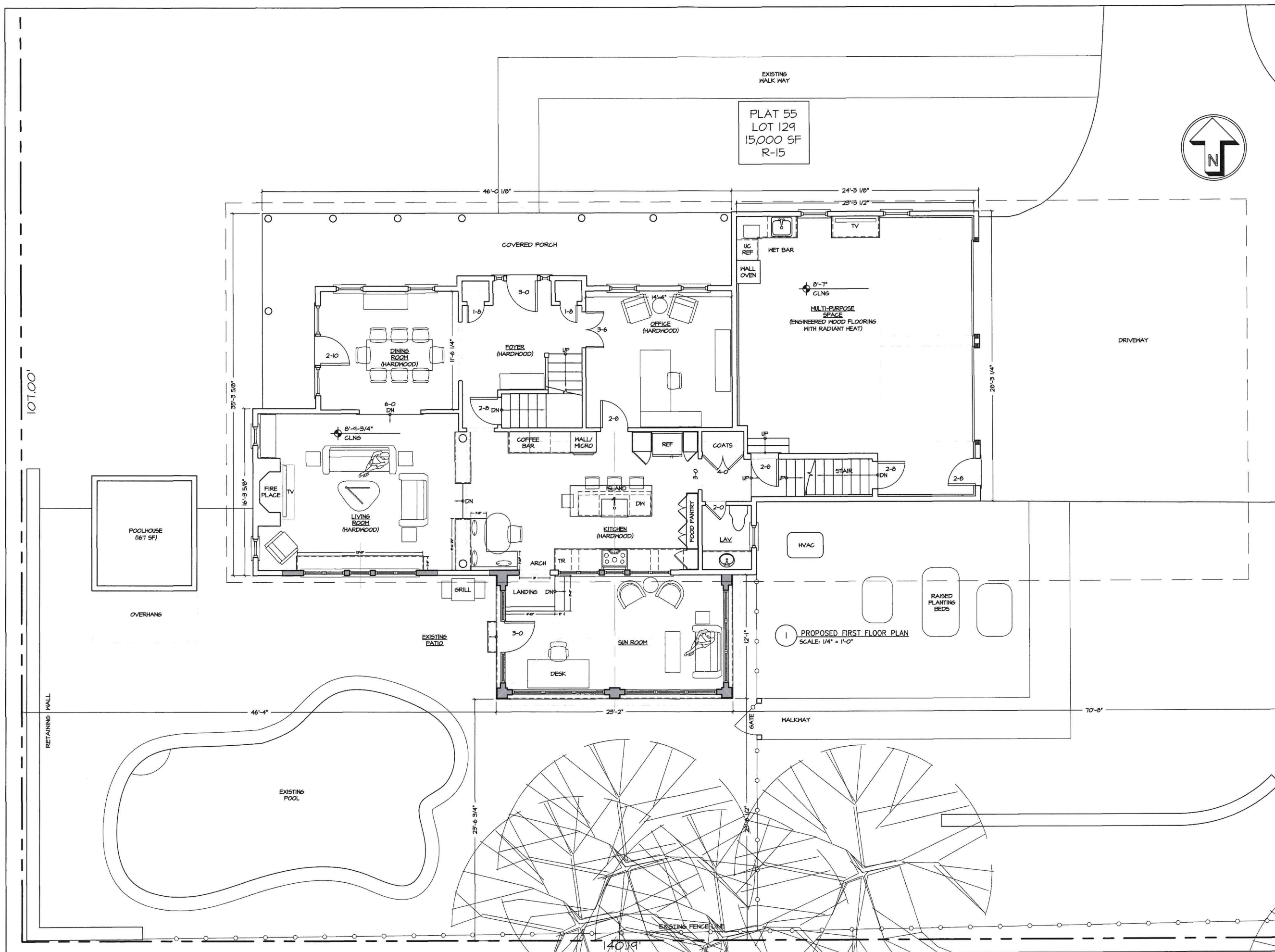
Drawing Title
DETAIL KITCHEN FLOOR PLAN AND
OUTDOOR LIVING

Date
July 22, 2026

Scale
1/2" = 1'-0"

Drawing Number
A4.0

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MH Architect, LLC

 222 Narragansett Blvd.
Ste. 3
Portsmouth, RI 02871
401.559.1957
mharchitect.com

[illegible]

TYSKA RESIDENCE
26 PATRICIA ANN DRIVE
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 7/22/2026

Drawing Title
PROPOSED SITE PLAN

Date	Scale
July 22, 2026	1/4" = 1'-0"

Drawing Number

A1.1



26 Patricia Ann Dr. - 300' Radius

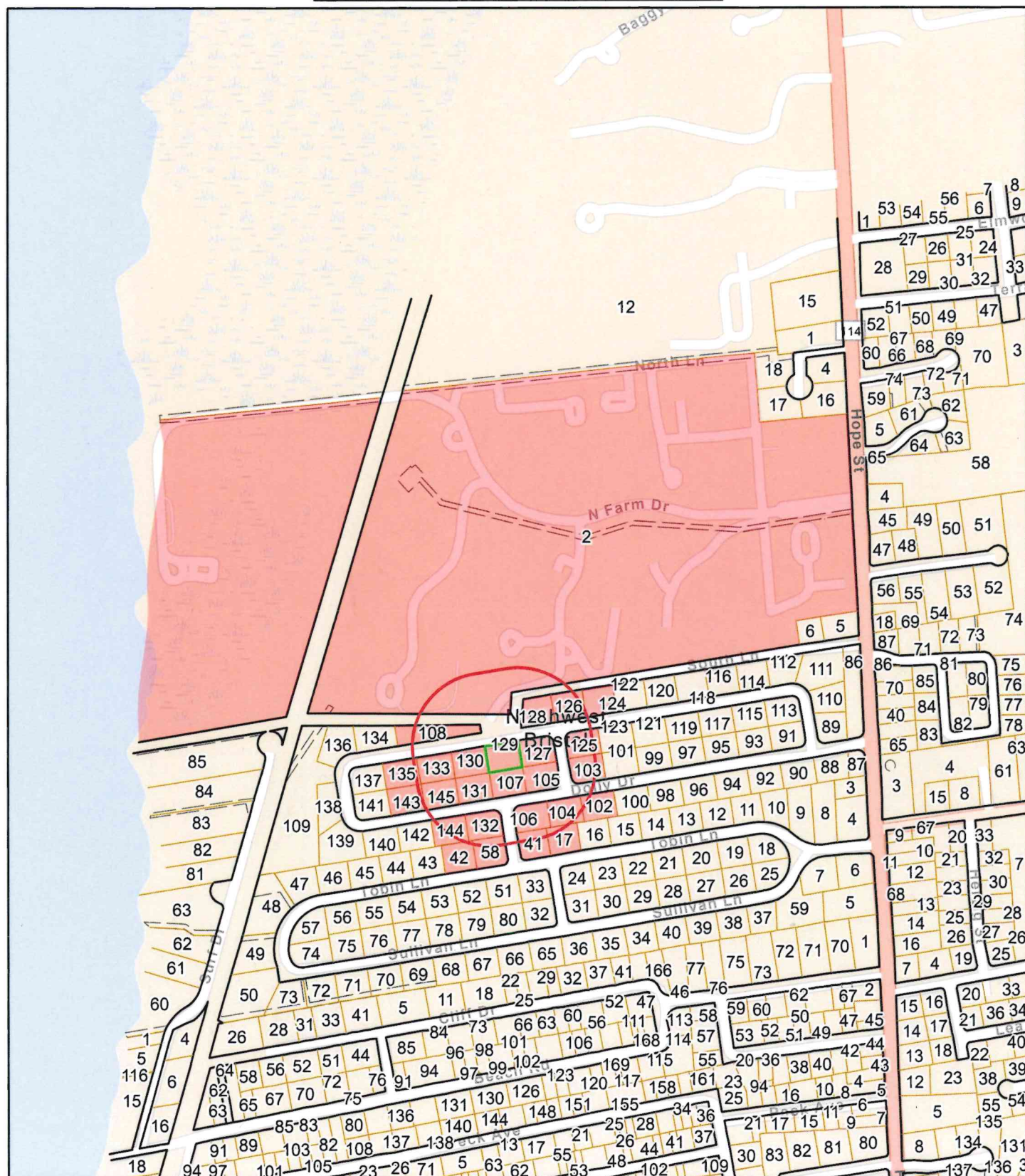
Town of Bristol, RI

1 inch = 563 Feet



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Subject Property:

Parcel Number: 55-129
CAMA Number: 55-129
Property Address: 26 PATRICIA ANN DR

Mailing Address: TYSKA, ANDREW T. NICKI ANN TE
26 PATRICIA ANN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-007
Property Address: 7 SEABREEZE LN

Mailing Address: CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-010
Property Address: 10 SEABREEZE LN

Mailing Address: FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-012
Property Address: 12 SEABREEZE LN

Mailing Address: FANDEL, KEVIN J TRUSTEE & FANDEL,
JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-014
Property Address: 14 SEABREEZE LN

Mailing Address: FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-018
Property Address: 18 SEABREEZE LN

Mailing Address: BECKER, SINDY
1080 KRAMERIA ST
DENVER, CO 80220

Parcel Number: 54-2
CAMA Number: 54-2-019
Property Address: 19 SEABREEZE LN

Mailing Address: ANNICELLI, JOHN R. IDA JT
PO BOX 508
BEDFORD, NY 10506



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Bristol, RI
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Parcel Number: 54-2 CAMA Number: 54-2-020 Property Address: 20 SEABREEZE LN	Mailing Address: SAMET, JONATHAN MICHAEL & BRINES, CONSTANCE BIDWELL TRUSTEES 840 CYPRUS DR BOULDER, CO 80303
Parcel Number: 54-2 CAMA Number: 54-2-022 Property Address: 22 SEABREEZE LN	Mailing Address: EAP CORPORATION 9 TROY LN BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-030 Property Address: 30 SEABREEZE LN	Mailing Address: EATON, HENRY B. & EATON, CATHY PERRON TRUSTEES 30 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-031 Property Address: 31 SEABREEZE LN	Mailing Address: PALLIO, CAROLYN L. TRUSTEE (50%) & PALLIO, FRANK S. TRUSTEE (50%) TC 160 HOMEWOOD AVE YONKERS, NY 10701-5267
Parcel Number: 54-2 CAMA Number: 54-2-039 Property Address: 39 SEABREEZE LN	Mailing Address: MCRAE, SELMA JUNE 45 CADY RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-042 Property Address: 42 SEABREEZE LN	Mailing Address: SLUSARZ, PAUL D. ETUX TE BROWN- SLUSARZ, MICHELLE B. 25 CHAPIN RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-046 Property Address: 46 SEABREEZE LN	Mailing Address: CLEGG, KEVIN E. COLLEEN M. ETUX TE 4 BARNEYVILLE ROAD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-047 Property Address: 47 SEABREEZE LN	Mailing Address: KWAN, BERNARD Y TRUSTEE BERNARD Y KWAN LIVING TRUST 11 HANLEY FARM WARREN, RI 02885
Parcel Number: 54-2 CAMA Number: 54-2-048 Property Address: 48 SEABREEZE LN	Mailing Address: BLACK, KATHERINE A. & FULLER, JAMES E. TE 48 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-049 Property Address: 49 SEABREEZE LN	Mailing Address: LYNDEN, FREDERICK C & PERON, MADELEINE L TRUSTEES 49 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-050 Property Address: 50 SEABREEZE LN	Mailing Address: ODEN, NANCY V LE REM-MUNDY, CHRISTOPHER H 17 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-053 Property Address: 53 SEABREEZE LN	Mailing Address: STRIPPE, DAVID C. EDLER, JANICE M 53 SEABREEZE LANE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
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Parcel Number: 54-2
CAMA Number: 54-2-054
Property Address: 54 SEABREEZE LN

Mailing Address: EXELBY, VALERIE E.
54 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-056
Property Address: 56 SEABREEZE LN

Mailing Address: SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-058
Property Address: 58 SEABREEZE LN

Mailing Address: BERNARDO, STEPHANIE & ROBERT TE
58 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-059
Property Address: 59 SEABREEZE LN

Mailing Address: SLOANE, TIMOTHY F & BLASS,
CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-060
Property Address: 60 SEABREEZE LN

Mailing Address: BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
TRUSTEES
60 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-064
Property Address: 64 SEABREEZE LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

Parcel Number: 54-2
CAMA Number: 54-2-065
Property Address: 65 SEABREEZE LN

Mailing Address: EDLER, RAYMOND J. & EDLER, MARY
M. CO-TRUSTEES
4 AVENIR CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-066
Property Address: 66 SEABREEZE LN

Mailing Address: SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

Parcel Number: 54-2
CAMA Number: 54-2-070
Property Address: 70 SEABREEZE LN

Mailing Address: OTIS, CHRISTOPHER N FLORENCE,
ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

Parcel Number: 54-2
CAMA Number: 54-2-072
Property Address: 72 SEABREEZE LN

Mailing Address: TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-077
Property Address: 77 WINDWARD LN

Mailing Address: BENNET, W. STILES & WENDY TE
77 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-078
Property Address: 78 WINDWARD LN

Mailing Address: DAI, SHEILA TRUSTEE SHEILA DAI
LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885



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Parcel Number: 54-2
CAMA Number: 54-2-082
Property Address: 82 WINDWARD LN

Mailing Address: RICHARDS, STEVEN P. PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

Parcel Number: 54-2
CAMA Number: 54-2-083
Property Address: 83 WINDWARD LN

Mailing Address: RUTTER, MILES C. ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-084
Property Address: 84 WINDWARD LN

Mailing Address: TYSON, ELIZABETH ANN - TRUSTEE
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-086
Property Address: 86 WINDWARD LN

Mailing Address: SAHADY, VIOLETTE LE SAHADY, JOHN
M. & SAHADY, PAUL M.
86 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-087
Property Address: 87 WINDWARD LN

Mailing Address: HOSFORD, REBECCA E & BUSH, EMILY
A TRUSTEES HOSFORD IRREVOCABLE
TRUST
87 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-089
Property Address: 89 WINDWARD LN

Mailing Address: SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

Parcel Number: 54-2
CAMA Number: 54-2-093
Property Address: 93 WINDWARD LN

Mailing Address: LENNON-ATWOOD, KATHLEEN M &
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

Parcel Number: 54-2
CAMA Number: 54-2-095
Property Address: 95 WINDWARD LN

Mailing Address: DOCHODA, STACY & EDWARD J TE
9261 BALLASTER POINTE LOOP
PARRISH, FL 34219

Parcel Number: 54-2
CAMA Number: 54-2-097
Property Address: 97 WINDWARD LN

Mailing Address: PHILLIPS, MICHAEL D PHILLIPS, DELOIS
TRUSTEES
PO BOX 284
WELAKA, FL 32193

Parcel Number: 54-2
CAMA Number: 54-2-099
Property Address: 99 WINDWARD LN

Mailing Address: JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-103
Property Address: 103 WINDWARD LN

Mailing Address: FOROSTENKO, ANATOLE GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

Parcel Number: 54-2
CAMA Number: 54-2-105
Property Address: 105 WINDWARD LN

Mailing Address: WARD, LINDA ELLEN & LEIGHTON,
JOHN E. TE
105 WINDWARD LN
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 54-2
CAMA Number: 54-2-107
Property Address: 107 WINDWARD LN

Mailing Address: MARGARET N. STRAND REV TRST TC
2202 N. SCOTT ST
ARLINGTON, VA 22209

Parcel Number: 54-2
CAMA Number: 54-2-108
Property Address: 108 WINDWARD LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

Parcel Number: 54-2
CAMA Number: 54-2-110
Property Address: 110 WINDWARD LN

Mailing Address: KIRK, ELIZABETH P & CHRISTOPHER B,
TRUSTEES
6 HARBOUR RD
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-111
Property Address: 111 WINDWARD LN

Mailing Address: BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

Parcel Number: 54-2
CAMA Number: 54-2-114
Property Address: 114 WINDWARD LN

Mailing Address: DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-115
Property Address: 115 WINDWARD LN

Mailing Address: ROLLINS, PETER & PATRICIA AS
TRUSTEES
115 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-118
Property Address: 118 WINDWARD LN

Mailing Address: TRUSCOTT, NORMAN R. TRUSCOTT
DONNA M. TRUSTEES
118 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-119
Property Address: 119 WINDWARD LN

Mailing Address: CABRAL, ALVARO M & NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-120
Property Address: 120 WINDWARD LN

Mailing Address: MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-121
Property Address: 121 WINDWARD LN

Mailing Address: CUNNINGHAM, EDWARD P & KATHLEEN
T TE
121 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-122
Property Address: 122 WINDWARD LN

Mailing Address: MCCONAGHY, DANIEL P & JEANINE M
TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-124
Property Address: 124 WINDWARD LN

Mailing Address: PAYNE, STEPHEN M & KERRI L TE
124 WINDWARD LN
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 54-2
CAMA Number: 54-2-125
Property Address: 125 WINDWARD LN

Mailing Address: ANDERSON, JUSTUS D JR & MARINA I
TE AS CO-TRUSTEE
5613 SWISS STONE CT
WILMINGTON, NC 28412

Parcel Number: 54-2
CAMA Number: 54-2-126
Property Address: 126 WINDWARD LN

Mailing Address: 126 WINDWARD LLC
10 57TH AVE
ISLE OF PALMS, SC 29451

Parcel Number: 54-2
CAMA Number: 54-2-127
Property Address: 127 WINDWARD LN

Mailing Address: MENTON, PAUL CHRISTOPHER &
MENTON, JUDITH TUBIASH TRUSTEES
127 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-129
Property Address: 129 WINDWARD LN

Mailing Address: BUGOS, ALAN R & PABREZA, LAURIE A
TE
3 JOCELYN LN
WESTFORD, MA 01886

Parcel Number: 54-2
CAMA Number: 54-2-130
Property Address: 130 WINDWARD LN

Mailing Address: SCHAUWEKER, WILLIAM J. & MARY ANN
TRUSTEES
49 SOUTHFIELD RD
CONCORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-132
Property Address: 132 WINDWARD LN

Mailing Address: BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-136
Property Address: 136 WINDWARD LN

Mailing Address: CARUSONE, DEBORAH DEMARCHE
136 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-143
Property Address: 143 WINDWARD LN

Mailing Address: TRANT, MICHAEL & PATTY ANN
80 COLT ST #2
JAMESTOWN, RI 02835

Parcel Number: 54-2
CAMA Number: 54-2-144
Property Address: 144 WINDWARD LN

Mailing Address: NIERINTZ, MARION L TRUSTEE MARION
L NIERINTZ 2009 REV TRUST
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

Parcel Number: 54-2
CAMA Number: 54-2-148
Property Address: 148 WINDWARD LN

Mailing Address: MCCLOSKEY, SHARON & KEVIN TE
148 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-152
Property Address: 152 SEABREEZE LN

Mailing Address: DAVIS, DENA ROSE TRUSTEE
152 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-153
Property Address: 153 SEABREEZE LN

Mailing Address: PAVLIDIS, ARTHUR ANITA TRUSTEES &
LE
153 SEABREEZE LN
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
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Parcel Number: 54-2
CAMA Number: 54-2-155
Property Address: 155 SEABREEZE LN

Mailing Address: DOMINO, FRANK J. PABREZA, SYLVIA
155 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-157
Property Address: 157 SEABREEZE LN

Mailing Address: ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-160
Property Address: 160 SEABREEZE LN

Mailing Address: DOOLAN, DWIGHT M. BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

Parcel Number: 54-2
CAMA Number: 54-2-200
Property Address: 200 ARBORETUM LN

Mailing Address: DANGREMOND, DENISE M. TRUSTEE
47 NAYATT RD
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-268
Property Address: 268 NORTH FARM DR

Mailing Address: ASHE, JOHN M & KATHLEEN S TE
7 BULLARD LN
MILLIS, MA 02054

Parcel Number: 54-2
CAMA Number: 54-2-269
Property Address: 269 NORTH FARM DR

Mailing Address: CAPRIO, MICHAEL S & SECURO,
KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-271
Property Address: 271 NORTH FARM DR

Mailing Address: PASTORIUS, EDWARD WOOD ROSSELL
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

Parcel Number: 54-2
CAMA Number: 54-2-301
Property Address: 301 WINDRIDGE LN

Mailing Address: MACNAUGHT, ELLEN S & GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-304
Property Address: 304 WINDRIDGE LN

Mailing Address: MCVICKER, KAREN M. & DAVID L. TE
304 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-305
Property Address: 305 NORTH LN

Mailing Address: SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

Parcel Number: 54-2
CAMA Number: 54-2-307
Property Address: 307 WINDRIDGE LN

Mailing Address: BEEKLEY, JOHN S. JR ANN
F. TRUSTEES & JOHN S JR. &
307 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-312
Property Address: 312 WINDRIDGE LN

Mailing Address: CROFT, LEANNE - TRUSTEE LEANNE
CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 54-2 CAMA Number: 54-2-315 Property Address: 315 NORTH LN	Mailing Address: CARVELLI, PETER & LINDA TE 315 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-319 Property Address: 319 NORTH LN	Mailing Address: GATES, LIZA COHEN TRUSTEE 319 NORTH LANE TRUST 50 SUMMIT ST PAWTUCKET, RI 02860
Parcel Number: 54-2 CAMA Number: 54-2-320 Property Address: 320 NORTH LN	Mailing Address: NORTH LANE REALTY, LLC 5 TEAKWOOD LN BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-324 Property Address: 324 NORTH LN	Mailing Address: FOTOPULOS, PELAGIA, TRUSTEE - PELAGIA FOTOPULOS TR 324 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-326 Property Address: 326 NORTH LN	Mailing Address: VARIEUR, JOSCELYN 326 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-328 Property Address: 328 NORTH LN	Mailing Address: COMUNALE, PATRICK A. EILEEN A. TE 328 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-331 Property Address: 331 NORTH LN	Mailing Address: ZORBAN, LLC 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-333 Property Address: 333 NORTH LN	Mailing Address: HURLEY, ROBERT C. & KAREN A. TRUSTEES 8060 JOSEFA WAY NAPLES, FL 34114
Parcel Number: 54-2 CAMA Number: 54-2-336 Property Address: 336 NORTH LN	Mailing Address: DeGOES, JOHN J 8051 MITCHELL LN, SW BOLLING AFB, DC 20032
Parcel Number: 54-2 CAMA Number: 54-2-339 Property Address: 339 NORTH LN	Mailing Address: DYER, CHARLES J. TRUSTEE 339 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-340 Property Address: 340 NORTH LN	Mailing Address: VINCI, JEAN L. & JOSEPH G. TE 340 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-345 Property Address: 345 SPINNAKER LN	Mailing Address: MONAHAN, PETER M. TRUSTEE 10500 OAKLYN DR POTOMAC, MD 20854



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Parcel Number: 54-2
CAMA Number: 54-2-350
Property Address: 350 SPINNAKER LN

Mailing Address: A & N HOLDINGS, LLC
16 TOUISSET AVE
SWANSEA, MA 02777

Parcel Number: 54-2
CAMA Number: 54-2-354
Property Address: 354 SPINNAKER LN

Mailing Address: SICKLES, ELEANOR F. TRUSTEE
354 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-402
Property Address: 402 NORTH LN

Mailing Address: GALICA, MICHAEL A - TRUSTEE
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

Parcel Number: 54-2
CAMA Number: 54-2-404
Property Address: 404 NORTH LN

Mailing Address: DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-407
Property Address: 407 NORTH LN

Mailing Address: FRAZER, CAROLINE R. & PERSIFOR TE
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

Parcel Number: 54-2
CAMA Number: 54-2-416
Property Address: 416 NORTH LN

Mailing Address: ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-417
Property Address: 417 NORTH LN

Mailing Address: THOMPSON, DONNA L. TRUSTEE
417 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-422
Property Address: 422 NORTH LN

Mailing Address: PERKINS, MICHAEL F & GAIL L
TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-424
Property Address: 424 NORTH LN

Mailing Address: SOLARIS HOMES LLC
88 RICHARDSON AVE
ATTLEBORO, MA 02703

Parcel Number: 54-2
CAMA Number: 54-2-426
Property Address: 426 NORTH LN

Mailing Address: KOCHENDORFER, JOHN N. TRUSTEE
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

Parcel Number: 54-2
CAMA Number: 54-2-427
Property Address: 427 NORTH LN

Mailing Address: SABULA, GARY D ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-445
Property Address: 445 PADDOCK LN

Mailing Address: LINGARD, MARTHA P - TRUSTEE
MARTHA P LINGARD REV TRUST
445 PADDOCK LN
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 54-2
CAMA Number: 54-2-446
Property Address: 446 PADDOCK LN

Mailing Address: KOVACH, ERIC S. & LISA R. TRUSTEES
446 PADDOCK LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-461
Property Address: 461 NORTH LN

Mailing Address: FRANCO, SCOTT A. & CROTHERS,
KEVIN J. JT
461 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-463
Property Address: 463 NORTH LN

Mailing Address: SKELTON, TERRANCE, TRUSTEE-
SKELTON TRUST GRANAHAN,
PATRICIA, TRUSTEE-GRANAHAN TRUST
463 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-464
Property Address: 464 NORTH LN

Mailing Address: BRYAN, JOHN H. III ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT. 340
NEEDHAM HIEGHTS, MA 02494

Parcel Number: 54-2
CAMA Number: 54-2-466
Property Address: 466 NORTH LN

Mailing Address: HIRSCH, JOANNE, TRUSTEE JOANNE
HIRSCH LIVING TRUST
466 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-469
Property Address: 469 NORTH LN

Mailing Address: ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-506
Property Address: 506 CLARKS ROW

Mailing Address: DAVIS, ANGELA
506 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-510
Property Address: 510 CLARKS ROW

Mailing Address: RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

Parcel Number: 54-2
CAMA Number: 54-2-511
Property Address: 511 CLARKS ROW

Mailing Address: DEIHL, LAURA M.
511 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-524
Property Address: 524 HIGH MEADOW CT

Mailing Address: SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-530
Property Address: 530 HIGH MEADOW CT

Mailing Address: RIVAL, CHRISTINA M.
530 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 55-102
CAMA Number: 55-102
Property Address: 16 DOLLY DR

Mailing Address: MEEKS, BRIAN W & LEWIS, PATSY P TE
16 DOLLY DR
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 55-103 CAMA Number: 55-103 Property Address: 15 DOLLY DR	Mailing Address: YORK, LINDA M. BRIAN A. ETUX TE 15 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-104 CAMA Number: 55-104 Property Address: 18 DOLLY DR	Mailing Address: KERWIN, CATHIE V. & JOHN F. TRUSTEES 18 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-105 CAMA Number: 55-105 Property Address: 2 GAIL DR	Mailing Address: ANASTASIA, CHARLES M & CHERYL L TRUSTEES-ANASTASIA FAMILY TRUST 2 GAIL DR BRISTOL, RI 02809
Parcel Number: 55-106 CAMA Number: 55-106 Property Address: 20 DOLLY DR	Mailing Address: RICCI, JOSEPH & JACQUELINE M. TE 20 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-107 CAMA Number: 55-107 Property Address: 19 DOLLY DR	Mailing Address: SWICKARD, JAN M. VICKI LYNN TE 19 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-108 CAMA Number: 55-108 Property Address: PATRICIA ANN DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 55-124 CAMA Number: 55-124 Property Address: 21 PATRICIA ANN DR	Mailing Address: COUTO, JOHN E. & LIBERTA M. TRUSTEES 21 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-125 CAMA Number: 55-125 Property Address: 22 PATRICIA ANN DR	Mailing Address: SA, MANUEL DEJESUS & ALMERINDA ET UX TE 22 PATRICIA ANN DR BRISTOL, RI 02809-6259
Parcel Number: 55-126 CAMA Number: 55-126 Property Address: 23 PATRICIA ANN DR	Mailing Address: CALDWELL, ANTHONY R. ETUX JULIE S 23 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-127 CAMA Number: 55-127 Property Address: 24 PATRICIA ANN DR	Mailing Address: DOMENICONE, KIMBERLY J. 24 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-128 CAMA Number: 55-128 Property Address: 25 PATRICIA ANN DR	Mailing Address: GAUL, STEPHEN J & DOWNING, SUSAN M TE 25 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-129 CAMA Number: 55-129 Property Address: 26 PATRICIA ANN DR	Mailing Address: TYSKA, ANDREW T. NICKI ANN TE 26 PATRICIA ANN DR BRISTOL, RI 02809



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Parcel Number: 55-130 CAMA Number: 55-130 Property Address: 28 PATRICIA ANN DR	Mailing Address: MEEHAN, S. SCOTT TRUSTEE 28 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-131 CAMA Number: 55-131 Property Address: 21 DOLLY DR	Mailing Address: WAINWRIGHT, DALE W. & WAINWRIGHT, DESSIE LYNN TRUSTEES 21 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-132 CAMA Number: 55-132 Property Address: 22 DOLLY DR	Mailing Address: MORAN, LYNN S. & SULLIVAN, JAMES M. TRUSTEES 22 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-133 CAMA Number: 55-133 Property Address: 30 PATRICIA ANN DR	Mailing Address: GATOS, GREGORY GEORGE & MANDINIA TE 30 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-135 CAMA Number: 55-135 Property Address: 32 PATRICIA ANN DR	Mailing Address: MURPHY, COLLEEN P - TRUSTEE COLLEEN P MURPHY TRUST 32 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-143 CAMA Number: 55-143 Property Address: 25 DOLLY DR	Mailing Address: VALZOVANO, SUSAN M TRUSTEE SUSAN M VALZOVANO LIVING TRUST 25 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-144 CAMA Number: 55-144 Property Address: 24 DOLLY DR	Mailing Address: CORDEIRO, ANTONIO J. JR & COURTNEY TE 24 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-145 CAMA Number: 55-145 Property Address: 23 DOLLY DR	Mailing Address: WOODRUFF, JAMES G. JR. & ROMELYN V. ET UX TE 23 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-17 CAMA Number: 55-17 Property Address: 19 TOBIN LN	Mailing Address: COLESANTI, ANTHONY 19 TOBIN LN BRISTOL, RI 02809
Parcel Number: 55-41 CAMA Number: 55-41 Property Address: 21 TOBIN LN	Mailing Address: MATTALIANO, ROBERT J. ETUX TE MATTALIANO, SHEILA CORNO 21 Tobin Lane Bristol, RI 02809
Parcel Number: 55-42 CAMA Number: 55-42 Property Address: 25 TOBIN LN	Mailing Address: REIFER, MICHAEL H. TRUSTEE LETTER OF MARQUE REVOCABLE TRUST P.O. BOX 561 WARREN, RI 02885
Parcel Number: 55-58 CAMA Number: 55-58 Property Address: 23 TOBIN LN	Mailing Address: MCDONALD, DAVID R. & LINDA TE 23 TOBIN LN BRISTOL, RI 02809



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126 WINDWARD LLC
10 57TH AVE
ISLE OF PALMS, SC 29451

BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
60 SEABREEZE LN
BRISTOL, RI 02809

CARUSONE, DEBORAH DEMARCH
136 WINDWARD LN
BRISTOL, RI 02809

A & N HOLDINGS, LLC
16 TOUISSET AVE
SWANSEA, MA 02777

BERNARDO, STEPHANIE & ROB
58 SEABREEZE LN
BRISTOL, RI 02809

CARVELLI, PETER &
LINDA TE
315 NORTH LN
BRISTOL, RI 02809

ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

BLACK, KATHERINE A. & FUL
48 SEABREEZE LN
BRISTOL, RI 02809

CAVANAUGH, COLLEEN P. TRU
1 SEABREEZE LN
BRISTOL, RI 02809

ANASTASIA, CHARLES M & CH
TRUSTEES-ANASTASIA FAMILY
2 GAIL DR
BRISTOL, RI 02809

BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

CLEGG, KEVIN E.
COLLEEN M. ETUX TE
4 BARNEYVILLE ROAD
BARRINGTON, RI 02806

ANDERSON, JUSTUS D JR & M
5613 SWISS STONE CT
WILMINGTON, NC 28412

BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

COLESANTI, ANTHONY
19 TOBIN LN
BRISTOL, RI 02809

ANNICELLI, JOHN R.
IDA JT
PO BOX 508
BEDFORD, NY 10506

BRYAN, JOHN H. III
ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT.
340
NEEDHAM HIEGHTS, MA 02494

COMUNALE, PATRICK A.
EILEEN A. TE
328 NORTH LN
BRISTOL, RI 02809

ASHE, JOHN M & KATHLEEN S
7 BULLARD LN
MILLIS, MA 02054

BUGOS, ALAN R & PABREZA,
3 JOCELYN LN
WESTFORD, MA 01886

CORDEIRO, ANTONIO J. JR &
24 DOLLY DR
BRISTOL, RI 02809

BECKER, SINDY
1080 KRAMERIA ST
DENVER, CO 80220

CABRAL, ALVARO M &
NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

COUTO, JOHN E. & LIBERTA
21 PATRICA ANN DR
BRISTOL, RI 02809

BEEKLEY, JOHN S. JR
ANN F. TRUSTEES & JOHN S J
307 WINDRIDGE LN
BRISTOL, RI 02809

CALDWELL, ANTHONY R. ETUX
JULIE S
23 PATRICIA ANN DR
BRISTOL, RI 02809

CROFT, LEANNE - TRUSTEE
LEANNE CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437

BENNET, W. STILES & WENDY
77 WINDWARD LN
BRISTOL, RI 02809

CAPRIO, MICHAEL S &
SECURO, KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

CUNNINGHAM, EDWARD P & KA
121 WINDWARD LN
BRISTOL, RI 02809

DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

FOROSTENKO, ANATOLE
GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

DAI, SHEILA TRUSTEE
SHEILA DAI LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885

DOOLAN, DWIGHT M.
BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

FOTOPULOS, PELAGIA, TRUST
324 NORTH LANE
BRISTOL, RI 02809

DANGREMOND, DENISE M. TRU
47 NAYATT RD
BARRINGTON, RI 02806

DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

DAVIS, ANGELA
506 CLARKS ROW
BRISTOL, RI 02809

DYER, CHARLES J. TRUSTEE
339 NORTH LN
BRISTOL, RI 02809

FRANCO, SCOTT A. & CROTHER
461 NORTH LN
BRISTOL, RI 02809

DAVIS, DENA ROSE TRUSTEE
152 SEABREEZE LN
BRISTOL, RI 02809

EAP CORPORATION
9 TROY LN
BEDFORD, NY 10506

FRAZER, CAROLINE R. & PER
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

DeGOES, JOHN J
8051 MITCHELL LN, SW
BOLLING AFB, DC 20032

EATON, HENRY B. & EATON,
30 SEABREEZE LN
BRISTOL, RI 02809

GALICA, MICHAEL A - TRUST
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

DEIHL, LAURA M.
511 CLARKS ROW
BRISTOL, RI 02809

EDLER, RAYMOND J. &
EDLER, MARY M. CO-TRUSTEE
4 AVENIR CT
BRISTOL, RI 02809

GATES, LIZA COHEN TRUSTEE
319 NORTH LANE TRUST
50 SUMMIT ST
PAWTUCKET, RI 02860

DOCHODA, STACY & EDWARD J
9261 BALLASTER POINTE LOOP
PARRISH, FL 34219

EXELBY, VALERIE E.
54 SEABREEZE LN
BRISTOL, RI 02809

GATOS, GREGORY GEORGE & M
30 PATRICIA ANN DR
BRISTOL, RI 02809

DOMENICONE, KIMBERLY J.
24 PATRICIA ANN DR
BRISTOL, RI 02809

FANDEL, KEVIN J TRUSTEE &
FANDEL, JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

GAUL, STEPHEN J & DOWNING
25 PATRICIA ANN DR
BRISTOL, RI 02809

DOMINO, FRANK J.
PABREZA, SYLVIA
155 SEABREEZE LN
BRISTOL, RI 02809

FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

HIRSCH, JOANNE, TRUSTEE
JOANNE HIRSCH LIVING TRUS
466 NORTH LN
BRISTOL, RI 02809

HOSFORD, REBECCA E & BUSH
HOSFORD IRREVOCABLE TRUST
87 WINDWARD LN
BRISTOL, RI 02809

LINGARD, MARTHA P - TRUST
MARTHA P LINGARD REV TRUS
445 PADDOCK LN
BRISTOL, RI 02809

MCRAE, SELMA JUNE
45 CADY RD
BARRINGTON, RI 02806

HURLEY, ROBERT C. & KAREN
8060 JOSEFA WAY
NAPLES, FL 34114

LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

MCVICKER, KAREN M. & DAVI
304 WINDRIDGE LN
BRISTOL, RI 02809

IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

LYNDEN, FREDERICK C &
PERON, MADELEINE L TRUST
49 SEABREEZE LN
BRISTOL, RI 02809

MEEHAN, S. SCOTT TRUSTEE
28 PATRICIA ANN DR
BRISTOL, RI 02809

JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

MACNAUGHT, ELLEN S &
GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

MEEKS, BRIAN W &
LEWIS, PATSY P TE
16 DOLLY DR
BRISTOL, RI 02809

KERWIN, CATHIE V. & JOHN
18 DOLLY DR
BRISTOL, RI 02809

MARGARET N. STRAND REV TR
2202 N. SCOTT ST
ARLINGTON, VA 22209

MENTON, PAUL CHRISTOPHER
MENTON, JUDITH TUBIASH TR
127 WINDWARD LN
BRISTOL, RI 02809

KIRK, ELIZABETH P & CHRIS
6 HARBOUR RD
BARRINGTON, RI 02806

MATTALIANO, ROBERT J. ETU
MATTALIANO, SHEILA CORNO
21 Tobin Lane
Bristol, RI 02809

MONAHAN, PETER M. TRUSTEE
10500 OAKLYN DR
POTOMAC, MD 20854

KOCHENDORFER, JOHN N. TRU
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

MORAN, LYNN S. & SULLIVAN
22 DOLLY DR
BRISTOL, RI 02809

KOVACH, ERIC S. & LISA R.
446 PADDOCK LN
BRISTOL, RI 02809

MCCLOSKEY, SHARON & KEVIN
148 WINDWARD LN
BRISTOL, RI 02809

MURPHY, COLLEEN P - TRUST
COLLEEN P MURPHY TRUST
32 PATRICIA ANN DR
BRISTOL, RI 02809

KWAN, BERNARD Y TRUSTEE
BERNARD Y KWAN LIVING TRU
11 HANLEY FARM
WARREN, RI 02885

MCCONAGHY, DANIEL P &
JEANINE M TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

NIERINTZ, MARION L TRUSTE
MARION L NIERINTZ 2009 RE
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

LENNON-ATWOOD, KATHLEEN M
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

MCDONALD, DAVID R. & LIND
23 TOBIN LN
BRISTOL, RI 02809

NORTH LANE REALTY, LLC
5 TEAKWOOD LN
BARRINGTON, RI 02806

ODEN, NANCY V LE
REM-MUNDY, CHRISTOPHER H
17 SEABREEZE LN
BRISTOL, RI 02809

RICCI, JOSEPH & JACQUELIN
20 DOLLY DR
BRISTOL, RI 02809

SCHAUWEKER, WILLIAM J. &
49 SOUTHFIELD RD
CONCORD, MA 01742

OTIS, CHRISTOPHER N
FLORENCE, ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

RICHARDS, STEVEN P.
PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

PALLIO, CAROLYN L. TRUSTE
PALLIO, FRANK S. TRUSTEE
160 HOMEWOOD AVE
YONKERS, NY 10701-5267

RIVAL, CHRISTINA M.
530 HIGH MEADOW CT
BRISTOL, RI 02809

SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

PASTORIUS, EDWARD WOOD RO
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

ROLLINS, PETER & PATRICIA
115 WINDWARD LN
BRISTOL, RI 02809

SICKLES, ELEANOR F. TRUST
354 SPINNAKER LN
BRISTOL, RI 02809

PAVLIDIS, ARTHUR
ANITA TRUSTEES & LE
153 SEABREEZE LN
BRISTOL, RI 02809

ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

SKELTON, TERRANCE, TRUSTE
GRANAHAN, PATRICIA, TRUST
463 NORTH LN
BRISTOL, RI 02809

PAYNE, STEPHEN M & KERRI
124 WINDWARD LN
BRISTOL, RI 02809

RUTTER, MILES C.
ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

PERKINS, MICHAEL F &
GAIL L TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

SA, MANUEL DEJESUS &
ALMERINDA ET UX TE
22 PATRICIA ANN DR
BRISTOL, RI 02809-6259

SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

PHILLIPS, MICHAEL D
PHILLIPS, DELOIS TRUSTEES
PO BOX 284
WELAKA, FL 32193

SABULA, GARY D
ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

SLOANE, TIMOTHY F &
BLASS, CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

SAHADY, VIOLETTE LE
SAHADY, JOHN M. & SAHADY,
86 WINDWARD LN
BRISTOL, RI 02809

SLUSARZ, PAUL D. ETUX
BROWN-SLUSARZ, MICHELLE B
25 CHAPIN RD
BARRINGTON, RI 02806

REIFER, MICHAEL H. TRUSTE
LETTER OF MARQUE REVOCABL
P.O. BOX 561
WARREN, RI 02885

SAMET, JONATHAN MICHAEL &
BRINES, CONSTANCE BIDWELL
840 CYPRUS DR
BOULDER, CO 80303

SOLARIS HOMES LLC
88 RICHARDSON AVE
ATTLEBORO, MA 02703

SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

VALZOVANO, SUSAN M TRUSTE
SUSAN M VALZOVANO LIVING
25 DOLLY DR
BRISTOL, RI 02809

STRIPPE, DAVID C.
EDLER, JANICE M
53 SEABREEZE LANE
BRISTOL, RI 02809

VARIEUR, JOSCELYN
326 NORTH LN
BRISTOL, RI 02809

SWICKARD, JAN M.
VICKI LYNN TE
19 DOLLY DR
BRISTOL, RI 02809

VINCI, JEAN L. & JOSEPH G
340 NORTH LN
BRISTOL, RI 02809

THOMPSON, DONNA L. TRUSTE
417 NORTH LN
BRISTOL, RI 02809

WAINWRIGHT, DALE W. &
WAINWRIGHT, DESSIE LYNN T
21 DOLLY DR
BRISTOL, RI 02809

TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

WARD, LINDA ELLEN & LEIGH
105 WINDARD LN
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

WOODRUFF, JAMES G. JR.
& ROMELYN V. ET UX TE
23 DOLLY DR
BRISTOL, RI 02809

TRANT, MICHAEL & PATTY AN
80 COLT ST #2
JAMESTOWN, RI 02835

YORK, LINDA M.
BRIAN A. ETUX TE
15 DOLLY DR
BRISTOL, RI 02809

TRUSCOTT, NORMAN R.
TRUSCOTT DONNA M. TRUSTEE
118 WINDWARD LN
BRISTOL, RI 02809

ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

TYSKA, ANDREW T.
NICKI ANN TE
26 PATRICIA ANN DR
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

TYSON, ELIZABETH ANN - TR
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
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 25, 2026

File #: ZBR-26-34

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Larry Goldstein / TSL, LLC

Owner of Record: TSL, LLC

Location: 267 THAMES ST , BRISTOL, RI, 02809

Plat: 9 Lot: 50

Zoning District: W

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

modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-34

267 Thames Street 9 50

July 17, 2026

Applicant	
Name of Applicant	Larry Goldstein / TSL, LLC
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Larry Goldstein

Location for Application			
Property Type	Both		
Zoning District	W		
Address, Plat, Lot	Address	Plat	Lot
	267 Thames Street	9	50

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	6,406 feet
Width in Feet	47 feet
Length in Feet	69 feet
Height Above Grade	37 feet
Number of Stories	4

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Lot area per rooming unit per Section 28-112, Table C. Dimensional Table	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
demolish and rebuild center section to accommodate 8 additional hotel suites, off of existing upper hallway.	

Existing Lot Specifications	
Current Use of Premises	Commercial

	If other, explain: .
Number of Units	
Lot Area	74,488
Lot Frontage	227
Lot Depth	349

Existing Buildings & Structures

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

AFFIDAVIT OF PROPERTY OWNER AUTHORIZATION

Date: July 17, 2026

Property Address: 267 Thames Street, Bristol, RI 02809 (Bristol Harbor Inn)

Assessor's Plat/Lot (if applicable): 009-0050-000

I, Larry Goldstein ("Property Owner"), state that I am the owner of the property located at the address listed above.

I hereby authorize Spencer McCombe ("Applicant") to act on my behalf for the purpose of applying for and pursuing a **Dimensional Variance** from the Town of Bristol's Zoning Board of Review (Board/Agency Name) in connection with the above-referenced property.

I acknowledge that I am aware of the nature of the application and consent to the Applicant filing and proceeding with said application.

This authorization shall remain in effect until the application process is completed unless revoked by me in writing.

Signature of Property Owner: 

Printed Name: Larry Goldstein



**Town of Bristol, Rhode Island
Zoning Board of Review**

04/09/2024
11:57:10 AM
1 Pages

DECISION
Bk: 2241 Pg: 90
Instr: 2024-701

DECISION FOR VARIANCE

FILE # 2024-04

RE: Application of: Larry Goldstein / TSL, LLC

Property Owner: TSL, LLC

For property located at **267 Thames Street**, in Bristol, Rhode Island (Tax Assessor's Plat 9, Lot 50) in the following zoning district: **Waterfront (W)**.

This matter was heard before the Board at a public hearing on **March 4, 2024** upon the Applicant's request for a **DIMENSIONAL VARIANCE** from the Zoning Ordinance to:

Modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit.

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

1. The aforementioned hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. This property is an historic waterfront location containing several buildings with a mixture of uses. The existing Bristol Harbor Inn hotel occupies portions of several building on this property and the applicant proposes to add eight (8) additional hotel rooming units, for a total of 71 units. This number of rooming units requires a minimum lot area of 106,500 square feet in the Waterfront zoning district; whereas this lot contains only 74,488 square feet of area. This location is designed for hotel rooming use, and it is currently being utilized for that use. As the need for rooms increases, this is one way for the applicant to satisfy that requirement. The addition rooms would be located within a portion of the existing building footprint and would only require building modifications to raise the roof on a portion of the structure.
2. The hardship is not the result of any prior action of the applicant. The applicant purchased the property after it was originally developed, and there are ongoing business concern and they are reacting to market conditions and changing economic conditions to the commercial part of the building.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. Hotels are an allowed use in the Waterfront zone. In fact, it will enhance the capability of the Town of Bristol to attract guests and business to the Town. This property is located within the Bristol Historic District Overlay, and the proposed building modifications have been approved by the Bristol Historic District Commission (HDC).
4. The hardship that will be suffered by the owner if the dimensional variance is not granted would amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, because the growth of the property would be stagnated.

Therefore the Board voted **5 to 0** to **approve** the application as presented permitting the construct eight (8) new hotel rooming units within a portion of the existing Bristol Harbor Inn hotel building.

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

Voting to Deny: None

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

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

This 9th day of April, 2024.

Diane M. Williamson

Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI
4/9/2024 11:57:10 AM

[Signature]



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. 2024-04

APPLICANT: Larry Goldstein / TSL, LLC
 LOCATION: 267 Thames Street
 PLAT: 9 LOT: 50 ZONE: Waterfront (W)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to add eight (8) new hotel rooming units within a portion of the existing Bristol Harbor Inn building at the "Thames Street Landing" complex located on the westerly side of Thames Street. Proposed alterations would be conducted on the second and third floors of the "Bank of Bristol Addition" building located in the middle portion of the site. Proposed modifications to the building include raising the exterior walls and roof height and constructing new roof dormers on the third floor. Existing window locations on the second floor would remain as this area is elevated. The proposed addition would allow for construction of eight new rooming units on the third floor of the building. Proposed alterations would expand the existing Bristol Harbor Inn hotel from the 63 existing rooming units to a total of 71 rooming units.

The proposed hotel use is a permitted use in the Waterfront zoning district. However, the zoning ordinance requires 1,500 sq. ft. of lot area for each rooming unit (this requirement was reduced in 2020 from the previously required 2,000 square feet per rooming unit). The existing 63 rooms now require 94,500 sq. ft. of lot area and the proposed 71 rooms would require 106,500 sq. ft. of lot area. This property contains approximately 74,488 square feet of land area. The original 48 hotel rooms were approved as part of the original Thames Street Landing development. In addition, the applicant was before the board in 2017 and 2018 (File No. 2017-19 and File No. 2018-35) to construct an additional eight hotel rooms and an additional seven hotel rooms respectively within the Bristol Harbor Inn complex.

In October 1998, the Zoning Board approved the initial Thames Street Landing mixed-use development (File No. 1998-41) on this property. The approval included a variance for off-street parking. The property currently utilizes a total of 118 off-street parking spaces, 54 of which are located on the property, and 64 of which are located on a neighboring property across Thames Street. The initial development received a variance for 31 off street parking spaces. The proposed addition of eight hotel

rooming units would not require any additional off-street parking spaces as many of the previously added rooming units replaced prior commercial space with higher off-street parking requirements. In addition, Section 28-252(b) of the zoning ordinance now exempts service and retail business uses from off street parking requirements significantly reducing the number of spaces now required.

As this property is located within the Bristol Historic District, exterior alternations such as those proposed in this application require approval from the Bristol Historic District Commission (HDC). The HDC has reviewed the proposed alterations and voted to approve the work at their September 2023 meeting.

 1/22/2024

Edward M. Tanner, Zoning Officer



TOWN OF BRISTOL
COMMUNITY DEV.

DEC 14 AM 11:58

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

APPLICATION

File No: 2024-04
Accepted by ZEO: EMT 12/14/2023

APPLICANT	Name: TSL, LLC (attn: Larry Goldstein)		
	Address: 244 Gano Street		
	City: Providence	State: RI	Zip: 02906
	Phone #: 401-453-0038	Email: larry@goldsteinassociates.com	
PROPERTY OWNER	Name: TSL, LLC (attn: Larry Goldstein)		
	Address: 244 Gano Street		
	City: Providence	State: RI	Zip: 02906
	Phone #: 401-453-0038	Email: larry@goldsteinassociates.com	

- Location of subject property: 267 Thames Street, Bristol, RI
Assessor's Plat(s) #: 9 Lot(s) #: 50
- Zoning district in which property is located: (W) Waterfront District
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): 28-112 Table C
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 8 years
- Present use of property: Hotel, Office, and Retail
- Is there a building on the property at present?: Yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
Existing building size is 52'-8" x 227'-1" (11,960 sq.ft.). Existing height is 50'-11 at the tallest part of the roof from lowest point in grade.
- Proposed use of property: Continuation of hotel only on 2nd and 3rd floors of the Arch and Taylor/Diman building, but adding 8 units, with a continuation of office and retail space on first floor.

11. Give extent of proposed alterations: Demolition of existing roof structure of the eastern wing of existing building (Bristol Harbor Inn) as shown on attached plans, followed by a third floor addition with 8 identical hotel units. New windows will match existing windows on hotel.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
 Proposed area of work is 6406 sq. ft. Proposed height of new work is within the existing height of the building, and contained within the 3rd and 4th floors.

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>N/A</u>	Proposed Setback: <u>N/A</u>
Left side lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Right side lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Rear lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Building height:	Required: <u>35'</u>	Proposed: <u>50'5" to new ridge</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: N/A Before _____ 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: Yes Sewer: Yes

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

18. Is the property located in a flood zone? Yes If yes, which one?: VE 14

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: Larry Goldstein Date: 12-13-23

Print Name: Larry Goldstein

Property Owner's Signature: Larry Goldstein Date: 12-13-23

Print Name: Larry Goldstein

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

Name: Spencer McCombe, Architect Telephone #: 401-662-6338

Address: Cordtsen Design Architecture, 42 West Main Rd., Middletown, RI 02842



09/11/2023
02:09:01 PM
1 Pages

DECISION
Bk: 2223 Pg: 41
Instr: 2023-5900

Bristol Historic District Commission
Decision Letter

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

September 8, 2023

TSL, LLC (Attn: Larry Goldstein)/
244 Gano St., Providence, RI 02906

RE: BHDC Review

259-267 Thames St, Bristol, RI (Bristol Harbor Inn)

Plat #9, Lot #40

Application 23-112

Dear Applicant:

At its September 7, 2023 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 23-112 as presented to -

To approve application 23-112 as noted to add additional level to eastern wing of structure, windows to be approved by building official.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member **John M. Allen** will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth

Planner/HDC Clerk

Received for record at Bristol, RI
9/11/2023 02:09:01 PM



CORDTSEN DESIGN ARCHITECTURE, INC
 42 West Main Rd • Middletown • RI
 CordtsenDesign.com • 401.619.4689

Grounds for Requested Variance for Bristol Harbor Inn, 267 Thames Street, Bristol RI

Variance requested for 8 Additional Rooming Units

1. The applicant is requesting dimensional relief to add eight (8) new hotel rooming units to the 3rd floor of this building, to bring the hotel use on this parcel up to a total of 71 rooming units, which would require 106,500 square feet of lot area. This lot contains approximately 74,488 square feet of lot area; so the variance requested with respect to lot area per rooming unit is 32,012 square feet. The variance would provide for 1,049 square feet per rooming unit rather than the required 1,500 square feet for a variance of 451 square feet per rooming unit. (A variance allowing 1,182 square feet per rooming unit, and 126,000 square feet of lot area, was approved on 09-27-2018 when the required square footage per rooming unit was 2,000 square feet.) The reason the applicant requires dimensional relief is that there are hardships that exist due to unique characteristics of the subject land and their structures located on the property, and not to the general character of the surrounding area. The unique characteristics of the subject land and structures are that this entire mixed-use development is comprised of largely historic colonial buildings, including a former warehouse building converted into a restaurant. It is a very unique setup that is densely developed out, that is mixed-use in nature, and is limited in terms of what can be done with it. The section of the building being considered for the variance -- a portion of the 3rd floor of the main hotel building -- has existing egress and circulation without the 4 rooms on each side. The parcel shares parking with other businesses and that arrangement works well for all parties. No additional parking would be required according to our calculations.
2. The hardship is not the result of any prior action on the part of the applicant. The physical layout of the commercial space is what has been in place for a number of years. The applicant did not build these colonial buildings but is trying to make the best use of them not only for their own benefit, but for the benefit of the unique historic downtown waterfront district, which is significantly important to the town's economic success. This is the only hotel in the East Bay which is significantly undersized. This hardship is not due to an economic disability on the part of the applicant or the desire to realize greater financial gain, but to make the best use of an underutilized area of the existing building. Although it is recognized that the applicant is in fact a business, and seeks to make a profit in the renting of additional hotel rooming units, the conversion of this space on the 3rd floor would contribute to the overall ability of the operator of the hotel to serve the needs of the community.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. From the exterior there will be a small change in appearance to the building, as approved by the Historic District Commission on 09-07-2023. It will not impair the intent of the Town's Comprehensive Plan, which

CORDTSEN DESIGN ARCHITECTURE, inc

identifies the need for more economic activity and in particular the available hotel space to serve the tourist and hospitality business overall in the Town of Bristol.

4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The relief being requested is the least relief necessary and likely to be the last relief for hotel rooms that the applicant can ask for as there does not appear to be any more space that can be converted into hotel rooms, having converted some with previous variances.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, because the applicant would be unable to convert these existing upper floor spaces into additional rooming units, which will be a benefit to the community.

Owner

Owner Account #: 50000113

Owner 1 TSL LLC

Owner 2

Owner 3

Address 244 GANO ST, PROVIDENCE, RI 02906-0000

% Owned

0.00

0.00

Previous Owners & Sales Information

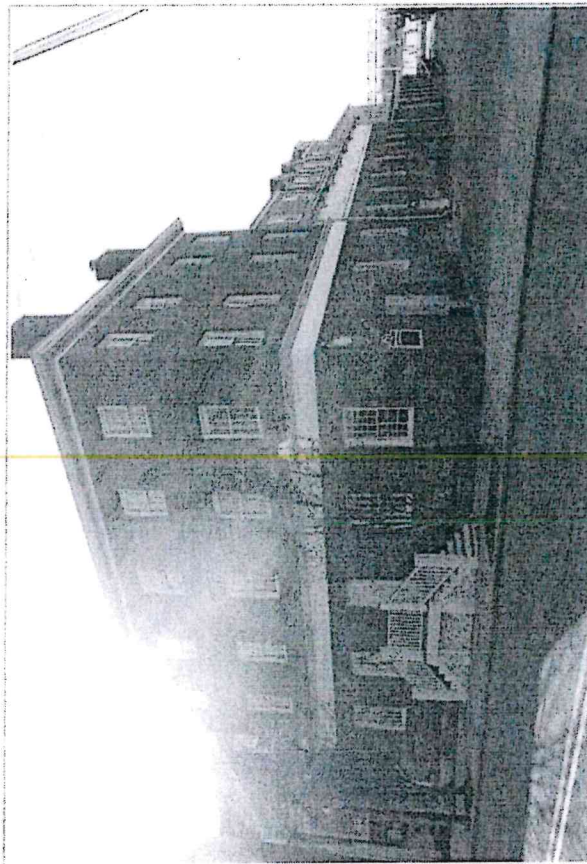
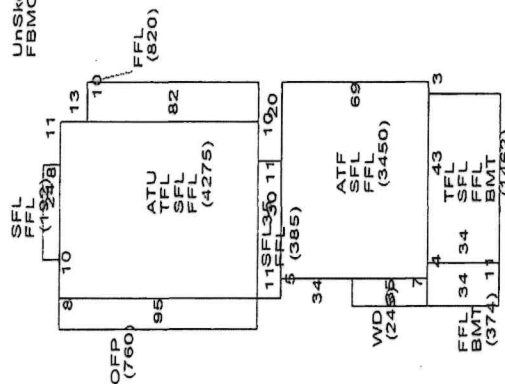
Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
MILES AVE. PROPERTY CO. LLC	09/09/2015	7,482,000	1816-343	K	W
MILES AVE. PROPERTY CO. LLC	10/05/1998	0	668-172	K	W
O'CONNELL, J. REALTY CO.	12/10/1997	0	630-77		
COMMERCIAL FINANCE CORP. NEWPORT	01/01/1952	0	122-454		
PAULL, PRESCOTT B.	01/01/1952	0	122-453		

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	5,508,000	6,000	1.71	2,250,300	0	7,764,300
TOTAL	5,508,000	6,000	1.71	2,250,300	0	7,764,300

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	5,508,000	6,000	2	2,250,300	0	7,764,300	7,764,300
2021	06	5,524,200	6,000	2	2,319,900	0	7,950,100	7,950,100
2020	06	5,584,100	6,000	2	2,319,900	0	7,910,000	7,910,000
2019	06	5,584,100	6,000	2	2,319,900	0	7,910,000	7,910,000
2018	06	6,596,900	6,000	2	925,700	0	7,528,600	7,528,600
2017	06	6,552,500	6,000	2	925,700	0	7,484,200	7,484,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 100.83 VAL per SQ Unit/Parcel > 111.08

Unsketched Subareas:
FBMC (1836)

2022

267 THAMES ST

Land Information

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

Bristol

267 THAMES ST

Card 2 of 7

Plat/Lot 9 50

Account: 467

LUC 06 Zone W

Assessment \$7,764,300

Building Information

Description	Story Height	COM Units	BMT Floor
BLDG Type	Hotels	3 Story	40
RES Units	0		
Foundation			
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Warm & Cool
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceiling Type	7	Ceiling Type	
Parking Type		% Sprinkled	100
EXT View			

Quantity	Quality
45	Good
	Typical

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	40	1	U
2			
3			
4			
Totals	40	40	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	10,958	#####	80.80	885,407
SFL	2nd FLOOR	9,764	9,764	80.80	788,932
TFL	3rd FLOOR	5,737	5,737	80.80	463,550
FBMC	COMM FIN BSM	1,836	1,836	28.28	51,922
ATF	FIN ATTIC	1,380	1,380	80.80	111,504
OPP	OPEN PORCH	760	0	9.79	7,440
ATU	UNF ATTIC	1,710	0	8.08	13,817
WD	WOOD DECK	245	0	15.70	3,847
BMT	BASEMENT	1,836	0	12.12	22,252
Total		34,226	#####		2,348,671

Notes

BRISTOL HARBOR INN

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

Building Permits

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

Condo Data

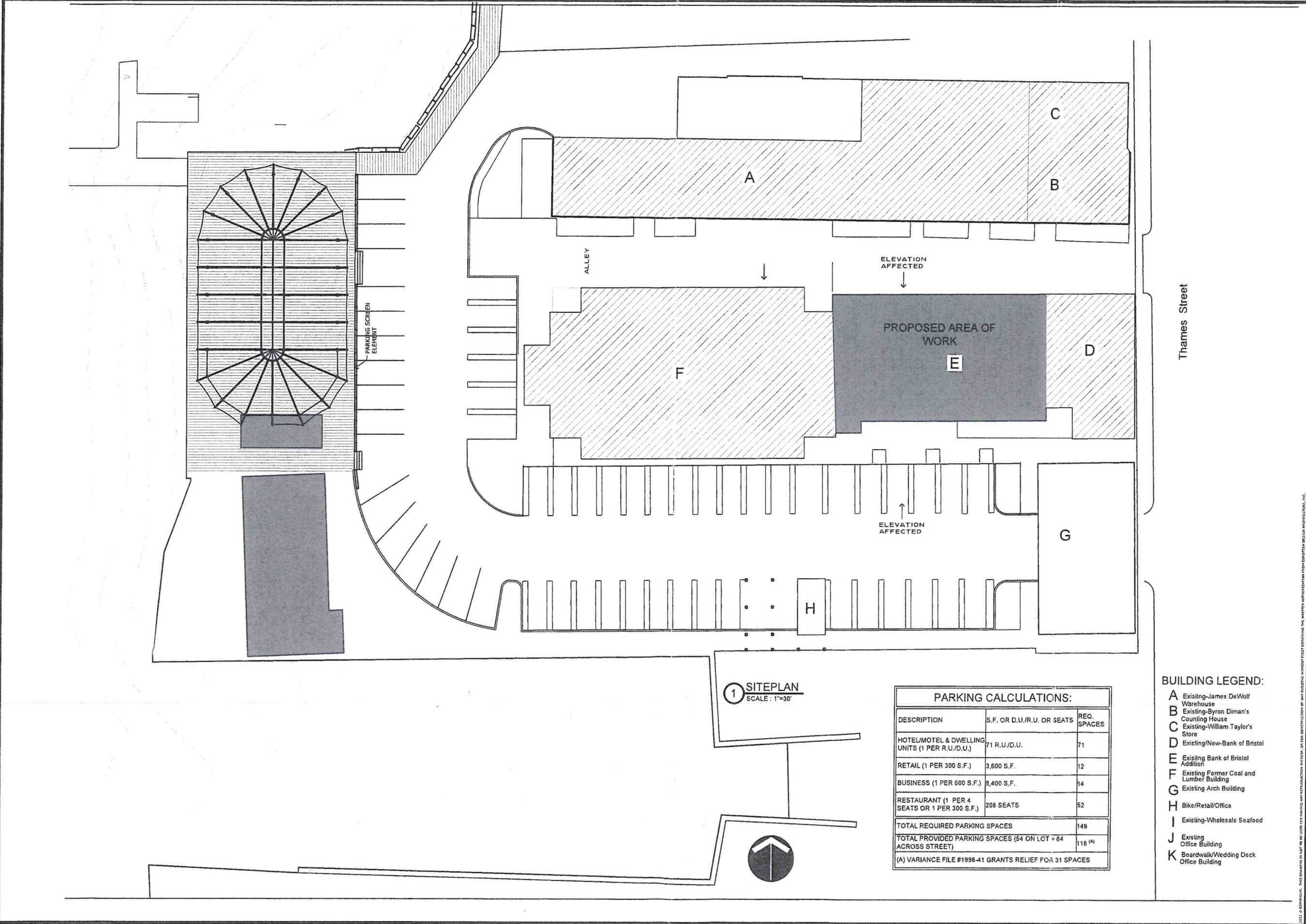
Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	2

Special Features & Yard Items

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

Other Info.

AFDU
ArtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c



1 SITEPLAN
SCALE: 1"=30'

PARKING CALCULATIONS:		
DESCRIPTION	S.F. OR D.U./R.U. OR SEATS	REQ. SPACES
HOTEL/MOTEL & DWELLING UNITS (1 PER R.U./D.U.)	71 R.U./D.U.	71
RETAIL (1 PER 300 S.F.)	3,600 S.F.	12
BUSINESS (1 PER 600 S.F.)	8,400 S.F.	14
RESTAURANT (1 PER 4 SEATS OR 1 PER 300 S.F.)	208 SEATS	52
TOTAL REQUIRED PARKING SPACES		149
TOTAL PROVIDED PARKING SPACES (54 ON LOT + 64 ACROSS STREET)		118 (A)
(A) VARIANCE FILE #1998-41 GRANTS RELIEF FOR 31 SPACES		

BUILDING LEGEND:

- A Existing-James DeWolf Warehouse
- B Existing-Byron Diman's Counting House
- C Existing-William Taylor's Store
- D Existing/New-Bank of Bristol
- E Existing Bank of Bristol Addition
- F Existing Former Coal and Lumber Building
- G Existing Arch Building
- H Bike/Retail/Office
- I Existing-Wholesale Seafood
- J Existing Office Building
- K Boardwalk/Wedding Deck Office Building

CDA

CORDISEN
DESIGN
ARCHITECTURE

43 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4839

PROGRESS PRINT

DATE: _____
NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:
SITE PLAN

SCALE: AS NOTED

DATE: 08-09-2023

NHG BRISTOL
HARBOR INN

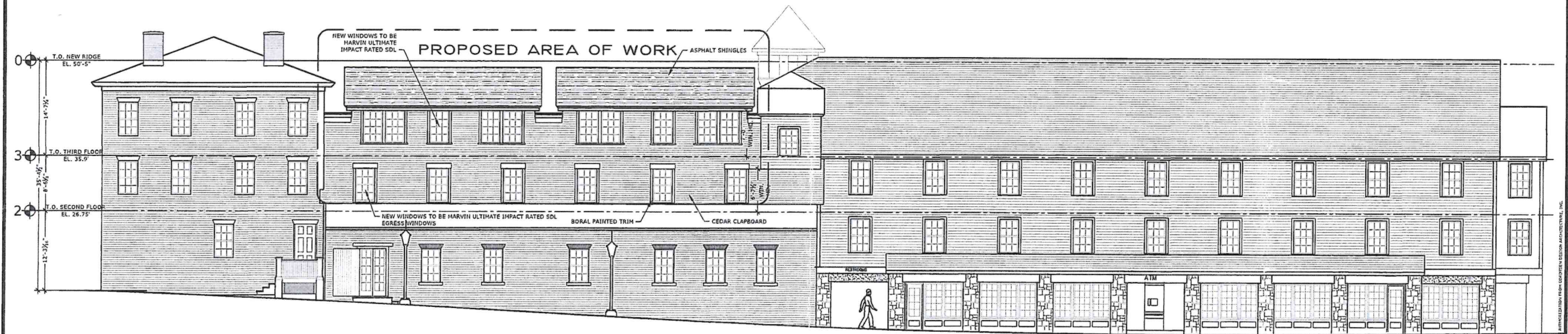
259 THAMES STREET, BRISTOL RI 02809

A0.1

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1 EXISTING NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/16" = 1'-0"

CDA
CORDISEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordiseDesign.com
401.619.4889

PROGRESS PRINT
DATE: _____
NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:	FLOOR PLANS
SCALE:	AS NOTED
DATE:	07-07-2023

NHG BRISTOL
HARBOR INN
259 THAMES STREET, BRISTOL RI 02809

A2.0

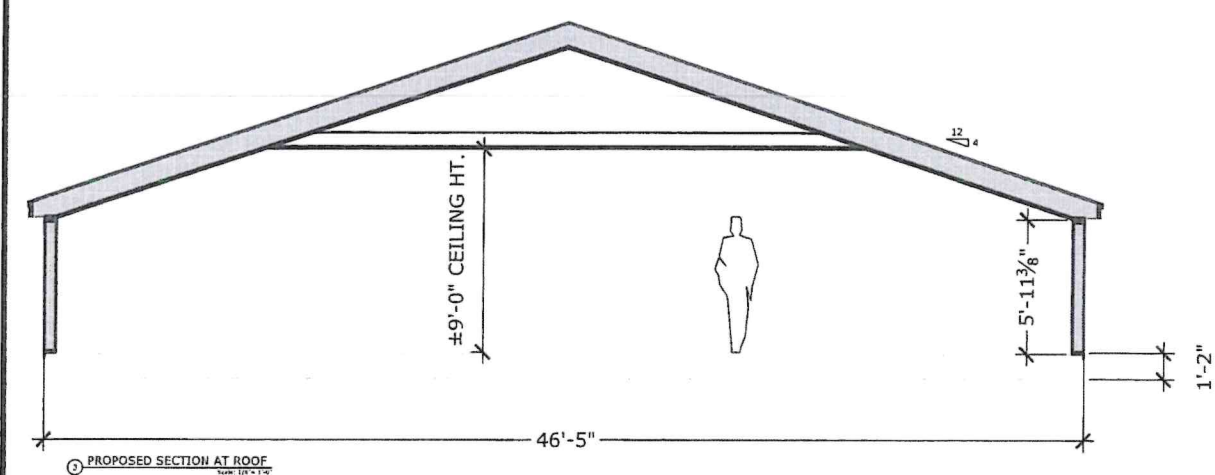
DATE: 07-07-2023. THIS DRAWING IS NOT TO BE USED FOR MARKETING OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF CORDISEN DESIGN ARCHITECTURE, INC.



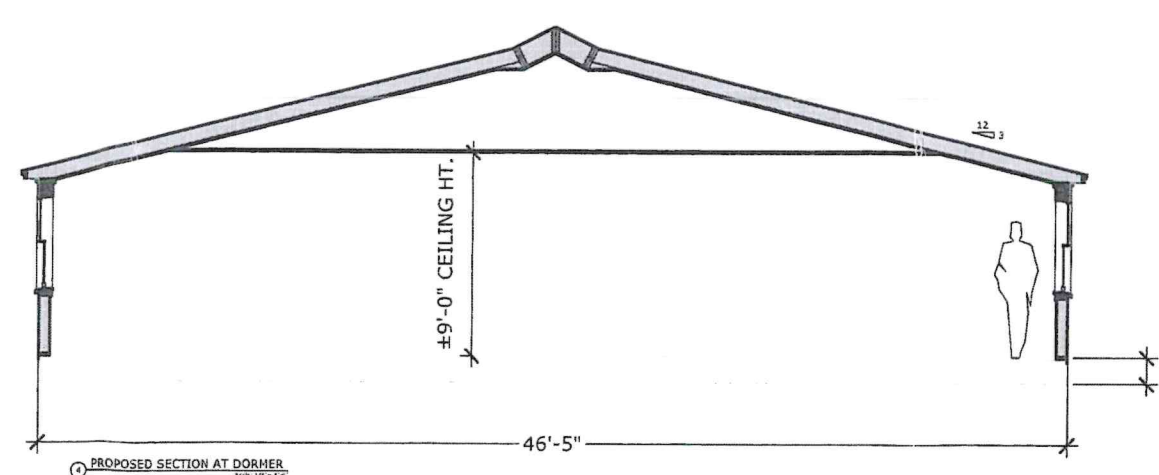
1 EXISTING SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/8" = 1'-0"



3 PROPOSED SECTION AT ROOF
Scale: 1/4" = 1'-0"



4 PROPOSED SECTION AT DORMER
Scale: 1/4" = 1'-0"



CORDISEN
DESIGN
ARCHITECTURE
42 West Main Road
Norfolk, RI 02842
cordisendesign.com
401.419.4689

PROGRESS PRINT

DATE: _____
NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION
-----	-------------

DESCRIPTION:
FLOOR PLANS

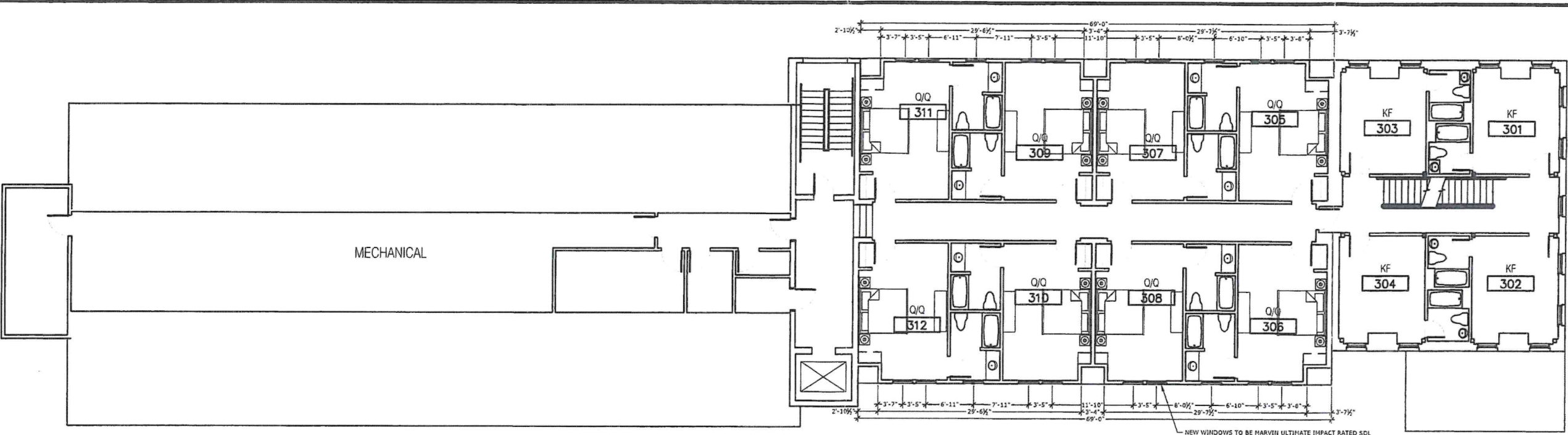
SCALE: AS NOTED

DATE: 07-07-2023

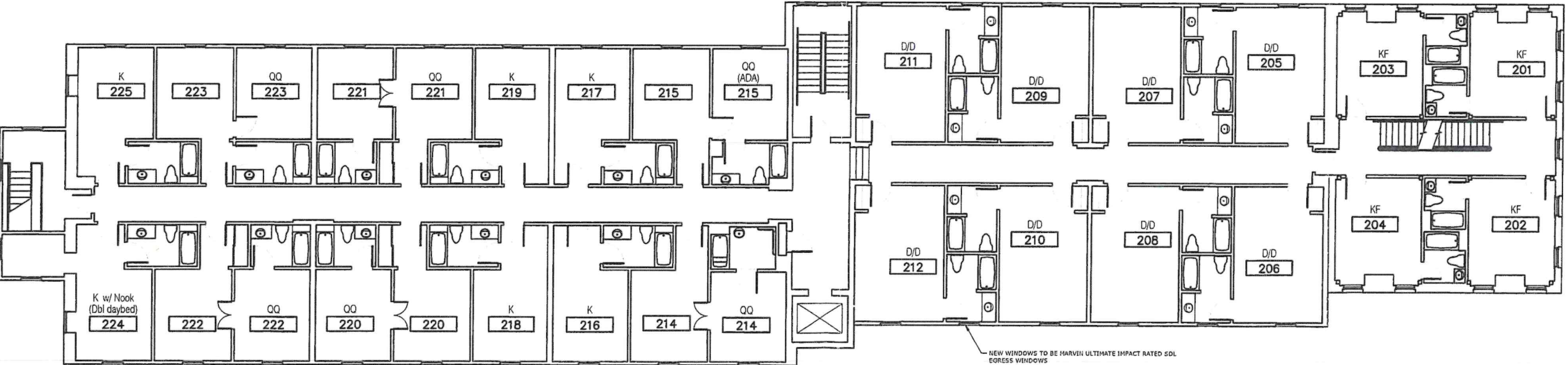
NHG BRISTOL
HARBOR INN

259 THAMES STREET, BRISTOL RI 02809

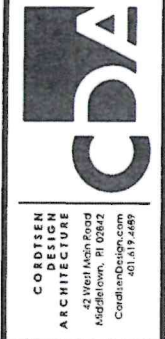
A2.1



1 PROPOSED THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



REVISIONS:

DESCRIPTION:
FLOOR PLANS
SCALE: AS NOTED
DATE: 07-07-2023

NHG BRISTOL
HARBOR INN
259 THAMES STREET, BRISTOL RI 02809

A2.2

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EXTERIOR PHOTO 1



CORDISEN
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42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.819.4689

PROGRESS PRINT

DATE: _____

NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:	EXTERIOR PHOTO
SCALE:	AS NOTED
DATE:	07-07-2023

A7.0

**NHG BRISTOL
HARBOR INN**

259 THAMES STREET, BRISTOL RI 02809

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① EXTERIOR PHOTO 2

A7.1	NHG BRISTOL HARBOR INN 259 THAMES STREET, BRISTOL RI 02809	DESCRIPTION: EXTERIOR PHOTO SCALE: AS NOTED DATE: 07-07-2023	REVIEWS:	PROGRESS PRINT DATE: _____ NOT FOR CONSTRUCTION	CDA CORDTSEN ARCHITECTURE DESIGN 42 West Main Road Narragansett, RI 02882 CordtsenDesign.com 401.419.4689



267 Thames Street - 200' Radius

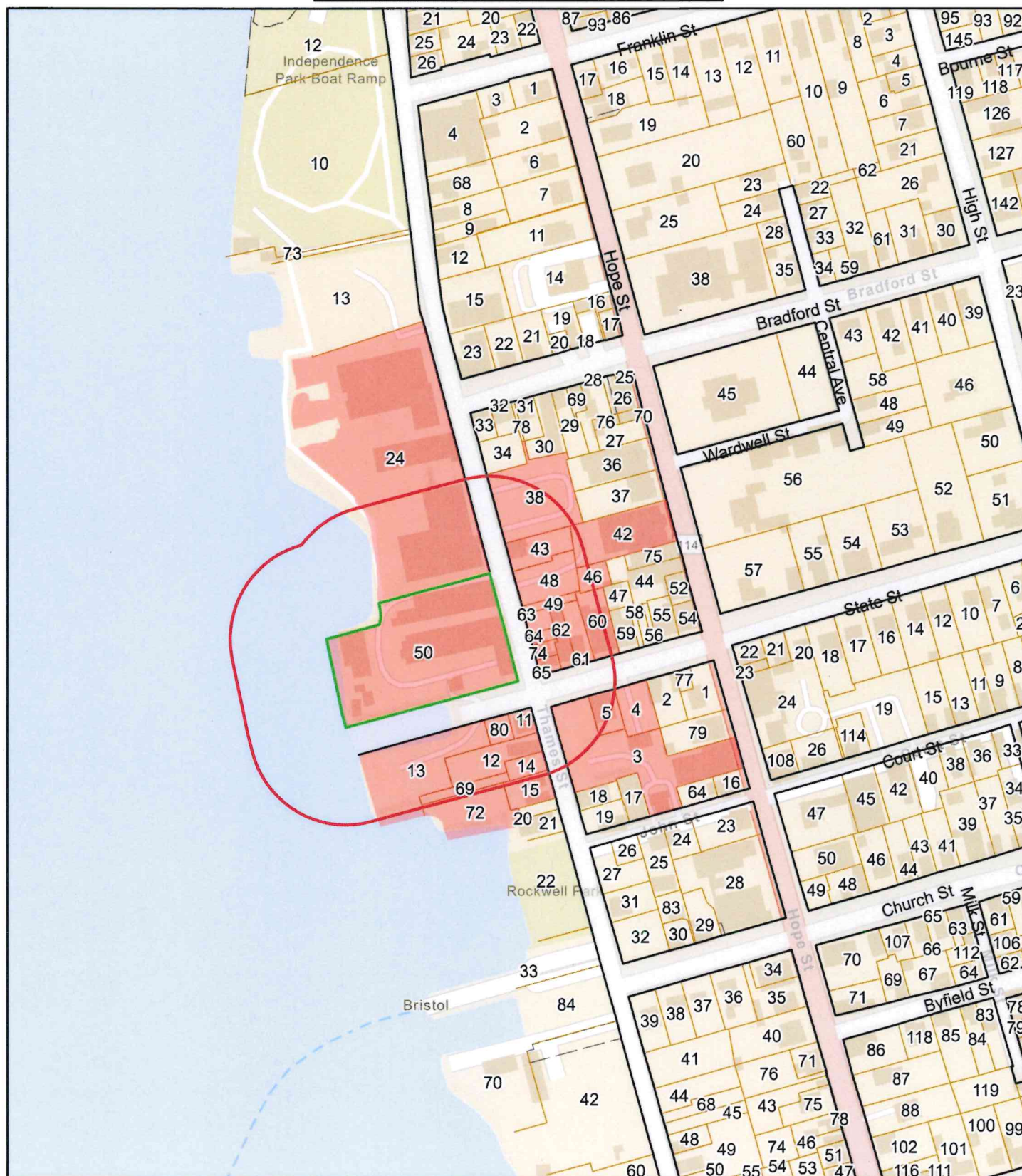
Town of Bristol, RI

1 inch = 282 Feet



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August 13, 2026



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 9-50
CAMA Number: 9-50
Property Address: 267 THAMES ST

Mailing Address: TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
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Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-15 CAMA Number: 10-15 Property Address: 211 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST	Mailing Address: NUGENT, MARY PATRICIA 423 HOPE ST, UNIT 1A BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST	Mailing Address: SCHMITT, ELLEN 423 HOPE ST, Unit C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST	Mailing Address: RAPHAEL, JAYNE E. & SIMMONS, JEFFREY J. TE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST	Mailing Address: KELLY, RICHARD R. & AKERSON, CAROL A. TE 423 HOPE ST, UNIT 5E BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST	Mailing Address: BURNETT, JAY N. 25 SCHOOL ST REHOBOTH, MA 02769
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOPE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090



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200 feet Abutters List Report

Bristol, RI
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Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, UNIT K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST	Mailing Address: SAILOR, LLC 14006 BAYWOOD VILLAGES DR CHESTERFIELD, MO 63017-3420
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST	Mailing Address: BOWMAN, GREGORY W. TRUSTEE (1/2) & HAMILTON, ELIZABETH A. TRUSTEE (1/2) TRUSTEES 423 HOPE ST, UNIT 16P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: 423 HOPE ST	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: 423 HOPE ST	Mailing Address: HULITZKY, DEREK E. & VIERA, KELLI L. TE 423 HOPE ST, Unit CH2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST	Mailing Address: MATTEI, IRMA S. & CRUZ, JUAN C. 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE STREET BRISTOL, LLC 8 COLD SPRING RD BARRINGTON, RI 02806
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC 13579 VERDE DRIVE PALM BEACH GARDENS, FL 33410
Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST	Mailing Address: JAMES, CHRISTOPHER, JANINA P. TE 18 STATE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST	Mailing Address: BRADLEY, ARDEN JAMES, III & ARDEN ANNE TE 18-20 STATE ST, UNIT 4 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST	Mailing Address: SCOROBOGATY, EILEEN MARIE 18 STATE ST, Unit 6 BRISTOL, RI 02809
Parcel Number: 10-69 CAMA Number: 10-69 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-72 CAMA Number: 10-72 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-001 Property Address: 345 THAMES ST	Mailing Address: JOHNSON, PETER T. & ANDREA R. TE 345 THAMES ST, UNIT 101N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-002 Property Address: 345 THAMES ST	Mailing Address: SAUL, DEBRA A 345 THAMES ST, UNIT 102N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-003 Property Address: 345 THAMES ST	Mailing Address: SB2, LLC 345 THAMES ST, UNIT 110N BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 9-24 CAMA Number: 9-24-004 Property Address: 345 THAMES ST	Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA G. TE 345 THAMES ST, UNIT 104N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-005 Property Address: 345 THAMES ST	Mailing Address: WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC 345 THAMES ST, UNIT 105N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-006 Property Address: 345 THAMES ST	Mailing Address: DEMARCO, MICHAEL D. & ELIZABETH M. TE 345 THAMES ST, UNIT 106N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-008 Property Address: 345 THAMES ST	Mailing Address: CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST, UNIT 108N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-009 Property Address: 345 THAMES ST	Mailing Address: HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, UNIT 109N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-010 Property Address: 345 THAMES ST	Mailing Address: HOLLAND, JOYCE A. TRUSTEE 345 THAMES ST, UNIT 110N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-011 Property Address: 345 THAMES ST	Mailing Address: BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 8 ALDEN PLACE UNIT 2 BRONXVILLE, NY 10708
Parcel Number: 9-24 CAMA Number: 9-24-012 Property Address: 345 THAMES ST	Mailing Address: KUFFNER, TAMARA A. TRUSTEE 345 THAMES ST, UNIT 202N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-013 Property Address: 345 THAMES ST	Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE 345 THAMES ST, UNIT 203N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-014 Property Address: 345 THAMES ST	Mailing Address: BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-015 Property Address: 345 THAMES ST	Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-016 Property Address: 345 THAMES ST	Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST, UNIT 206N BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 9-24
CAMA Number: 9-24-017
Property Address: 345 THAMES ST

Mailing Address: CAPODILUPO, PETER & JENNIFER C
345 THAMES ST, UNIT 207N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-018
Property Address: 345 THAMES ST

Mailing Address: FITZPATRICK, CAROL A., TRUSTEE
CAROL A FITZPATRICK REVOCABLE
TRUST
345 THAMES ST, UNIT 208N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-019
Property Address: 345 THAMES ST

Mailing Address: SARKISIAN, HERBERT A. JANET E. TE
345 THAMES ST, UNIT 209N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-020
Property Address: 345 THAMES ST

Mailing Address: ROEDIGER, HENRY L. III &
MCDERMOTT, KATHLEEN B. TR
345 THAMES ST, UNIT 210N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-021
Property Address: 345 THAMES ST

Mailing Address: ROSS, MICHAEL C & ASTRID L
TRUSTEES
363 ADAMS ST
DENVER, CO 80206

Parcel Number: 9-24
CAMA Number: 9-24-022
Property Address: 345 THAMES ST

Mailing Address: ZELINGER, ELIZABETH A & GERALD D
TE
345 THAMES ST UNIT 302N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-023
Property Address: 345 THAMES ST

Mailing Address: SHAMS, NICOLE
345 THAMES ST, UNIT 303N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-024
Property Address: 345 THAMES ST

Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE
345 THAMES ST, UNIT 304N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-025
Property Address: 345 THAMES ST

Mailing Address: HANKIN, ROBERT B & CHERYL B,
TRUSTEES ROBERT B & CHERYL B
HANKIN TRUST TC
345 THAMES ST, UNIT 305N
BRISTOL, RI 02809-2955

Parcel Number: 9-24
CAMA Number: 9-24-026
Property Address: 345 THAMES ST

Mailing Address: LI, HSI-CHENG TRUSTEE
345 THAMES ST, UNIT 306N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-027
Property Address: 345 THAMES ST

Mailing Address: SUTTON, HOWARD G. & SUTTON,
KIMBERLY G. P. TRUSTEES
14685 KELSON CIRCLE
NAPLES, FL 34114

Parcel Number: 9-24
CAMA Number: 9-24-028
Property Address: 345 THAMES ST

Mailing Address: FRIDOVICH, SHEILA CONSTANCE
TRUSTEE
345 THAMES ST, UNIT 308N
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 9-24 CAMA Number: 9-24-029 Property Address: 345 THAMES ST	Mailing Address: RIPP, PETER & MARI TRUSTEES 345 THAMES ST UNIT N309 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-030 Property Address: 345 THAMES ST	Mailing Address: JOHNSTON, EDWIN M III. & ALEXANDRA S. TE 345 THAMES ST, UNIT 310N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-031 Property Address: 345 THAMES ST	Mailing Address: LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE 345 THAMES ST, UNIT 410N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-032 Property Address: 345 THAMES ST	Mailing Address: PINK, LOIS & ANDREW TRUSTEES LOIS PINK REV LIV TRUST 345 THAMES ST, UNIT 402N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-033 Property Address: 345 THAMES ST	Mailing Address: BOLTON, ALICE C & FOREST E TE 345 THAMES ST, UNIT 403N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-034 Property Address: 345 THAMES ST	Mailing Address: VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES 345 THAMES ST, UNIT 404N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-035 Property Address: 345 THAMES ST	Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST 345 THAMES ST, UNIT 405N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-036 Property Address: 345 THAMES ST	Mailing Address: JACKSON, LISA R 345 THAMES ST, UNIT 406N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-037 Property Address: 345 THAMES ST	Mailing Address: RHODE, GRANT F & KATZ, JUDITH TRUSTEES 345 THAMES ST, UNIT 407N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-038 Property Address: 345 THAMES ST	Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-039 Property Address: 345 THAMES ST	Mailing Address: STONE HARBOUR 409 N LLC C/O HENRY KATZ 7918 STAYSAIL CT LAKEWOOD RANCH, FL 34202
Parcel Number: 9-24 CAMA Number: 9-24-040 Property Address: 345 THAMES ST	Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT 410N BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST	Mailing Address: DAVIDSON, ASIA MARIA TRUSTEE 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-042 Property Address: 345 THAMES ST	Mailing Address: DUNN, JOHN G. JR TRUSTEE 345 THAMES ST, UNIT 502N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-043 Property Address: 345 THAMES ST	Mailing Address: DELL'ORO, JOHN DINO 345 THAMES ST, UNIT 503N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-044 Property Address: 345 THAMES ST	Mailing Address: SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL 345 THAMES ST, UNIT 504N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-045 Property Address: 345 THAMES ST	Mailing Address: 345 THAMES STREET, LLC 4823 S. ATLANTIC AVE PONCE INLET, FL 32127
Parcel Number: 9-24 CAMA Number: 9-24-046 Property Address: 345 THAMES ST	Mailing Address: LUCINI, GREGORY L & PATRICIA A TE 345 THAMES ST, UNIT 506N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-047 Property Address: 343 THAMES ST	Mailing Address: SPANG, HENRY A IV & LINDA TE 343 THAMES ST, UNIT 101M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-048 Property Address: 343 THAMES ST	Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES 74 CARNEGIE HEIGHTS DR PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-049 Property Address: 343 THAMES ST	Mailing Address: RATFORD, VINCENT FRANCIS & RATFORD, MARGUERITE ELIZABETH TRUSTEES 343 THAMES ST, UNIT 103M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-050 Property Address: 343 THAMES ST	Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE & ISRAEL, JOEL & ISRAEL, NATHAN TRUSTEES 4420 GALT OCEAN DR FORT LAUDERDALE, FL 33308
Parcel Number: 9-24 CAMA Number: 9-24-051 Property Address: 343 THAMES ST	Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY, KARA E TRUSTEES 343 THAMES ST, UNIT 301M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-052 Property Address: 343 THAMES ST	Mailing Address: FETTER, JANET M TRUSTEE JANET M FETTER TRUST 343 THAMES ST, UNIT 302M BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-053 Property Address: 343 THAMES ST	Mailing Address: GOODNOW, CHRISTOPHER B. & ANDREA S. TRUSTEES 343 THAMES ST, UNIT 303M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-054 Property Address: 343 THAMES ST	Mailing Address: NASTRO, KIMBERLY & DAVID TE 343 THAMES ST, UNIT 304M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-055 Property Address: 341 THAMES ST	Mailing Address: KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-056 Property Address: 341 THAMES ST	Mailing Address: JON & JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
Parcel Number: 9-24 CAMA Number: 9-24-057 Property Address: 341 THAMES ST	Mailing Address: TOLAND, ANDREW B. & ELISE T. (50%) TOLAND, JOHN L. (50%) TC 457 TUCKERMAN AVE MIDDLETOWN, RI 02842
Parcel Number: 9-24 CAMA Number: 9-24-058 Property Address: 341 THAMES ST	Mailing Address: BROWN, LARRY TRUSTEE 341 THAMES ST UNIT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-059 Property Address: 341 THAMES ST	Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAMES ST, UNIT 105S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-060 Property Address: 341 THAMES ST	Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST, UNIT 106S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-061 Property Address: 341 THAMES ST	Mailing Address: BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833
Parcel Number: 9-24 CAMA Number: 9-24-062 Property Address: 341 THAMES ST	Mailing Address: TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
Parcel Number: 9-24 CAMA Number: 9-24-063 Property Address: 341 THAMES ST	Mailing Address: TOWEY, BRIDGET & TOWEY, MARK TE 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-064 Property Address: 341 THAMES ST	Mailing Address: LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST, UNIT 110S BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 9-24 CAMA Number: 9-24-065 Property Address: 341 THAMES ST	Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES 14517 MARSALA WAY NAPLES, FL 34109
Parcel Number: 9-24 CAMA Number: 9-24-066 Property Address: 341 THAMES ST	Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-067 Property Address: 341 THAMES ST	Mailing Address: OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST, UNIT 203S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-068 Property Address: 341 THAMES ST	Mailing Address: CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST, UNIT 204S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-069 Property Address: 341 THAMES ST	Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST, UNIT 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-070 Property Address: 341 THAMES ST	Mailing Address: BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
Parcel Number: 9-24 CAMA Number: 9-24-071 Property Address: 341 THAMES ST	Mailing Address: PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
Parcel Number: 9-24 CAMA Number: 9-24-072 Property Address: 341 THAMES ST	Mailing Address: GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-073 Property Address: 341 THAMES ST	Mailing Address: MARTIN, WILLIAM R. & JOAN P. TE 691 15TH AVE SOUTH NAPLES, FL 34102
Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST, UNIT 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST	Mailing Address: SMITH, DEBORAH R. & ALLEN, CHRISTOPHER TE 341 THAMES ST, UNIT 302S BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 9-24
CAMA Number: 9-24-077
Property Address: 341 THAMES ST

Mailing Address: MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

Parcel Number: 9-24
CAMA Number: 9-24-079
Property Address: 341 THAMES ST

Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE
REIG LIVING TRUST
341 THAMES ST, UNIT 305S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-080
Property Address: 341 THAMES ST

Mailing Address: LYNCH, JOHN J TRUSTEE
341 THAMES ST, UNIT 306S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-081
Property Address: 341 THAMES ST

Mailing Address: DEMARCO, GREGORY M. & AMY
TRUSTEES
341 THAMES ST, UNIT 307S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-082
Property Address: 341 THAMES ST

Mailing Address: WILKER, RICHARD E & WILKER,
PHYLLIS BLOOM TRUSTEES
341 THAMES ST, UNIT 308S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-083
Property Address: 341 THAMES ST

Mailing Address: FARBER, WILLIAM A. & JANICE M. TE
1339 WESTWAY DR
SARASOTA, FL 34236

Parcel Number: 9-38
CAMA Number: 9-38
Property Address: THAMES ST

Mailing Address: TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

Parcel Number: 9-42
CAMA Number: 9-42
Property Address: 515 HOPE ST

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

Parcel Number: 9-43
CAMA Number: 9-43
Property Address: 282 THAMES ST

Mailing Address: FEDERAL PROPERTIES OF R.I., INC.
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 9-46
CAMA Number: 9-46
Property Address: HOPE ST

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

Parcel Number: 9-48
CAMA Number: 9-48
Property Address: THAMES ST

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

Parcel Number: 9-49
CAMA Number: 9-49
Property Address: 260 THAMES ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885



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Parcel Number: 9-50
CAMA Number: 9-50
Property Address: 267 THAMES ST

Mailing Address: TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

Parcel Number: 9-60
CAMA Number: 9-60
Property Address: 29-31 STATE ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-61
CAMA Number: 9-61
Property Address: 17 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-62
CAMA Number: 9-62
Property Address: 11 STATE ST

Mailing Address: 11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

Parcel Number: 9-63
CAMA Number: 9-63
Property Address: THAMES ST

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

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

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

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

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

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

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



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

BOLTON, ALICE C & FOREST
345 THAMES ST, UNIT 403N
BRISTOL, RI 02809

CAMOSCI, ROBERT E & GAIL
341 THAMES ST, UNIT 204S
BRISTOL, RI 02809

246 BRISTOL LLC
950 WARREN AVE
EAST PROVIDENCE, RI 02914

BOUCHARD, KENNETH & RIKKI
KENNETH P & RIKKI HANSEN
25 RELIANCE DR
BRISTOL, RI 02809

CAPODILUPO, PETER & JENNI
345 THAMES ST, UNIT 207N
BRISTOL, RI 02809

345 THAMES STREET, LLC
4823 S. ATLANTIC AVE
PONCE INLET, FL 32127

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

CASTRIOTTA, LAURA J - TRU
LAURA J CASTRIOTTA TRUST
345 THAMES ST, UNIT 410N
BRISTOL, RI 02809

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

BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

CHRISTOPHER, JANET E TRUS
CHRISTOPHER FAMILY TRUST
345 THAMES ST, UNIT 108N
BRISTOL, RI 02809

423 HOPE STREET BRISTOL,
8 COLD SPRING RD
BARRINGTON, RI 02806

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

CIVALE, CHRISTOPHER J &
BELLAMY, KARA E TRUSTEES
343 THAMES ST, UNIT 301M
BRISTOL, RI 02809

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

BRAVE, ILENE E & DENNIS G
ILENE E BRAVE TRUST
PO BOX 906
BROOKLANDVILLE, MD 21022

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

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

BROWN, LARRY TRUSTEE
341 THAMES ST UNIT 104S
BRISTOL, RI 02809

COLOMBO BRITT
PO BOX 626
BRISTOL, RI 02809

BARRENECHEA, MARIO I. & A
345 THAMES ST, UNIT 104N
BRISTOL, RI 02809

BRUNING, KARLA
GANTZ, KATHLEEN
114 EAST 72ND ST APT 19A
NEW YORK, NY 10021

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

BERKELEY, DUNCAN & AMY T
67 CENTRAL ST
GEORGETOWN, MA 01833

BUNN, JAMES BENNING SR &
BUNN, JACQUELINE BRYAN TE
8 ALDEN PLACE UNIT 2
BRONXVILLE, NY 10708

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

BERNARDO, MATTHEW P
345 THAMES ST, UNIT 204N
BRISTOL, RI 02809

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

DAVIDSON, ASIA MARIA TRUS
345 THAMES ST, UNIT 501N
BRISTOL, RI 02809

DELL'ORO, JOHN DINO
345 THAMES ST, UNIT 503N
BRISTOL, RI 02809

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

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

DEMARCO, GREGORY M. &
AMY TRUSTEES
341 THAMES ST, UNIT 307S
BRISTOL, RI 02809

FETTER, JANET M TRUSTEE
JANET M FETTER TRUST
343 THAMES ST, UNIT 302M
BRISTOL, RI 02809

HICKEY, MICHAEL J. &
KATHLEEN O. TRUSTEES
74 CARNEGIE HEIGHTS DR
PORTSMOUTH, RI 02871

DEMARCO, MICHAEL D. & ELI
345 THAMES ST, UNIT 106N
BRISTOL, RI 02809

FITZPATRICK, CAROL A., TR
CAROL A FITZPATRICK REVOC
345 THAMES ST, UNIT 208N
BRISTOL, RI 02809

HOLLAND, JOYCE A. TRUSTEE
345 THAMES ST, UNIT 110N
BRISTOL, RI 02809

DUNN, JOHN G. JR TRUSTEE
345 THAMES ST, UNIT 502N
BRISTOL, RI 02809

FIXSEN, WILLIAM
25 MARCONI DR
RANDOLPH, MA 02368

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

EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

FLORIO, IRENE M TRUSTEE
IRENE M FLORIO TRUST
345 THAMES ST, UNIT 405N
BRISTOL, RI 02809

HURST, JAMES WILLIAM & RA
HURST FAMILY 2012 TRUST
345 THAMES ST, UNIT 109N
BRISTOL, RI 02809

FALTEN, PAUL J. &
CAROL MILLIAN TE
341 THAMES ST, UNIT 105S
BRISTOL, RI 02809

FRIDOVICH, SHEILA CONSTAN
345 THAMES ST, UNIT 308N
BRISTOL, RI 02809

ISRAEL, SCOTT & JAFFE, AL
ISRAEL, NATHAN TRUSTEES
4420 GALT OCEAN DR
FORT LAUDERDALE, FL 33308

FARBER, WILLIAM A. & JANI
1339 WESTWAY DR
SARASOTA, FL 34236

GARRITY, JOHN
341 THAMES ST, UNIT 208S
BRISTOL, RI 02809

JACKSON, LISA R
345 THAMES ST, UNIT 406N
BRISTOL, RI 02809

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

GOODNOW, CHRISTOPHER B. &
343 THAMES ST, UNIT 303M
BRISTOL, RI 02809

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

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

GRAY, ROBERT C & PATRICIA
341 THAMES ST, UNIT 210S
BRISTOL, RI 02809

JOHNSON, PETER T. & ANDRE
345 THAMES ST, UNIT 101N
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
PO BOX 27
BRISTOL, RI 02809

HANKIN, ROBERT B & CHERYL
ROBERT B & CHERYL B HANKI
345 THAMES ST, UNIT 305N
BRISTOL, RI 02809-2955

JOHNSTON, EDWIN M III. &
345 THAMES ST, UNIT 310N
BRISTOL, RI 02809

JON & JACQUELINE JORDAN R
6924 HICKORY HILL AVE
MCLEAN, VA 22101

LUCINI, GREGORY L &
PATRICIA A TE
345 THAMES ST, UNIT 506N
BRISTOL, RI 02809

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

KAWAOKA, ERIC J & ESTA TR
341 THAMES ST, UNIT 205S
BRISTOL, RI 02809

LYNCH, JOHN J TRUSTEE
341 THAMES ST, UNIT 306S
BRISTOL, RI 02809

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

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

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

OBRIEN, MICHAEL T.
DENISE E. TE
345 THAMES ST, UNIT 206N
BRISTOL, RI 02809

KITS VAN HEYNINGEN, ROBER
DEBRA A TE
18 FESSER AVE
BRISTOL, RI 02809

MARTIN, WILLIAM R. & JOAN
691 15TH AVE
SOUTH NAPLES, FL 34102

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

KUFFNER, TAMARA A. TRUSTE
345 THAMES ST, UNIT 202N
BRISTOL, RI 02809

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

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

LAPOINTE, WILLIAM H. &
LAPOINTE, DONNE M. TRUSTE
14517 MARSALA WAY
NAPLES, FL 34109

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

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

LEENUTAPHONG, DEBORAH LYN
NARUEKORN TRUSTEES
341 THAMES ST, UNIT 110S
BRISTOL, RI 02809

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

OZTERMIYECI, MUSTAFA MURA
MATOOK, DEBORAH JOY TE
341 THAMES ST, UNIT 203S
BRISTOL, RI 02809

LEIBOWITZ, DAVID E &
PEGGY A TE
341 THAMES ST, UNIT 106S
BRISTOL, RI 02809

MCSTAY, JAMES P.
CHERYL A. ETUX TE
345 THAMES ST UNIT 205N
BRISTOL, RI 02809

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

LI, HSI-CHENG TRUSTEE
345 THAMES ST, UNIT 306N
BRISTOL, RI 02809

MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

PETERSON, JEFFREY
519 GREGORY AVE
WILMETTE, IL 60091

LOUISE I. PLACIDO IRREVOC
KAUFMAN, BRETT A. TRUSTEE
345 THAMES ST, UNIT 410N
BRISTOL, RI 02809

NASTRO, KIMBERLY & DAVID
343 THAMES ST, UNIT 304M
BRISTOL, RI 02809

PHILLIPS, JOHN S & KIMBER
345 THAMES ST, UNIT 304N
BRISTOL, RI 02809

PINK, LOIS & ANDREW TRUS
LOIS PINK REV LIV TRUST
345 THAMES ST, UNIT 402N
BRISTOL, RI 02809

SARKISIAN, HERBERT A.
JANET E. TE
345 THAMES ST, UNIT 209N
BRISTOL, RI 02809

SPANG, HENRY A IV &
LINDA TE
343 THAMES ST, UNIT 101M
BRISTOL, RI 02809

RAPHAEL, JAYNE E. & SIMMO
423 HOPE ST, UNIT 4D
BRISTOL, RI 02809

SAUL, DEBRA A
345 THAMES ST, UNIT 102N
BRISTOL, RI 02809

STONE HARBOUR 409 N LLC
C/O HENRY KATZ
7918 STAYSAIL CT
LAKEWOOD RANCH, FL 34202

RATFORD, VINCENT FRANCIS
RATFORD, MARGUERITE ELIZA
343 THAMES ST, UNIT 103M
BRISTOL, RI 02809

SB2, LLC
345 THAMES ST, UNIT 110N
BRISTOL, RI 02809

SUGARMAN, LOUIS TRST ETAL
MARAGHY, PAUL
345 THAMES ST, UNIT 504N
BRISTOL, RI 02809

REIG, VIBEKE G TRUSTEE
VIBEKE REIG LIVING TRUST
341 THAMES ST, UNIT 305S
BRISTOL, RI 02809

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

SUTTON, HOWARD G. &
SUTTON, KIMBERLY G. P. TR
14685 KELSON CIRCLE
NAPLES, FL 34114

RHODE, GRANT F & KATZ, JU
345 THAMES ST, UNIT 407N
BRISTOL, RI 02809

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

TETU, NORMAND P
GINNY L. TE
190 BICENTENNIAL DR
HOOKSETT, NH 03106

RIPP, PETER & MARI TRUSTE
345 THAMES ST UNIT N309
BRISTOL, RI 02809

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

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

ROEDIGER, HENRY L. III &
345 THAMES ST, UNIT 210N
BRISTOL, RI 02809

SHAMS, NICOLE
345 THAMES ST, UNIT 303N
BRISTOL, RI 02809

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

ROSS, MICHAEL C &
ASTRID L TRUSTEES
363 ADAMS ST
DENVER, CO 80206

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

TOLAND, ANDREW B. & ELISE
TOLAND, JOHN L. (50%) TC
457 TUCKERMAN AVE
MIDDLETOWN, RI 02842

ROWE, ABIGAIL CAMPBELL &
DAY, SARAH CAMPBELL TRUST
215 COTTONTAIL DRIVE
PORTSMOUTH, RI 02871

SHERMAN, MAX CHRISTOPHER
345 THAMES ST, UNIT 203N
BRISTOL, RI 02809

TOWEY, BRIDGET & TOWEY, M
341 THAMES ST, UNIT 109S
BRISTOL, RI 02809

SAILOR, LLC
14006 BAYWOOD VILLAGES DR
CHESTERFIELD, MO 63017-3420

SMITH, DEBORAH R. & ALLEN
341 THAMES ST, UNIT 302S
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST.
BRISTOL, RI 02809

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

TOWN OF BRISTOL
VACANT LAND
10 COURT ST.
BRISTOL, RI 02809

TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

VAN DEVENTER, MARY P. &
BRENNAN, KIMBERLY C. TRUS
345 THAMES ST, UNIT 404N
BRISTOL, RI 02809

WAYLAND WILLIAM F &
LORNA E TRUSTEES REVOC
345 THAMES ST, UNIT 105N
BRISTOL, RI 02809

WILKER, RICHARD E &
WILKER, PHYLLIS BLOOM TRU
341 THAMES ST, UNIT 308S
BRISTOL, RI 02809

ZELINGER, ELIZABETH A &
GERALD D TE
345 THAMES ST UNIT 302N
BRISTOL, RI 02809



September 9, 2026

Bristol Zoning Board of Review
Bristol Town Hall
10 Court Street
Bristol, Rhode Island 02809

Re: ZBR-26-34 — Larry Goldstein / TSL, LLC; 267 Thames Street; Plat 9, Lot 50 – Agenda Item 5c

Dear Members of the Board:

Our Firm represents the Stone Harbour Condominium Association (the “Association”), an abutting property owner to the applicant. On the Association’s behalf, I submit this letter in opposition to TSL, LLC’s request for a dimensional variance to add eight hotel rooming units to the Bristol Harbor Inn at 267 Thames Street.

The applicant seeks the same relief considered in 2024. The former approval expired before completion of the building-permit process. That expiration means the present application must be evaluated on the record now before the Board and must independently satisfy the applicable variance standards; the prior approval should not be treated as determinative. Notably, the applicant is also currently pursuing a marina expansion and floating pool structure application with the Coastal Resource Management Council (CRMC).

The proposal; is principally a recycled 2024 record, not a current evidentiary showing.

The applicant’s proposal re-submits the 2024 decision, the 2024 staff report, the 2023 zoning application, and plans dated in 2023. Those documents explain why an expired approval was once granted; they do not prove that the statutory criteria are met in this new proceeding. Although the applicant represented that eight additional rooms were urgently needed to accommodate guest demand, it has not commenced construction in the approximately two years since the 2024 approval—undermining any claim that the expansion is presently necessary or that denial would cause more than a mere inconvenience. The applicant has supplied no current evidence of occupancy, booking demand, turn-away business, operational constraints, financial necessity, or any other factual need for eight additional rooms, not that such would ultimately support a “hardship”, since such reasons are financially motivated and not because of physical conditions of the property. Nor has it submitted a current written explanation applying the required variance standards to the present record. The Board may not treat a past decision or copied assertions as a substitute for evidence entered in this proceeding.

TSL has not met the required standards for a dimensional variance.

For a variance, the Board must require evidence that “(a) the hardship is due to unique characteristics of the land or structure, not the general area and not an economic disability; (b) the hardship is not the result of the applicant’s prior action; and (c) the requested relief will not alter the general character of the area or impair the ordinance or Comprehensive Plan. For a dimensional variance, the Board must also require evidence that denial would cause more than a mere inconvenience, that the relief is minimal for reasonable enjoyment of the permitted use, and that increased profitability or value is not the basis for relief”. See R.I. Gen. Laws §45-24-41. Rhode Island courts and statutory provisions define the above standard to mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of the property, meaning TSL must prove a complete deprivation of all beneficial use, amounting to confiscation.

a. No qualifying hardship tied to a unique property characteristic. The operative hardship asserted in the earlier proceeding was a demand for additional hotel rooms and the desire to expand a business already operating at the property. Demand, growth, and changing economic conditions are not unique physical characteristics of the land or structure. There is no actual need established on this record: the applicant offers no current occupancy figures, reservation or turn-away data, market study, operational analysis, or testimony that the existing 63-room hotel cannot serve its permitted function. The proposal contains no current, stand-alone statement or evidence explaining how a particular physical feature of this site prevents the reasonable use of the existing hotel. It identifies a 6,406-square-foot, four-story addition, but does not establish a qualifying hardship caused by the land or structure rather than by the decision to add rooms.

b. The claimed hardship is the product of the applicant's own serial expansion. The proposal's staff report confirms that the original development was approved with 48 rooms and that the applicant returned to the Board in 2017 and 2018 to add eight rooms and seven rooms, respectively. TSL now seeks eight more rooms, increasing the total from 48 to 71. The density condition for which relief is sought is therefore not simply inherited from the original development; it is the cumulative result of successive efforts to add 23 rooms. Critically, the 2018 decision stated that the seven-room variance was likely to be the last hotel-room relief the applicant could request because no further space appeared available for conversion. The present application repudiates that premise. The Board should require evidence—not assumption—that the present deficiency is not the result of the applicant's own development choices.

c. No adequate showing that the relief will preserve neighborhood character or the purposes of the ordinance and Comprehensive Plan. The requested density increase is substantial. The packet confirms that 71 rooms require 106,500 square feet of lot area, while the subject lot contains 74,488 square feet—a shortfall of approximately 32,012 square feet. The proposal therefore concentrates a materially greater rooming-unit density on a waterfront site immediately adjoining residential condominiums. The prior decisions also show that the parking issue has never been resolved by new on-site capacity: in 2017, TSL sought additional parking relief and represented that no spaces beyond 120 were available, including spaces located across Thames Street. The present packet reports 118 spaces, 64 of them on a neighboring parcel. TSL should be required to provide a current parking inventory, proof of enforceable access to every off-site space, and a current circulation, loading, and event-operations analysis. No reliable showing has been made that these impacts, evaluated together with the related pool-boat amenity and the activity it is intended to attract, will not alter the area's character or impair the governing land-use policies.

d. No proof of more than a mere inconvenience or of minimal relief. The prior record relied on the view that denial would constrain hotel growth and leave fewer rooms available to meet demand. That is, at most, a business and profitability concern. The dimensional-variance standard does not permit relief because an expanded structure may be more valuable or a use more profitable. The 2017 and 2018 variances were premised on conversion of underutilized commercial or residential space, without exterior expansion; the current application instead proposes demolition, roof work, and a new upper-level addition. The proposal shows that the existing 63 rooms already require 94,500 square feet of lot area, while the site contains 74,488 square feet; the proposed eight rooms deepen the deficit from 20,012 square feet to 32,012 square feet. TSL provides no alternatives analysis and no evidence that an existing 63-room hotel cannot be reasonably enjoyed without further expansion. It therefore has not shown that eight additional rooms, or a 32,012-square-foot lot-area deficiency, is the minimum relief necessary.

The zoning and CRMC submissions reveal a commercial enhancement strategy, not a land-based hardship.

At the March 4, 2024 zoning hearing, Spencer McCombe justified the additional rooms by citing the need to meet hotel demand and the operator's desire to house more guests. By contrast, Ron Blanchard's CRMC application describes the marina expansion and floating pool structure as "being exactly the type of amenity that the families we seek to attract to Bristol value when on vacation". The applicant cannot claim in one

proceeding that it desperately needs the additional rooms to meet demand and in another proceeding, claim that they need an amenity to bring in guests. Neither are physical conditions of the land or structure that prevent the reasonable use of the existing hotel. They are separate elements of a coordinated effort to enhance the Inn's guest experience and competitive appeal—more rooms to accommodate more guests and a pool amenity to attract them. Such business-development objectives cannot establish the required dimensional-variance hardship. The Board should require TSL to explain the relationship between the room expansion and pool-boat project, including whether the additional rooms are intended to capitalize on demand the new amenity is expected to generate, and should evaluate their cumulative impacts rather than accept either project as an isolated request.

The proposal requires clarification before the Board could make reliable findings.

The proposal contains materially different descriptions of the construction. The current application describes a 6,406-square-foot, four-story addition, lists a height above grade of 37 feet, and states that the center section will be demolished and rebuilt. It also incorporates the earlier application, which describes demolition of the existing roof and a third-floor addition, states that the building-height requirement is 35 feet, and lists a proposed new ridge at 50 feet 5 inches. The public notice, by contrast, describes modifications to exterior walls and roofline. Before acting, the Board should require TSL to state the final scope, dimensions, and height of the project; confirm whether all required relief has been requested; and identify the plans on which the Board is being asked to rely. Without that clarity, the Board cannot make the required findings on minimal relief or effects on the surrounding area.

The prior representation of Association support was materially incomplete and should not be credited.

At the same March 4, 2024 Zoning Board hearing, the applicant's architect, Spencer McCombe stated that it had been in close contact with the condominium development to the north and that the Association was "in full support." That statement did not convey the full context. TSL advised the Association only of the proposed additional hotel rooms; it did not disclose the broader pool-boat proposal and its associated impacts. The Association's understanding of, and response to, the room expansion was therefore not informed by the entire project affecting its members and the neighboring waterfront.

The omission is especially consequential because a June 6, 2023 letter by town administrator, Steven Contente supporting the pool boat represented that the applicant had kept its residential neighbors updated about that proposal. The Association disputes that premise. Had the Association been told that the room expansion and pool boat were being advanced together as components of a broader plan, it would not have supported the room expansion. The Board should not infer support from a statement made without complete disclosure, such applicant's credibility.

The Board should evaluate the cumulative, practical effects on the abutting residential community.

The addition of eight rooms increases the hotel's intensity of use in an already dense waterfront setting. The 2024 hearing record itself included concerns about vehicle circulation and event-time parking. Those concerns should be examined in light of the proposal's real-world, cumulative impacts, including the pool-boat amenity and the additional activity it is intended to attract. A variance is not warranted merely because a hotel is a permitted use in the Waterfront district; the Board must still determine whether this particular degree of relief is justified and consistent with the ordinance's purpose and the surrounding area.

For these reasons, Stone Harbour respectfully requests that the Board refuse to hear the current matter until its properly before the Bristol Historic District Commission and certificate of appropriateness is issued. Alternatively, Stone Harbour respectfully requests the Board deny ZBR-26-34 for the reasons stated above. At a minimum, before any further consideration, the Board should require TSL to submit a complete description of the related pool-structure proposal and its current regulatory status. The Association reserves its right to present testimony and additional evidence at the hearing.

Respectfully submitted,

A handwritten signature in blue ink that reads "Moses Ryan Ltd".

MOSES RYAN LTD.

Counsel for Stone Harbour Condominium Association

Enclosed materials

- Bristol Zoning Board of Review minutes dated March 4, 2024, and Decision for Variance, File No. 2024-04.
- June 6, 2023 letter from the Bristol Town Administrator regarding the proposed pool boat.
- CRMC State Assent Application, File No. 2023-08-084, prepared by Ron Blanchard, P.E.

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

04 MARCH 2024
7:00 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman
MR. CHARLES BURKE, Vice Chairman
MR. DAVID SIMOES
MR. TONY BRUM
MR. DONALD S. KERN
MR. GOERGE D. DUARTE, JR., Alternate
MS. KIM TEVES, Alternate

ALSO PRESENT:

ATTORNEY ANDREW TEITZ, Town Solicitor's Office
MS. DIANE WILLIAMSON, Town Planner

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-253-5570

04 MARCH 2024

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04 MARCH 2024

MR. DUARTE STEPPED DOWN, MR. BURKE SAT ON THE BOARD

3. **2024-04**

LARRY GOLDSTEIN/TSL, LLC

**267 Thames St.: W
Pl. 9 Lot 50**

Dimensional Variance to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the require lot area per rooming unit.

Attorney Helen Anthony, Anthony Law, LLC, 42 Weybosset Street, Providence, RI. Presented the Petition on behalf of the applicant. They are requesting dimensional relief to add 8 new hotel room to the third floor of the Bristol Harbor Inn at 267 Thames Street.

Mr. Spencer Mccombe, architect on the project, explained that he's been working on the property since this ownership took over approximately ten years ago. They have been slowly renovating, fixing and bringing the whole campus back to life and they have been attacking the project throughout renovating and maintaining the property. This is the only hotel, currently, between East Providence and Middletown. So, it's in high demand and the hotel operators are essentially looking for any relief to house the people looking for hotel rooms anywhere in the East Bay. As they've worked on this property, they have found and added rooms in small unused areas as possible. Sometimes changing retail areas into hotel rooms. But that was all within the general envelope of the buildings that are there. This application is essentially to connect a central section of the campus, which has a larger work building with what they call the bank building out front. The initial design connected the two buildings and they do connect; there are stairways, elevators and hallways that are already on the level they are talking about, but there is no head room. They proposed to the HDC, as far as adding the dormers, which were on the lower next level down, one level up, to create 8 more rooms,

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stacking directly on top of the hotel rooms that are there. It's going to mean some rebuilding of the lower roof area now and then a new roof on top of the new enclosure. Essentially, all the building is happening within the bounds of the existing mass. It will be very difficult to see from Thames Street, and very difficult to see from the water, but if you look from the side, you will see a difference. The dormers are now moved one level up. They feel like it's a sensitive design, the HDC voted unanimously in favor of it, and they are just trying to connect the dots of an existing building that does have this footprint that is available. They are asking for relief from is the density per rooming unite per square foot, which is spelled out in the paragraphs he has listed in the application. The Zoning Ordinance allows 1,500 square feet per rooming unit, and they will be at 1,049 square feet; so, 451 square feet per rooming unit per foot would be the slight variance being requested. Parking on the area, although they are not requesting it, although they are adding 8 rooms; when looking back at when this area was first established, there was a number of parking spots, but looking at it again with current parking standards and the idea of shared parking, etc., they actually fit down to the last spot. The uses that are there currently and all which have changed slightly still fit within the variances initially granted for this property. This is a unique situation; this is a dense urban environment, it's meant to be this way and always was this way. He feels like this is a great opportunity to allow this business owner to fill out some unused space in the center of the property. They have been in close contact with the Condo development just to the north, and they are in full support. This is not a hardship that the applicant put on themselves, this was a built-out design from 20 plus years ago and they are just trying to make the best of the current situation. They do not believe that granting it would alter the general characteristics of the surrounding area. HDC agrees that this addition will be harmonious with the massing of the overall complex. This is the least relief that

04 MARCH 2024

they could ask for. Hotel rooms are a certain size, they have a template of four and four rooming units, and they are basically doing the same above them. Having them be smaller by a couple of feet just makes no sense.

The Board reviewed the plans in detail. The difference in height from existing will be 4 feet. The variance is due to the land ratio to how many rooms are allowed.

Mr. Burke pointed out that the application stated 50-foot height for the roof line. Mr. McCombe stated that was an error, that the height is 35.4; the 50 feet is the elevation, and it was a typo on the application. Mr. Teitz noted under State Law they would be measuring the height from the base flood elevation anyway. So, it would give extra height.

Mr. Asciola stated that from what he sees in the plans, one would not even notice it and it seems to be a good use of space.

Mr. Burke brought up parking and a couple of observations, he agrees that there is a need for more rooms. But he noted that when there are events and people are trying to park, people are told that they can't go through, and they have to try to back up in all of the traffic and try to get out the other entrance and asked why that access is being cut off. To him, adding more density isn't going to help the situation. Mr. McCombe stated that he didn't even know it was a concern but would certainly voice it to the ownership who may or may not be aware that it is happening. Discussion was held on this matter; however, a parking variance was not required on this application.

Mr. Tanner stated that he tried to explain it in the Staff report. From the original decision back in 1998 there is a number of off-street parking spaces. But as indicated, over the past several years the hotel has come before the Town three or four times for different forms of relief. When this development was created there was a lot more commercial space, and with the

04 MARCH 2024

change in the economy a lot of that space wasn't being used and they converted that to rooming units. And the way the parking calculations work out, they actually sort of reduced their parking demand, per Zoning. And, in a previous Zoning amendment the Town exempted certain commercial uses from parking in the Downtown and Waterfront zone. So, a lot of the service businesses and restaurants no longer have a parking requirement. Because it is felt that people walk, and they come from all over. So, rather than mandating parking like on Gooding Avenue, where you need so many, the Council adopted some Ordinance amendments in recent years. Their overall parking requirement has actually gone down. So, the calculations actually work in the applicant's favor.

Mr. Duarte stated that they mentioned 400 square feet per room; so, the dimensional variance they are asking for would be 3,200 square feet. Mr. McCombe stated it was 451 square footage per room, total room, 71 rooms in the overall property.

Mr. Teitz stated that the rooming unit issue dates back to the early 1990's and at the time there wasn't a lot of dense development with either rooming units or dwelling units along the waterfront. That was when Stone Harbor was just getting going and the hotel. So, that was somewhat arbitrary, it wasn't capricious, but it was a somewhat arbitrary number on the density calculations, which has since been changed in other area; like with Robin Rug and so forth. Because the problem is that it doesn't make sense with multi story buildings. It's fine if you have a subdivision and are building a two-story house or something. But you're building a four or five story hotel or have a five-story existing Mill building, it doesn't work to have that kind of limit on your square footage. And, in fact, that's why the Robin Rug was changed more to a square footage initially. It's kind of historically inaccurate, that 1500 foot per lot area.

04 MARCH 2024

Mr. McCombe continued and stated that in regard to hardship, the applicant is in kind of a tough spot of having more demand than they have rooms and do denying this would just keep them there and less people could stay in the East Bay in a hotel room, so it would be more than a mere inconvenience if the application is denied.

Mr. Tanner clarified that the square footage is for the entire complex on the west side of the road, Plat 9, Lot 50, which is one assessor's lot at 71,000 square feet. Mr. Burke stated that it's kind of crazy because it's got multiple buildings and it's very hard to equate that measurement to the number of rooms, because they're using a parcel that has multiple buildings on it to figure out how many total rooms they have. Mr. Tanner stated he was correct, so there are unique characteristics of this lot.

No one spoke in favor or against the Petition.

X X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion to approve file number 2024-04, Larry Goldstein/TSL, LLC at 267 Thames Street to add 8 additional units for a total of 71, that would require square footage of 106,500 feet, where the lot is only 74,488 square feet. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, or to an economic disability of the applicant. This location is designed for hotel housing, it's being utilized for that, and as the need increases, this is one way to satisfy that requirement. The hardship is not the result of prior action of the applicant. They purchased the property and it's an ongoing business concern and they are reacting to market conditions and changing

04 MARCH 2024

economic conditions to the commercial part of the building. The granting of the requested dimensional variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. Hotels are allowed in the waterfront zone. In fact, it will enhance the capability of the Town of Bristol to attract guests and business to the Town. The hardship that would be suffered by the owner of the subject property, if the dimensional variance is not granted, will amount to more than a mere inconvenience, because the growth of the property would be stagnated. I so move.

MR. SIMOES: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. BURKE: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

04 MARCH 2024

5. ADJOURNMENT:

X X X X X X

MR. ASCIOLA: Motion to adjourn?

MR. KERN: So moved.

MR. SIMOES: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 8:03 P.M.)

04 MARCH 2024

RESPECTFULLY SUBMITTED,

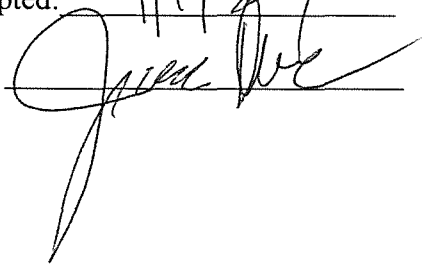
Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 04 MARCH 2024

Date Accepted:

4/1/24

Chairman:





STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

June 6, 2023

Coastal Resources Management Council
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900
E-Mail cstaff1@crmc.ri.gov

Re: 251-267 Thames Street & 539 Hope Street, Bristol, RI

Dear Sir/Madam:

I serve as the Town Administrator for Bristol, RI. I write in support of TSL, LLC's application for assent to dock their proposed boat that will provide an important pool amenity at the Bristol Harbor Inn, 251-267 Thames Street in Bristol.

This proposed use serves a compelling public purpose that will benefit our public as a whole. The proposed pool is a water-dependent use that offers substantial public, economic gain to the state of Rhode Island. There is no viable, alternative location to construct a pool at the Inn, and the waterfront at this location is otherwise inaccessible for swimming given the marina use. This newfound capacity to swim in our summer heat is exactly the type of amenity that the families we seek to attract to Bristol value when on vacation. The proposed boat will also be an important feature and benefit to Bristol when competing to attract meeting and event business.

Our town officials have determined that the project is zoning and building code compliant. The proposed boat presents no use conflicts. It will not unreasonably interfere with public access to tidal waters or the shore since it will exist right alongside many other marine vessels. Nor will the boat negatively impact the historic significance of this area. Instead, it will stand as a symbol of Bristol's historic maritime leadership in innovative boat design, building, and use.

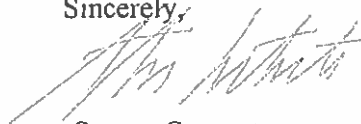
The applicant has kept its' residential neighbors updated as to the proposal and are committed to implementing controls that will protect the Town's interests at this location. For example, (i.) to minimize the risk of storm damage it has included a wave fence in it's design elements, (ii) all drinking and substance use will be specifically banned consistent with the intended family environment being created, (iii.) prohibit diving, (iv.) limit the hours of use to daytime hours, and (v.) regulate noise carefully.



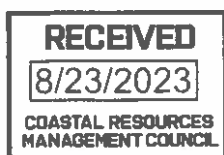
Bristol takes great pride in its beautiful waterfront. This proposed use will only enhance our Town's capacity to use our coastline beneficially for all. Therefore, we strongly support CRMC's assent.

Thank you for your consideration. Please call if you have any questions or would like to discuss the project.

Sincerely,



Steven Contente



COASTAL RESOURCES MANAGEMENT COUNCIL REQUIREMENTS

PROPOSED MARINA EXPANSION At 267 THAMES STREET, BRISTOL

For
TSL, LLC
244 GANO STREET
PROVIDENCE, RI

Prepared By
Ron Blanchard, P.E.

PROJECT DESCRIPTION

The project involves berthing of an additional larger vessel at the existing marina facility, adjacent to the Bristol Harbor Inn. The vessel will require associated berthing piles and an access ramp. Also, in order to provide a still water area for the vessel, a small wave fence/barrier is proposed.

The vessel will contain a pool for use by hotel guests. **As there is no available land area to otherwise install a conventional land-based pool, and as the existing deck area is used for weddings for the property, a pool boat is considered the only alternative to provide hotel guest with this amenity.** The pool boat is for seasonal use only and, like other recreational boats, will be taken out of the water during the off-season.

RELATED SECTIONS

The project is within Type 5 waters of Bristol Harbor. The location is shown on the Bristol Quadrangle Map. Reference is made to the Coastal Resources Management Program.

This project was submitted for Preliminary Determination. The following is to address applicable sections of the CRMP that were cited in the PD.

Section 1.2.12: Fees

The appropriate fees have been or will be paid.

Section 1.2.1 F: Type 5 Commercial and Recreational Harbors

Policies



a. The existing property consists of a complex of several buildings and businesses. **The entire complex is a water enhanced business that relies on the water aspect of the property to bring in the public.** The existing marina provides boat space for visitors to the complex to support those businesses within the complex, and also to support other businesses in the downtown area of Bristol. The deck existing area, immediately adjacent to the water, is used as a wedding venue and also includes an ice cream stand serving the general public. Both restaurants within the complex have outdoor seating near the water and there is a public boardwalk along the water at the perimeter of the deck area. The property includes historic buildings that have been maintained as such, and the DeWolf restaurant includes an interpretive display of the history of the site. The complex has added great beneficial use of this waterfront area for the general public since it began operation in the late 90s. However, the waterfront in this area is inaccessible for swimming given the marina use. **The proposed pool boat amenity would add to the diversity of the water related uses and therefore would meet the Council's goal of promoting and maintaining such uses for this waterfront area.**

b. The proposed boat would meet the Council's top priority uses: **(1) As the vessel will be a registered boat used for recreational purposes, the berthing of recreational craft use would be met.** (2) As the boat would be part of a water related business for hotel guests, which are mostly tourist, the use for promoting water enhanced commerce including business catering to tourist would be met. (3) As the boat would be moored very near shore and out of the channel, it would not interfere with navigation. (4) The proposed pool boat, like any other boat, is not considered to have any negative impact on water quality, scenic quality, or preservation of historic features.

c. The proposed additional vessel to be berthed within the expanded marina has a very low profile much like a barge. It only has a about 14" of freeboard with no superstructure. Therefore, it would not have any negative impact on scenic quality of the area.

Section 1.2.2 F: Manmade Shorelines

1. Policies (General)

The property and the shoreline both north and south of the facility consist of stone/masonry walls. The stone walls, or quay walls, under the deck area of the property, were reconstructed as part of the original project for the complex. The existing stone quay wall under the west side of the deck is in need of some minor repairs which are planned under a separate application.

Section 1.3.1 A: Category B Requirements

See separate attached narrative.



Section 1.3.1 C: Residential, Commercial, Industrial and Recreational Structures

The applicant respectfully submits that this section of the CRMP should not apply to this proposed new vessel. The vessel would be a registered boat used for recreational purposes, so this is a berthing of a recreational craft with an associated marina expansion that is covered under Section 1.3.1 D. Nevertheless, Applicant addresses this section because it was invoked as applicable in the PD.

1. Policies

- a. As this project is for simply providing a docking facility for a boat, and does not involve a permanent fixed structure, risk of storm damage is not applicable. However, as is required for floating docks, the piles used to moor the boat would be to a height required to restrain the boat in a storm surge situation.
- b. The existing facility provides public access to the waterfront by means of a boardwalk along the shoreline. The proposed project will not negatively affect or hinder public access in any way.
- c. As this project is not for a commercial or industrial structure and/or operation, a Structural Perimeter Limit (SPL) is not applicable to this project.

2. Prerequisites

- a., b, e. As this project is not for a permanent fixed structure, local and state building codes do not apply.
- c., d. On site wastewater treatment systems do not apply to this project.
- f. Water and electric services are currently available at the deck area and will be utilized for connection for the proposed pool boat.
- g. As this project is not a commercial, industrial or recreational structure, transportation and utility services do not apply.

3. Prohibitions

- a., b, c., d. Industrial operations, mining, solid waste and structural fill are not applicable to this project.
- e., f. **The PD indicates that these items, particularly item f., applies. The applicant respectfully disagrees with this. As this vessel would be a registered boat, it must be treated like any other boat and cannot be considered to be a “deck associated with a commercial property” as this term clearly implies fixed, permanent structures. The applicant has obtained an affidavit from the Town of**



Bristol Harbor Master which is included in the application. The Harbor Master agrees that the pool boat is a boat. Per item 9. Of his letter he states,

I have not ever referred boats with recreational amenities on them, including but not limited to pontoon boats with jacuzzi tubs on their decks, for Coastal Resources Management Council permitting before docking at Bristol marinas unless any such vessel might be considered a house boat or floating business.

It should also be pointed out that a “deck” would be subject to building code and other local requirements which is not the case for the deck of a boat. The deck on this vessel no different than the deck on any other boat and the purpose of the vessel is for recreational purposes like any other recreational craft. Furthermore, no business and/or trade and/or sales are to be conducted on the vessel and therefore the vessel does not meet definition 1.1.2, #34 “Commercial and industrial structures and operations” which references “interchange of goods or commodities, or any other business activity...”. As described under 1.2.1 F (b), the proposed project meets designated priority uses for the Type 5 waters (for berthing of recreational craft), and, as described in the Project Description, there are no other alternatives for this proposal. **It should also be noted that, like any other boat, the deck area is of minimal size to provide an area for sunbathing for guest using the pool. Also, there is no floating dock associated with the proposed berthing facility which would otherwise be allowed and would be no different, in the water, than the deck of the boat.**

g. As Table 2 is simply a review category, is presumed that Table 1 was intended to be referenced and not Table 2. **Review of Type 5 waters under Table 1 for Manmade Shorelines shows that even if staff considers the vessel to be a “Commercial/Industrial Structure” or a “Recreational Structure”, these activities are not Prohibited and are permittable under a Category B application.**

4. Standards

a. General

(1), Filling, removing or grading of shoreline features is not applicable to this project.

(2), Sewage disposal is addressed under section 1.3.1 F.

(3), Commercial docks and piers are not applicable to this project.

(4), Commercial and industrial structures and operations are not applicable to this project and so a Structural Perimeter Limit (SPL) is not applicable to this project. **The Applicant proposes to expand the Marina Perimeter Limit (MPL) for the berthing facility for the proposed vessel as is appropriate for such recreational craft.**



(5), As an SPL is not applicable to this project, berthing of a vessel outside of the SPL is not applicable.

b. Commercial Marine Facilities (CMF) are not applicable to this project.

c. Residential, commercial, industrial and recreational buildings.

(1), (2), Excavation and stormwater are not applicable to this project.

(6).& (7). Flood Zone Construction, is not applicable to this project.

Section 1.3.1 D: Recreational Boating Facilities

1. Policies

a. Application process and necessary requirements have been taken into account. This project is for expansion of an existing marina as a recreational boating facility.

c. The USCG authority over navigation is recognized. The project is not near any navigation channels. Therefore, the project would not have any adverse effect on navigation.

d.,e. Harbor management plans and cooperative agreements and/or dockominums etc., are not applicable to this project

f.,g.,h. The project does not propose to repair a structure that has been more than 50% destroyed.

i. No outhauls exist on this site.

j. Pre-existing facilities are not applicable to this project.

2. Marina Policies

a. The expanded marina would make efficient use of space and would meet density requirements.

b. Because the project proposes a significant expansion ((67%), a PD was submitted. **An alternative analysis was not included with submission of the PD, however as the Project Description of this document indicates, there is no alternative available to the applicant.** Although this section of the CRMP indicates a meeting would follow the PD, the applicant tried to arrange such a meeting with staff but was unable to do so and a meeting never took place.

However, in order to address items under this section of the CRMP, the following alternatives analysis is presented.

(1), (2), (3), The existing marina may berth up to 8 vessels. Berthing of a single additional boat measuring approximately 704sf (16'x44') is proposed. This is approximately the size of a small yacht. The berthing system consists of 5 pilings and an access ramp. **It should be noted that no floating dock is proposed to dock this vessel, thus the in-water berthing structures are minimal.** There is also a small wave fence proposed of approximately 30' in length. Pilings for the wave fence would be spaced 2"-3" apart and the fence would be located along the existing access ramp to the existing marina and adjacent a portion of the existing deck area. The size of the marina expansion required to encompass the berthing structures is due to particular site conditions and the fact that the existing marina is relatively small to begin with. **The area to be utilized is an area that is not currently used for other purposes.** It should be noted that berthing of recreational craft is a priority use for the Type 5 waters. Therefore, given the above, the proposed project is appropriate for the water type and is of minimal impact.

(4), The proposed marina expansion would occur in a direction away from the existing channel and therefore would not impact navigation.

(5), As previously outlined the profile of this particular boat is very low, like a barge and only 5 additional piling would be required for the berthing facility. The wave fence would be adjacent other structures. The visual character of the marina does and would be consistent with other nearby marinas along this waterfront area and so would not adversely impact scenic quality.

(6), (7), (8), The proposed berthing area is for a single vessel in an area of waters that is not currently used for other purposes. Therefore, the density increase would be minimal, and the marina expansion would not interfere with any other water uses. With the additional of just one additional boat to the existing marina, the pool boat would benefit the public by providing access to the water for hotel guests.

(9), **As the project would promote access and enjoyment of the water aspect of the property for hotel guest, it would serve to benefit the public in this manner. The Town of Bristol is in favor of this project, as evidenced in the included letter from the Town Administrator, which identifies the project as a valuable attraction for tourism and business events. As the Bristol Town Administrator's letter to the CRMC indicates,**

There is no viable, alternative location to construct a pool at the Inn, and the waterfront at this location is otherwise inaccessible for swimming given the marina use. This newfound capacity to swim in our summer heat is exactly the type of amenity that the families we



seek to attract to Bristol value when on vacation. The proposed boat will also be an important feature and benefit to Bristol when competing to attract meeting and event business.

(10), There are no proposed building or commercial-type “structures” that would extend over tidal waters. The permanent in-water berthing structures would be minimal, consisting of only 5 pilings and would serve a priority use of berthing recreational craft in Type 5 waters. The wave fence is also minimal and is consistent with other similar in-water structures in other nearby marinas. As previously mentioned, there are no additional floating docks proposed that would otherwise take up additional space in tidal waters.

c. The project plans show that the berthing of the proposed vessel cannot be accomplished within the existing marina configuration. The proposed vessel requires a berthing system designed for stability to minimize movement, and a still water area to mitigate wave action that might subject the vessel to movement. For this reason, the vessel is proposed to be protected north of the existing quay wall to protect against summer southerly winds. The proposed wave fence would fill the gap for the small open area under the existing ramp.

d. RIDEM Water Quality and Army Corp of Engineer’s applications have been or will be applied for as required.

e. Statement requires no response.

f. For the proposed significant (greater than 25%) expansion the following is presented.

(1) As previously described herein, there is no viable alternative for the proposed expansion as there is no available land area to provide a pool amenity for guests of the existing hotel.

(2) The proposed pool boat is a registered vessel of 16’x40’ dimension only and is therefore the size of a small yacht. There is no floating dock proposed for berthing of the vessel, only 5 tie-off pilings and a small wave fence are required. Therefore, the area requested for in-water structures is the minimum necessary.

(3) Given that the area to be utilized is not used by other competing uses, the requested berthing facility, and space the boat would occupy, minimizes impact to the environment and other uses.

g. The size of the boat would be larger than other boats that normally dock at the marina and therefore would provide more variety of boat sizes.

h. As mentioned elsewhere herein, public access is provided by the existing property and the berthing of this vessel would enhance public access to the water.

3. Residential and Limited Recreational Boating Facility Policies.

Not applicable to this project.

4. Prerequisites

The limits of the MPL are within the property line extensions.

5. Marina Prerequisites

- a. A preliminary determination was submitted for this project.
- b. This statement requires no response at this time.
- c. The Preliminary Determination did not address potential impacts of the proposed marina expansion. These items are addressed as follows.

(1) The vessel will be stored in dry storage during the off season.

(2) RIDEM Water Quality and Army Corp of Engineer's applications have or will be applied for as required.

(3) Commercial mooring areas are not applicable to this project.

(4) A plan for the proposed marina expansion associated with this project has been certified by a professional land surveyor and includes NAD 83 coordinates for the MPL. The berthing system for the proposed vessel has been designed and certified by a professional engineer.

6 Residential and Limited Recreational Boating Facility Prerequisites

Not applicable to this project

7. Prohibitions

None of the prohibitions outlined in the CRMP will be violated as a result of the project.

a., b., f. The marina is in Type 5 waters. Therefore, reference to Type 1&2 waters is not applicable.

c. Unloading of catches from commercial fishing vessels is not applicable.



d.,g.,h.,i.,k.,l Residential boating facilities are not applicable.

e. No discharge is associated with this project.

j. No marine railway systems are proposed for this project.

8. Standards

a. Site plan drawings accompany this application package. The MLW was established by setting the reference elevation to the exact tide level, during the exact time of low tide on the date the site was surveyed, such that the MLW would be set at zero. Use of nearest tide station and information on predicted tides from the reference tide prediction sites were employed.

b. A Registered Professional Engineer in the State of Rhode Island has designed and certified the proposed marina expansion and berthing system.

c. All structural elements for the berthing system have designed in accordance with appropriate design references and/or standard engineering practices.

d. Standards for Section 1.3.1 R (SAVs) have been addressed in this narrative.

9. Marina Standards

a. The design incorporates greenheart pilings driven to 12' below the mudline. The vessel would be restrained by a total of 5 pilings. The pilings extend to the 100yr flood elevation and are adequate to maintain the vessel in place in the event of a 100yr storm event.

b. A Preliminary Determination was submitted for this project.

(1), (2) The marina expansion is for the addition of just a single vessel. Dry-stack storage is not a viable alternative for this project.

c. Potential impacts of the proposed project.

(1), (2), (3) As the project is for the addition of just one additional vessel, and as the berthing facilities are minimal (just 5 pilings and a small wave fence, and no floating dock), potential impacts have been avoided and/or minimized.

d. Regarding density, the current marina is capable of berthing 8 boats (two at each of three fingers and two on the outside of the main float). The expansion involves the addition of one more boat. **The total area within the proposed expanded marina is**



6,244 sf which is 0.14 acres. $0.14 \text{ ac} \times 30 \text{ boats/ac} = 4.3 \text{ boats}$, hence 9 boats > 4.3 which exceeds the density requirement.

e. Dry stacking is not applicable to this project.

f.,g. Layout of floating docks and/or floating docks, including associated fairways, is not applicable to this project.

h. As the proposed additional boat does not have a sanitary facility, sanitary facilities are not applicable to this project. For the remaining boats at the existing marina, the Town of Bristol maintains a pump out station at the nearby Rockwell dock facility.

i. Marinas with more than 200 vessels are not applicable to this project.

j. It is presumed that documentation for compliance with fire code would not be required for this project, but can be submitted if requested by the CRMC.

k. Existing electrical and water services will be utilized for connection to the vessel.

l. Parking requirements are not applicable for this project as the existing marina serves only visiting (transit) vessels and the proposed pool boat serves only hotel guest.

m.,n. Regarding repairs, minor repair requirements for the marina are being and will be adhered to. For any repairs requiring heavy machinery, the CRMC would be notified as required.

o.,p. The proposed expansion of the MPL would be consistent with the existing MPL. It would be just shy of the property line extension so as to encompass the in-water structures. All corners of the MPL are designated by State Plane Coordinates. Only the existing portion of the MPL would have the potential for vessel berthed outside of the MPL. The proposed additional vessel would be berthed entirely within the expanded MPL.

q. As the proposed expansion would be greater than 25% of existing, a Category B application is required.

r.,s. As this project is for addition of just a single vessel, the existing O&M plan, originally submitted for the existing marina, would be unchanged and should be considered to be sufficient for the proposed expansion.

t. The existing marina does not have a "Clean Marina" certification.

u. Mooring areas are not applicable to this project.



v.,w.,x. For reasons already explained herein, pumpout facilities are not applicable to this marina.

y. As the proposed expansion would be away from any channel or mooring field, this item is not applicable.

z. Floating docks are not applicable to this project.

aa., bb. The facility meets the definition of (#79) of a “limited marina”. Therefore, it is not required to provide ADA access. However, regarding the proposed pool boat, if a hotel guest requires accessibility to this vessel, hotel staff will be able to accommodate the guest for access.

The remaining items under this section are not applicable to this project.

Section 1.3.1 F: Treatment of Sewage and Stormwater.

General

The proposed vessel does not have a sewage holding tank and therefore this item is not applicable to this application. The Town of Bristol had a pump out station at the nearby Rockwell dock and the original marina was permitted with this in consideration.

Section 1.3.1 G: Shoreline Protection.

General

The Applicant submits that this item is not applicable to this project. The project will not require the construction of any new shoreline protection features and will not interfere with any existing shoreline protection.

Section 1.3.1 R: Submerged Aquatic Vegetation and Aquatic Habitats of Particular Concern.

General

The bathymetric survey was conducted at low tide and the bottom was visible during the survey. No eelgrass or other Submerged Aquatic Vegetation (SAV) was found in the area of the proposed structure. Also, in general, SAVs are not found in the upper reaches of the bay or rivers.

Section 1.3.6: Protection and Enhancement of Public Access to the Shore.



General

As previously mentioned, the property has designated the perimeter of the deck area along the shoreline as a public access way. This was per agreement with the Town of Bristol during the original approval process for the complex. It should also be noted that the general public has access to the entire complex area.

CONCLUSION

As outlined herein, the fact that this vessel is to be a registered boat eliminates any alternate definition as a commercial structure/deck. This vessel will be used for recreational purposes, so this project is for berthing of a recreational craft. As is evidenced by his affidavit, the Bristol Harbor Master agrees with this interpretation.

The Bristol Harbor Inn is a water enhanced business that relies on the water aspect of the property to bring in the public. The proposed pool boat amenity would add to the diversity of the water related uses and meet the Council's goal to promote and maintain water related uses for this waterfront area. The boat will promote access and enjoyment of the water aspect of the property for hotel guests, benefiting the public. As per the Town Administrator's letter, the Town of Bristol, is in support of the project.

No floating dock is proposed to dock this vessel, so the in-water berthing structures are minimal. Unlike the existing deck (which is partially over water) that is used for events, the boat is not a "deck associated with a commercial property."

The project plans show that the berthing of the proposed vessel cannot be accomplished within the existing marina configuration. The applicant proposes to expand the Marina Perimeter Limit (MPL) for the berthing facility for the proposed vessel as is appropriate for such recreational craft. The size of the marina expansion required to encompass the berthing structures is due to particular site conditions and the fact that the existing marina is relatively small to begin with. The proposed vessel requires a berthing system designed for stability to minimize movement, and a still water area to mitigate wave action that might subject the vessel to movement. The area to be utilized is an area that is not currently used for other purposes.

The boat cannot be moored within the existing Marina Perimeter Limit, and there are no viable alternatives for a swimming amenity at this location either in water, on land, or on within the existing deck area. The proposed additional berthing piles, access ramp, and wave fence are the minimum necessary for the project, and will not detrimentally impact the aquatic habitat, use of the waterway, or public access to the shoreline. The project does not otherwise present any significant adverse effects to Rhode Island's coastal resources.



CATEGORY "B" REQUIREMENTS**PROPOSED MARINA EXPANSION
At 267 THAMES STREET, BRISTOL**

For
TSL, LLC
244 GANO STREET
PROVIDENCE, RI

Prepared By
Ron Blanchard, P.E.

PROJECT DESCRIPTION

The project consists of the addition of transient dock space for use by the general public. Funding for the project is being provided by RIDEM. Expansion of the existing marina perimeter is required for the project.

1.3.1 In Tidal And Coastal Pond Waters, On Shoreline Features And Their Contiguous Areas**A. Category B Requirements**

1. The following details Category B Requirements.

a. Demonstrate the need for the proposed activity or alteration;

The hotel at the property does not have a pool for its guests to enjoy and there is no land area available to install a pool. The pool boat would provide this amenity for hotel guests, that are tourists to the area.

b. Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, safety codes, fire codes, and environmental requirements have or will be met;, etc.

As the project is to simply berth a single additional vessel at an existing marina, and to expand the existing marina to accommodate minimal berthing structures, it is exempt from local codes. The project would not have any negative environmental impacts however, the marina expansion does require a Water Quality certification which would be part of the permit process.



Regarding the referenced sections of the CRMP, the applicable sections have been addressed in detail in the Coastal Resources Management Council Requirements narrative.

c. Describe the boundaries of the coastal waters and land area that are anticipated to be affected.

The proposed activity would take place within CRMC Type 5 waters in Bristol Harbor. The proposed expansion of the existing marina is the minimum necessary to accommodate berthing of the additional single vessel. The area to be used is an area between the existing marina floating docks and a public boardwalk along the shore. This area is within the riparian rights of the subject property. The vessel occupies 704 sf (16'x44'). The vessel does not require any floating docks, but instead is berthed simply with 5 pilings and an access ramp going directly to the deck of the boat.

d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters.

The proposed wave fence is only approximately 30' in width and includes pile spacing of 2"-3". The wave fence is perpendicular to the tide flow and is proposed to mitigate wave action from the southerly summer wind direction. The purpose of the wave fence is to create a still water area for the pool boat. With pile spacing set to still allow flow through of water and the fact that the wave fence is relatively small, it would not have any significant impact on the erosion and/or deposition process.

e. Demonstrate that the alternation or activity will not result in significant impacts on the abundance and diversity of plant and animal life.

There are no known Submerged Aquatic Vegetation (SAV) beds within Bristol Harbor and conditions within the harbor are not conducive to the growth of SAVs. There are no floating docks associated with this project. Although the boat would be in place on a seasonal basis and remain in place during the season, it would be no different than if floating docks were installed. The waters in which the boat docking is proposed provide approximately 4-7' of water depth at low tide. The boat takes up just 704sf of area. Therefore, although the boat will create some "shading" of finfish habitat, the amount of any shading would not be significant.

f. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore.

Berthing of the proposed vessel would take place in an area of waters that are not currently used for other purposes. With the vessel in place, guests of the



existing hotel, that are mostly tourists, would be able to realize more enjoyment of the water aspect of the property. Therefore, public access for use of tidal waters would be enhanced by the project. The project would otherwise not interfere with existing public access along the shoreline via the existing boardwalk along the perimeter of the waterside of the property.

g. *Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation.*

Some very localized turbidity may result from the pile driving operations however, any turbidity or sediment disturbance would be minimal, temporary and short term. As outlined under item d. above, the proposed wave fence is a very small section measuring approximately just 30' in width where pilings would be spaced 2"-3" inches apart. The spacing would still allow through flow for circulation and flushing. Therefore, the wave fence would have no significant effect on tidal flow, water circulation, or flushing.

h. *Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM.*

The current water quality at the site location is rated as SB1 by DEM Division of Water Resources. The water quality standards for this rating are described in the RIDEM Water Quality Regulations, and include shellfish harvesting and primary and secondary recreational contact. There is no shell fishing or fin fishing that occurs in the area of the proposed project. There is also no swimming that occurs in the area. The project does not propose any upland development or improvements and therefore no changes in stormwater runoff would be associated with any aspect of the project. The existing marina already has an Operations and Maintenance Plan in place to address non-point source pollution from handling of boat related products. Continued implementation of this plan will assure that water quality is not degraded

i. *Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance.*

The project will take place entirely within tidal waters, in an area that is already used for boating purposes. No upland site disturbance is proposed as part of the project. The original development project for the property was reviewed by the state historic preservation office and certain upland structures were preserved as was agreed and/or required. The existing marina was also reviewed, where it was determined that the in-water area was of no archaeological significance. The project will therefore have no effect on any historic or archaeological properties or areas.

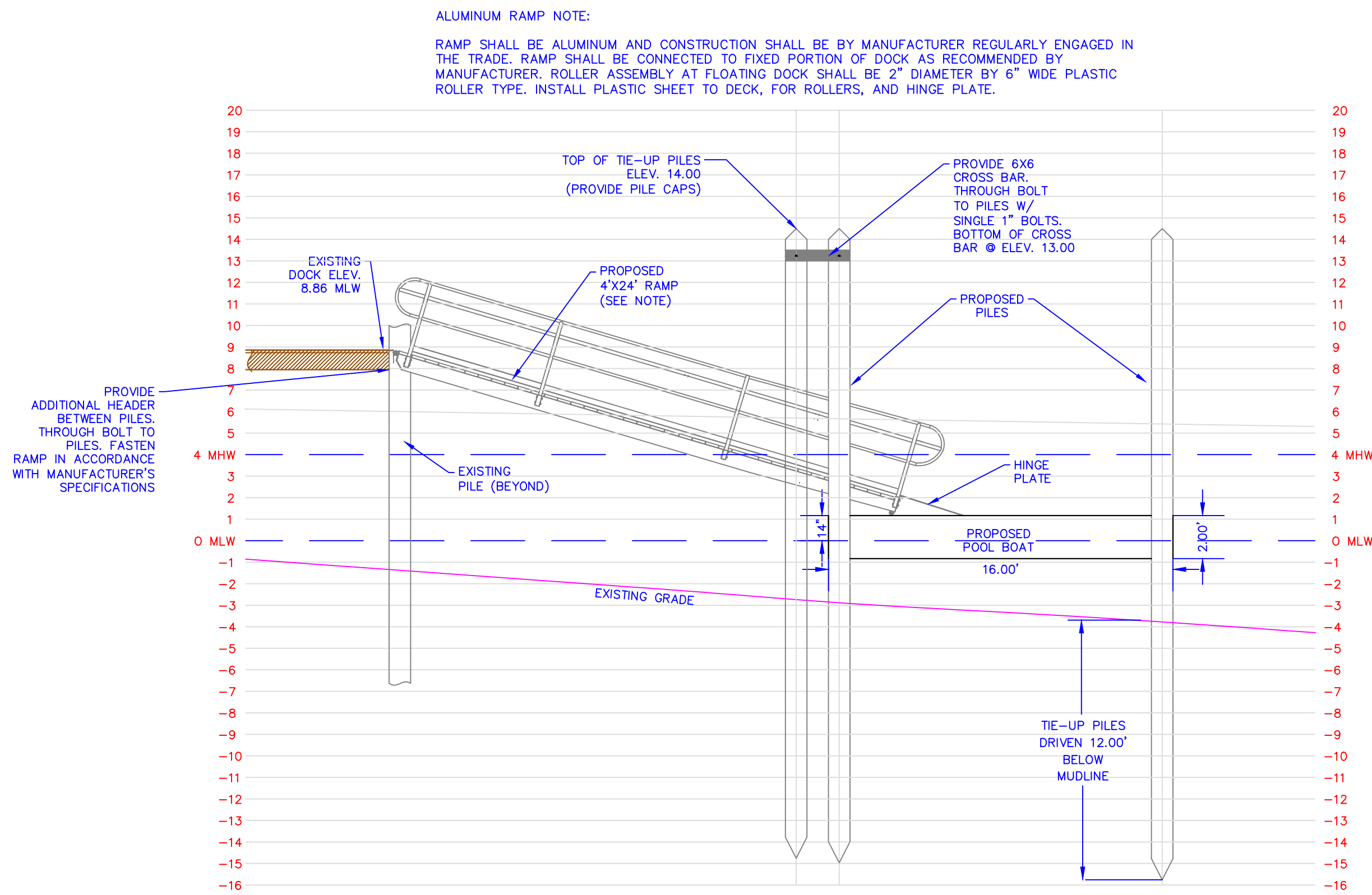
j. *Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce.*

The area to be used for the vessel location is not currently used for other purposes. Fishing and swimming do not occur in this area and the area is away from the navigation channel. The area is used exclusively for recreational boating, and so the proposed marina expansion would be consistent with this purpose.

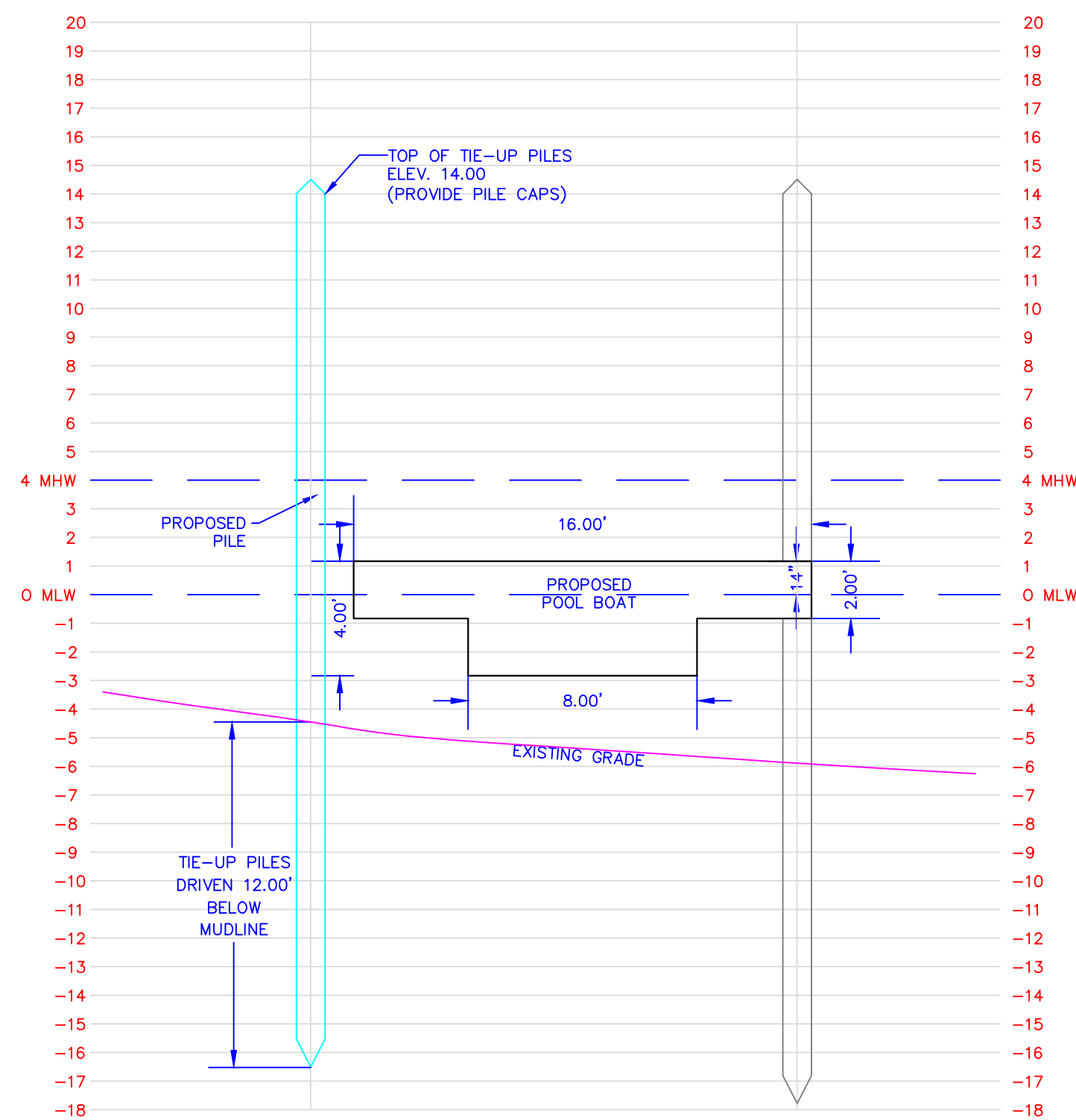
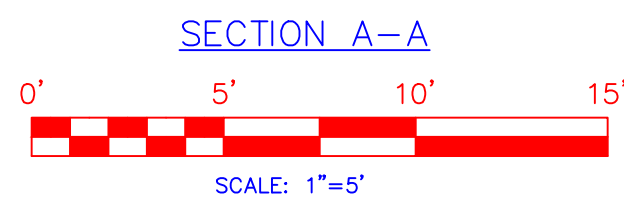
k. *Demonstrate that measures have been taken to minimize any adverse scenic impacts.*

This particular boat is of very low profile with no superstructure. Thus, views of the water will be maintained as they are now with boats docked at the existing facility. Views across the harbor will also be preserved, by maintaining the area along the waterfront in the same character that already exists. No buildings or other obstructions to water views are proposed. The project will thus not result in any adverse impacts to the scenic quality of the area.

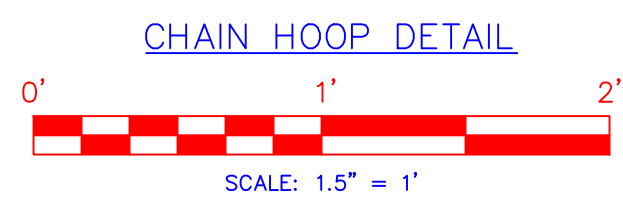
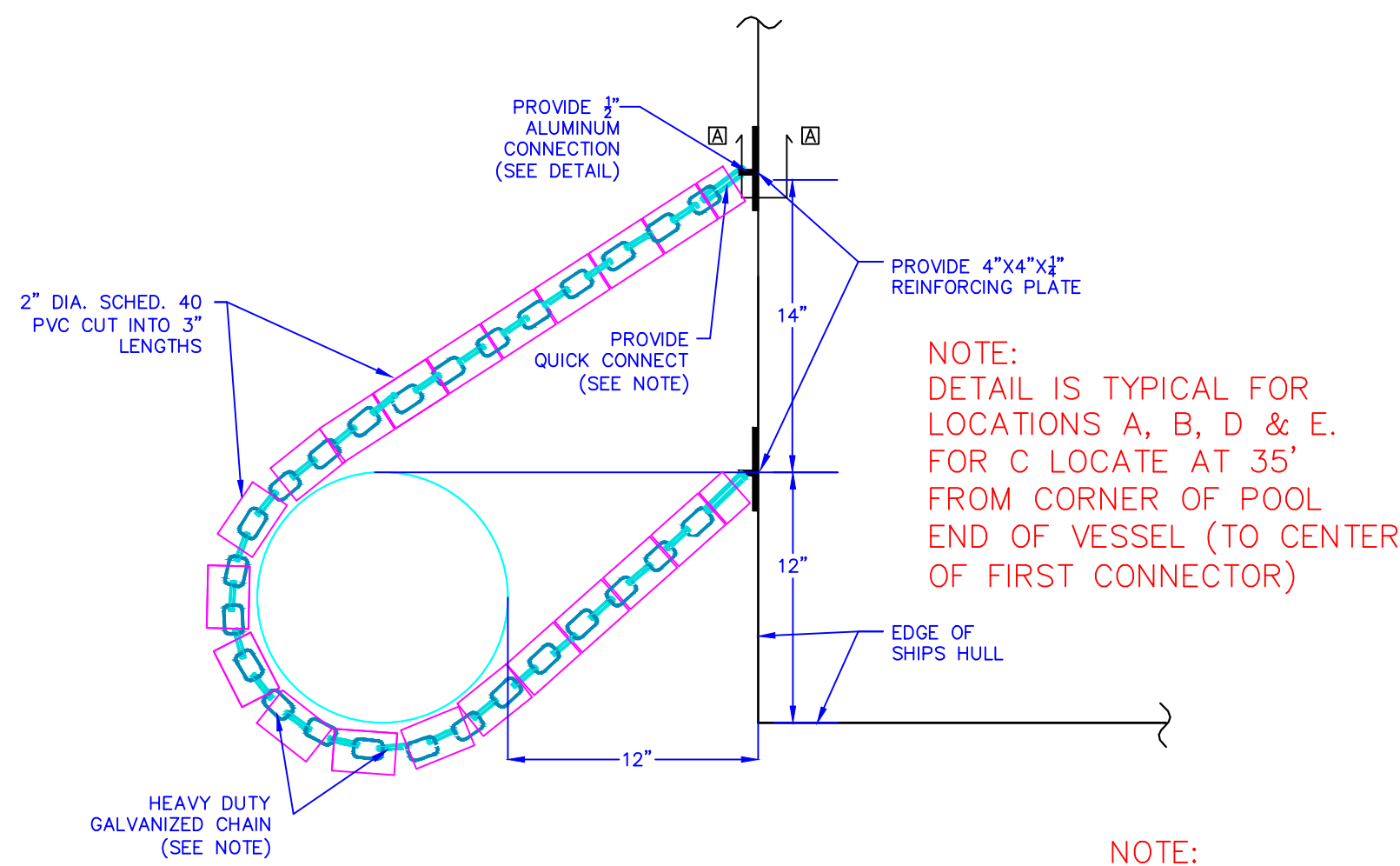
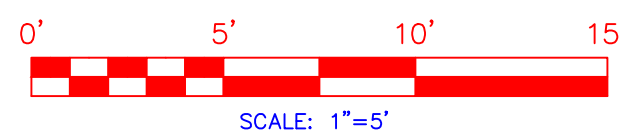




NOTE:
ALL TIE-UP PILES SHALL BE
12" GREENHART PILES
DRIVEN 12' BELOW MUDLINE.

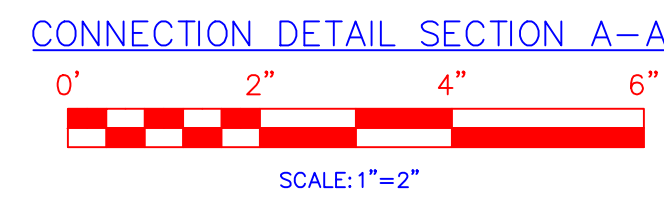
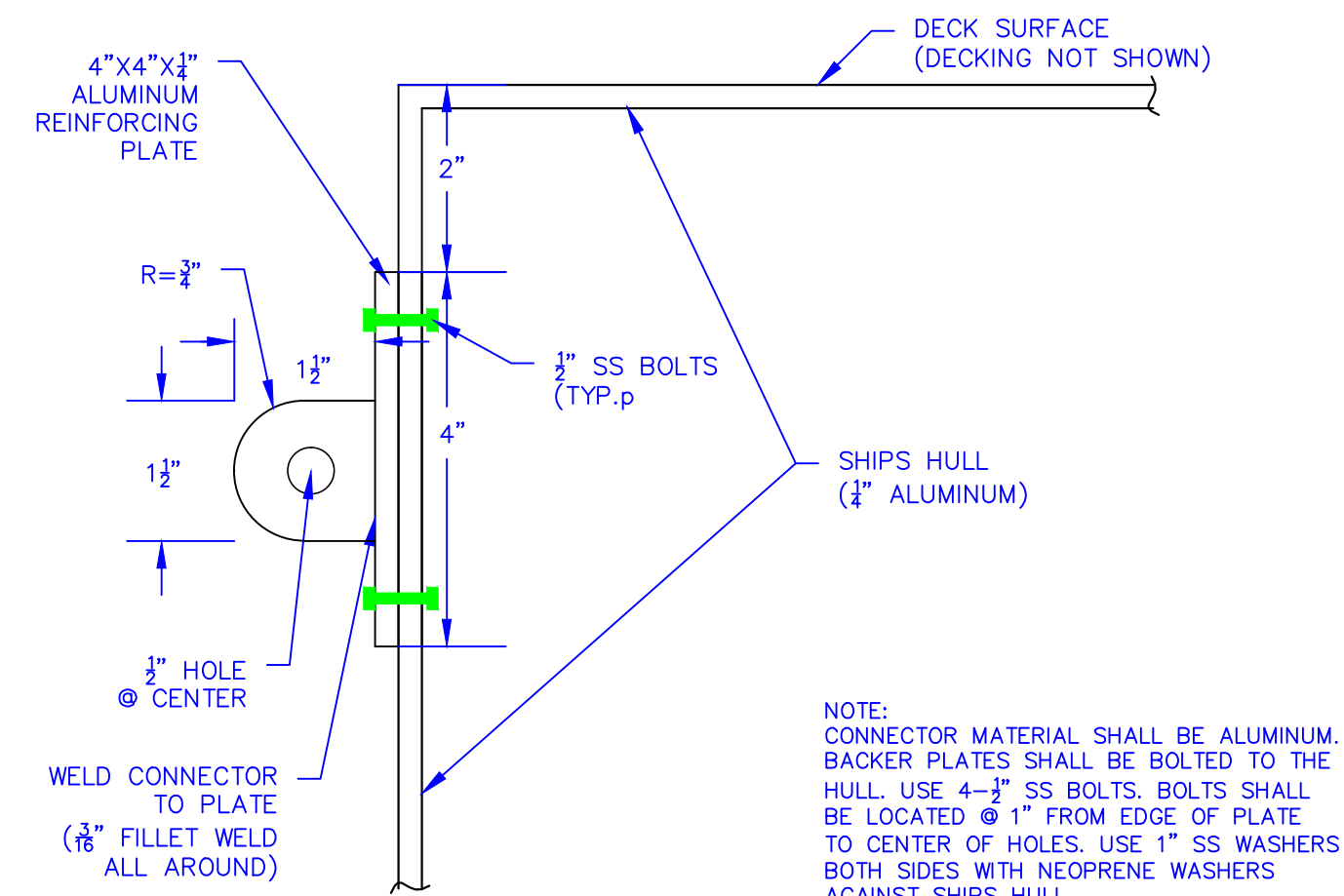


SECTION B-B



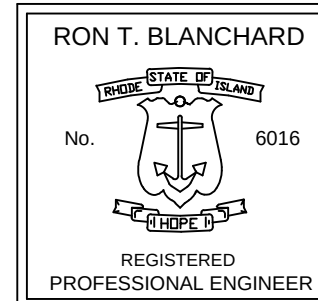
CHAIN SHALL BE HOT DIPPED GALVANIZED
3/8" GRADE 43 RATED FOR 2,600 LB WORKING LOAD.
(REFER TO TULSACHAIN.COM) GO TO "MARINE CHAIN"
WINDLASS GRADE 43

QUICK CONNECT SHALL BE 3/8" DIA. ZINC PLATED
WITH 2,200 LB LOAD LIMIT, MSC PART # 67785584



PROJECT ADDRESS:
267 THAMES ST.
BRISTOL, RI 02809

OWNER INFO:
TSL, LLC
244 GANO ST.
PROVIDENCE, RI 02906



MARINA EXPANSION PLAN
POOL BOAT PROFILE & DETAILS
267 THAMES ST.
PLAT 9, LOT 50

SITE ENGINEERING INC.

CIVIL • COASTAL • STRUCTURAL

75 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-8231

RHODE ISLAND

BRISTOL,

SEI

DSGN. RB

DR. VS

CHK. RB

DATE: 3/2/22

NO.	SYMBOL	DESCRIPTION	DATE	APP'D
001		MINOR REVISIONS	3/23/22	
002		FINAL REVISIONS FOR SUBMISSION	4/13/22	
003		REVISIONS FOR PERMIT	4/20/22	
004		NO CHANGE UPDATE PLAN DATE	5/3/22	

SCALE: AS NOTED

SHEET: 2 OF 2

SP-2



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 25, 2026

File #: ZBR-26-35

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Luke D'Antonio

Owner of Record: Luke A. and Tracy A. D'Antonio

Location: 62 BEACHMOUNT AVE , BRISTOL, RI, 02809

Plat: 63 Lot: 80 & 81

Zoning District: R-10

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

construct an approximate 16.5ft. x 25ft. garage addition to an existing single-family dwelling with less than the required right side yard.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-35

62 Beachmont Avenue 63 80 & 81

July 20, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	62 Beachmont Avenue	63	80 & 81

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	792 feet
Width in Feet	16.5 feet
Length in Feet	24 feet
Height Above Grade	25 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	3.4 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
3.4 feet of relief from the required 7-foot right-side yard setback

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

Construct an attached one-car garage with finished bonus space above. The proposed addition requires approximately **3.4 feet of relief from the required 7-foot right-side yard setback** due to the existing nonconforming dimensions and configuration of the lot.

The requested relief is necessary to accommodate a functional one-car garage while maintaining a practical connection to the existing residence. Due to the limited width of the existing lot and the location and configuration of the existing home, the proposed garage cannot reasonably be shifted farther from the right-side property line while maintaining adequate garage dimensions, vehicle access, and a functional relationship with the existing structure.

The proposed location has been designed to minimize the amount of relief requested while allowing for a reasonably sized and usable garage. The dimensional constraints are a result of the existing lot and structure and are not being created by the proposed addition. **All other applicable zoning requirements are met**, and the requested variance is limited specifically to the right-side yard setback.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	4,547
Lot Frontage	70
Lot Depth	75.5

Existing Buildings & Structures

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

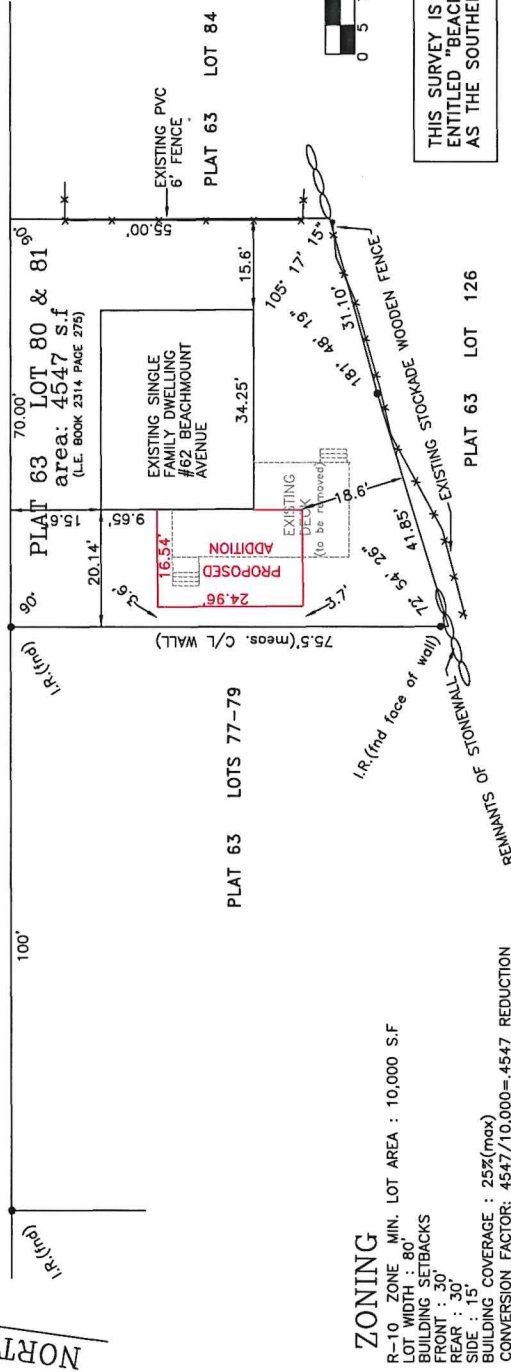
PLAT REFERENCE

BEING LOTS 130 & 136 ON PLAN ENTITLED " BEACHMOUNT MANOR PLAT " NOVEMBER 1921 BY: W.W. PERRY C.E.

NOTES

1. DIMENSIONS SHOWN FROM THE HOUSE TO THE P/L ARE MEASURED USING THE CORNER BOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
4. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.

BEACHMOUNT AVENUE



ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
LOT WIDTH : 80'
BUILDING SETBACKS
FRONT : 30'
REAR : 30'
SIDE : 15'
BUILDING COVERAGE : 25%(max)
CONVERSION FACTOR: 4547/10,000=4547 REDUCTION

CERTIFICATION

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

JOHN J. BARKER, JR.
No. 1885
REGISTERED PROFESSIONAL LAND SURVEYOR

S I T E P L A N
for
Luke & Tracy D'Antonio

PLAT 63 LOT 80 & 81 62 BEACHMOUNT AVE BRISTOL R.I.
SCALE 1"=20' DATE : 6/6/2026 DWN BY: JUB DWG NO. 260501-279

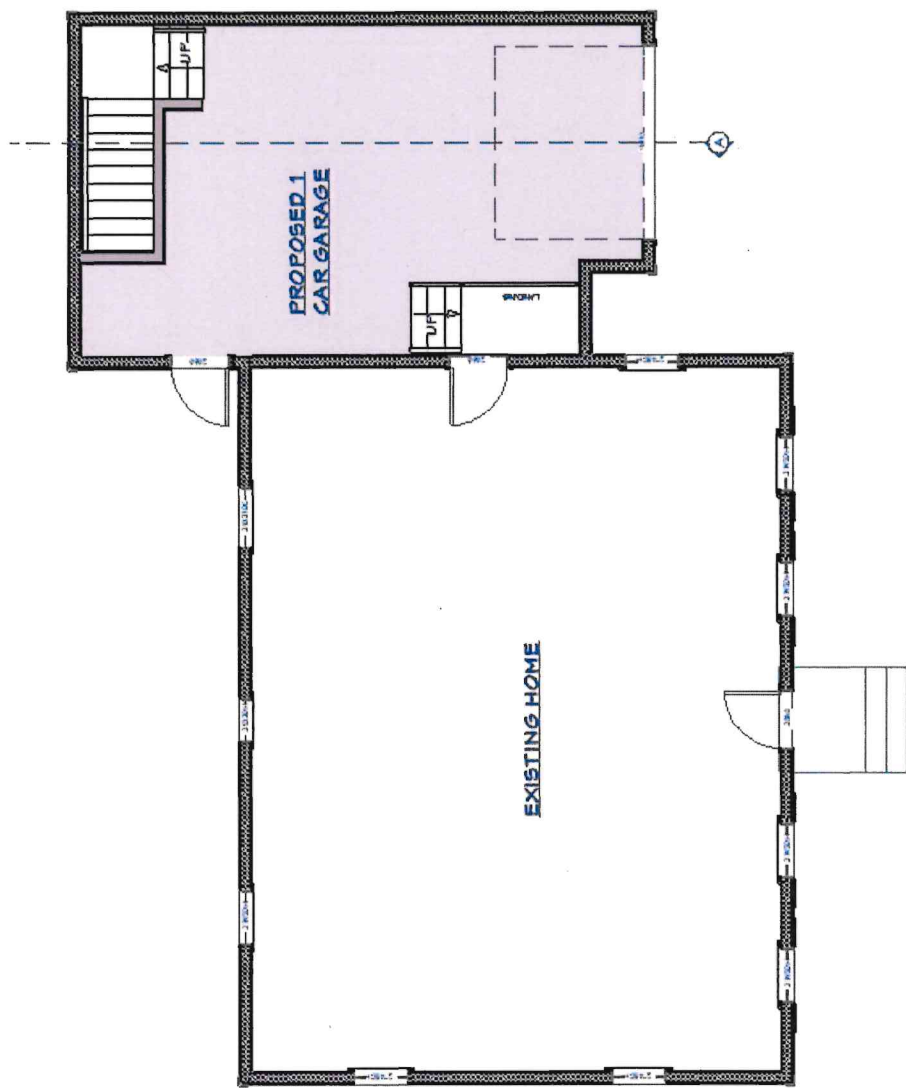
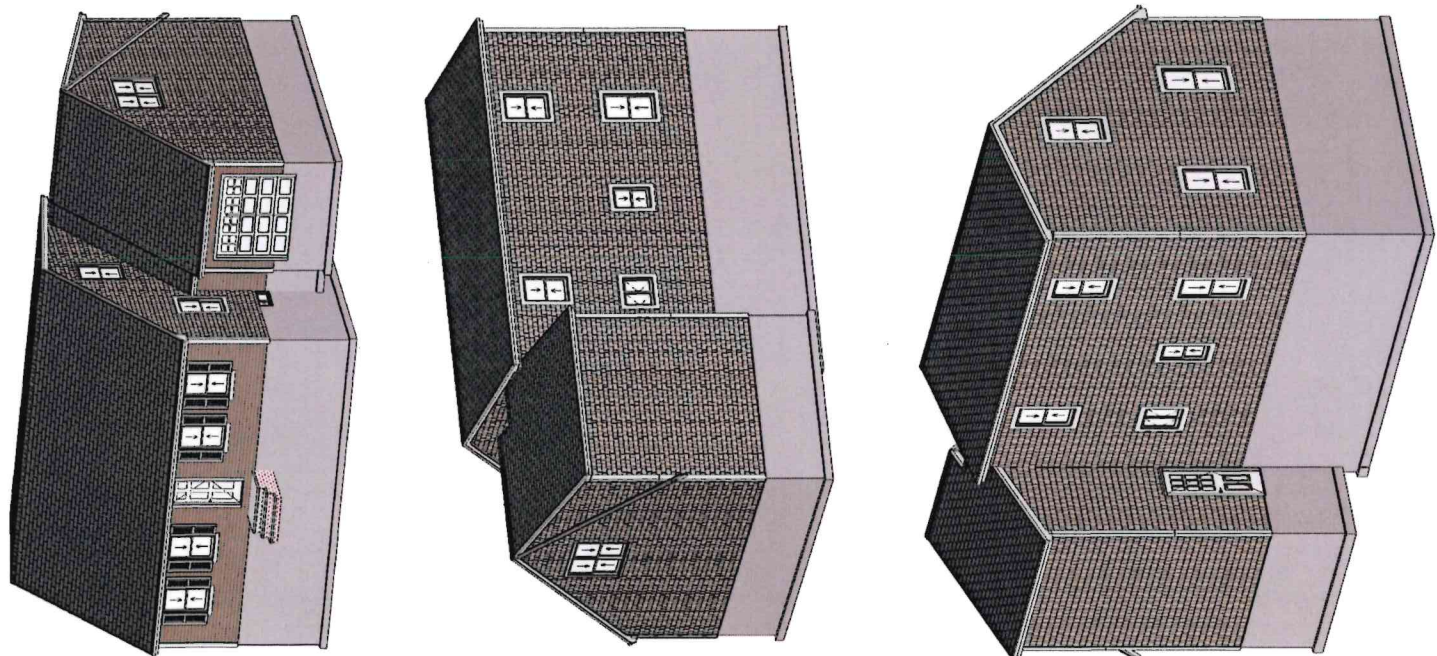
JOHN J. BARKER, JR. PLS #1885 C.O.A # LS-A302

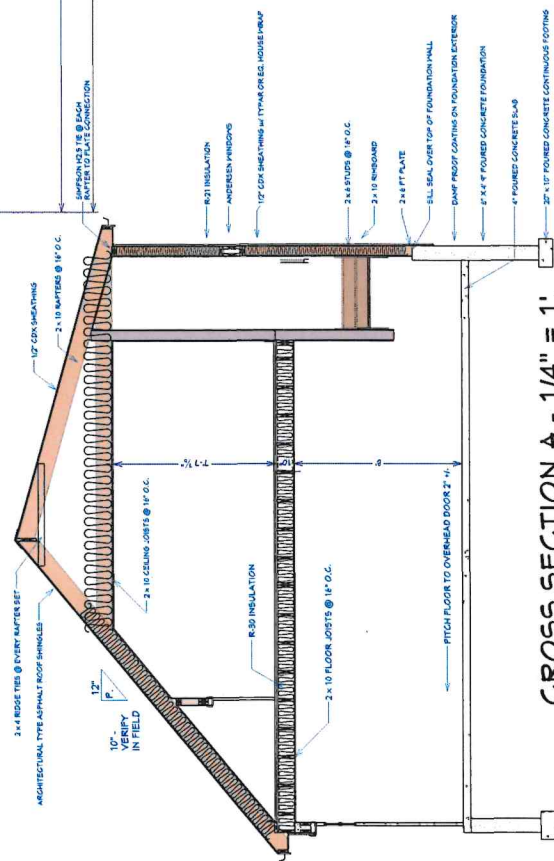
SCOPE OF WORK

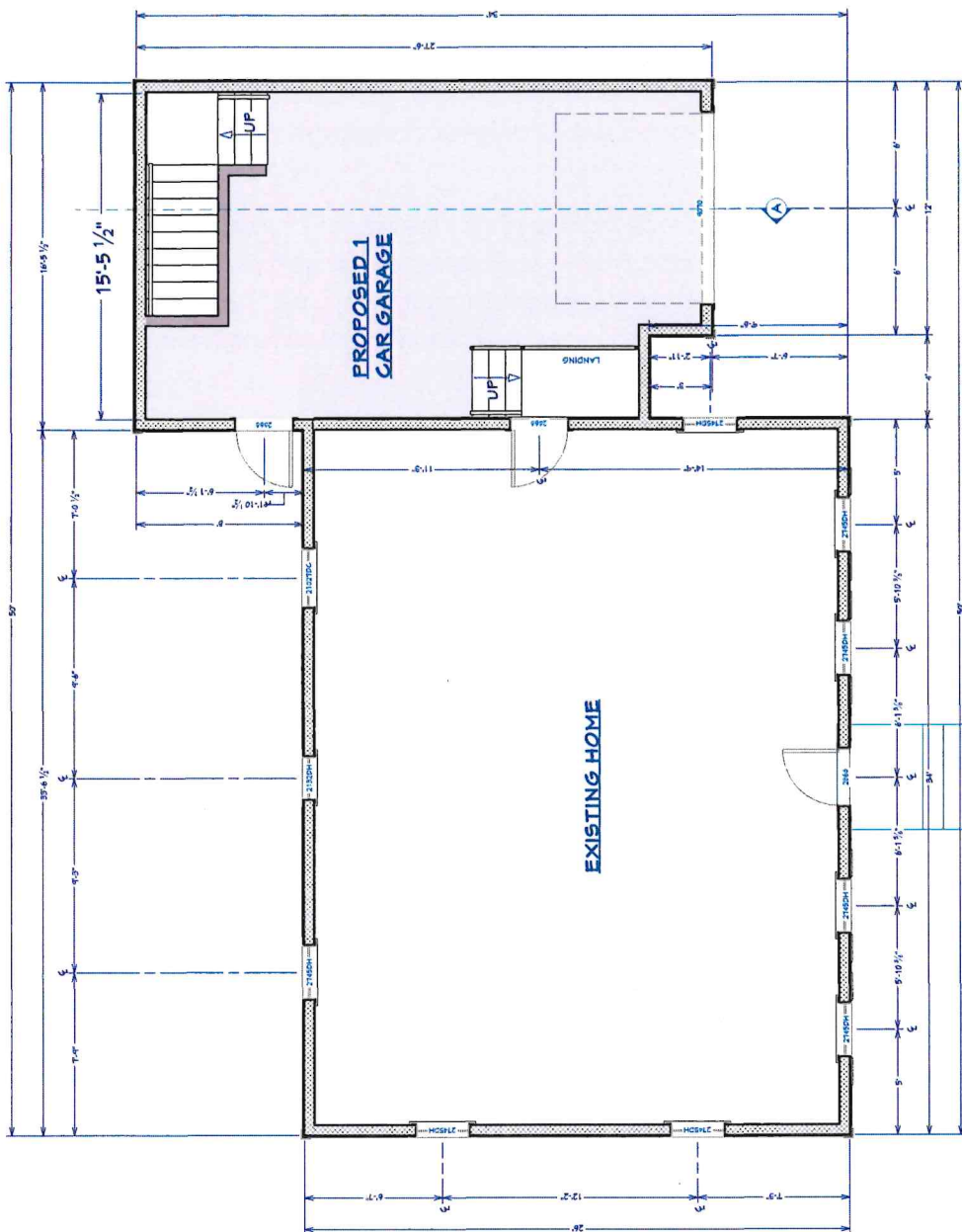
- 1) REMOVE EXISTING REAR DECK
- 2) NEW 16' x 27'-6" GARAGE w/ LOFT AREA OVER

LAYOUT PAGE TABLE

LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	PROJECT OVERVIEW		
P-2	FOUNDATION PLAN - CROSS SECTION		
P-3	FLOOR PLAN / WINDOW SCHEDULE		
P-4	ALL ELEVATIONS		



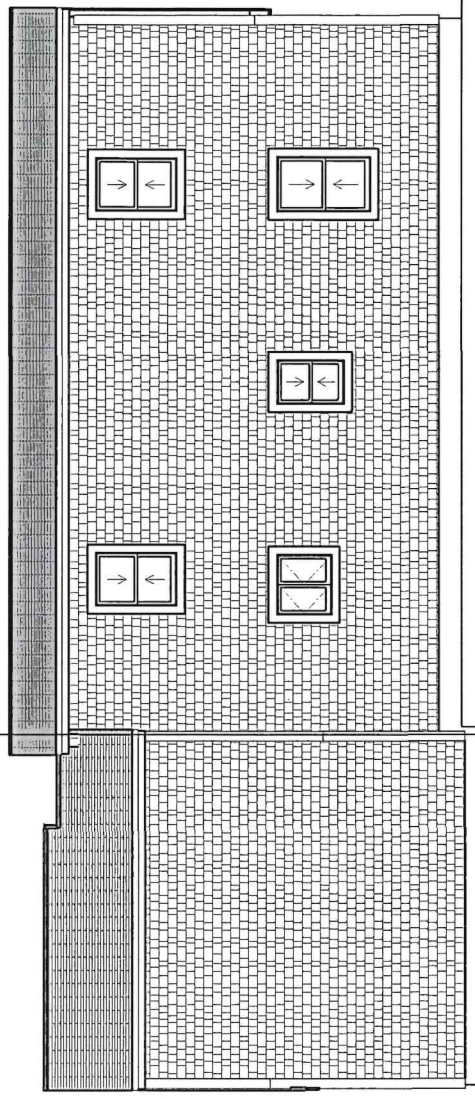


[illegible]

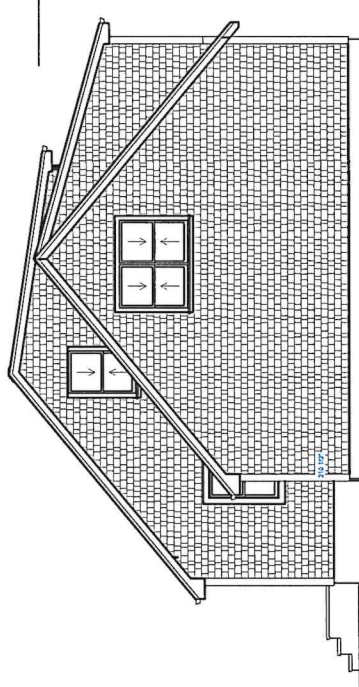
PROPOSED - 1ST FLOOR - 1/4" = 1'

[illegible]

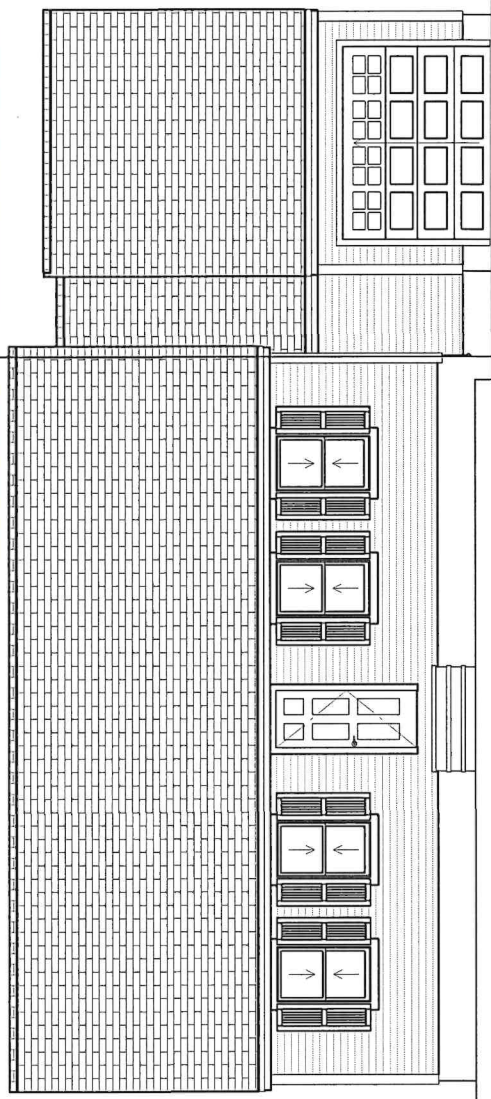
REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION



REAR ELEVATION - 1/4" = 1'



RIGHT ELEVATION - 1/4" = 1'



FRONT ELEVATION - 1/4" = 1'

Building Information

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

Grade

Grade	Q4	Q4
Year Built	1989	EFF Year
Alt LUC		Alt % 0.00
Depreciation		
Code	Description	%
Condition	AV - Average	35.0
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	
Total Depreciation % >		
35.0		
Other Factors		
Flood Hazard	Topography	LEVEL
Street	Street	PAVED
Traffic		
Bas \$/SQ	Size Adj	237.00
Constr Adj		1.11
Adj \$/SQ		1.01
Other Featrs		265.77
Grade Fac		31,500
Neigh Infl		1.00
Land Factor		1.00
Adj Total		1.00
Depreciation		507,321
Depr Total		177,562
		329,759

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	265.77	234,941
TSQ	3/4 STORY	663	663	265.77	176,206
FBM	FIN BMT	500	500	47.84	23,920
WD	WOOD DECK	368	0	14.97	5,509
BMT	BASEMENT	884	0	39.87	35,245
Total		3,299	2,047		475,821

Visit History

Date	Result	By
1/21/2025	REVIEW	MP
8/20/2018	MEASURED	
8/17/2018	REVIEW	
3/20/2013	MEASURE	
3/20/2013	LISTED	

Notes

3 ROOMS ADDED TO BASEMENT 12/02 EAS SHED NV/ W/LOT 81 Sale? No changes after sale, per owner at door. KR || 08-26-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				0
Bldg Seq				1

Condo Data

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

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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

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

Item 5D.

▶ Bristol

▶ BEACHMOUNT AVE

Card of

CATALIS
ADVANCING GOVERNMENT. EMPOWERING CITIZENS.

▶ Plat/Lot 063-0081-000

▶ Account: 4098

LUC 12

Zone R-10

▶ Assessment

\$63,400

▶ Building Information

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

▶ Grade

Grade	Flood Hazard
Year Built	Topography
Alt LUC	Street
	Traffic
EFF Year	LEVEL
Alt %	PAVED

▶ Depreciation

Code	Description	%
Condition	-	
Functional	-	
Economic	-	
Special	-	
OV	-	
Total Depreciation % >		

▶ Other Factors

Bas \$/SQ	Size Adj
Constr Adj	Adj \$/SQ
Other Featrs	Grade Fac
Neigh Infl	Land Factor
Adj Total	Depreciation
Depr Total	

▶ Remodeling History

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

▶ Condo Data

Complex	Location
Tot Units	FL Level
# Floors	Bldg Seq

▶ Notes

W/LOT 80

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

▶ Visit History

Date	Result	By
1/21/2025	REVIEW	MP
8/20/2018	VACANT LO	
8/17/2018	REVIEW	

▶ Building Permits

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

▶ Special Features & Yard Items

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

▶ Other Info.

AFDU	
Term/Rental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

▶ Room Counts by Floor

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



62 Beachmount Ave. - 300' Radius

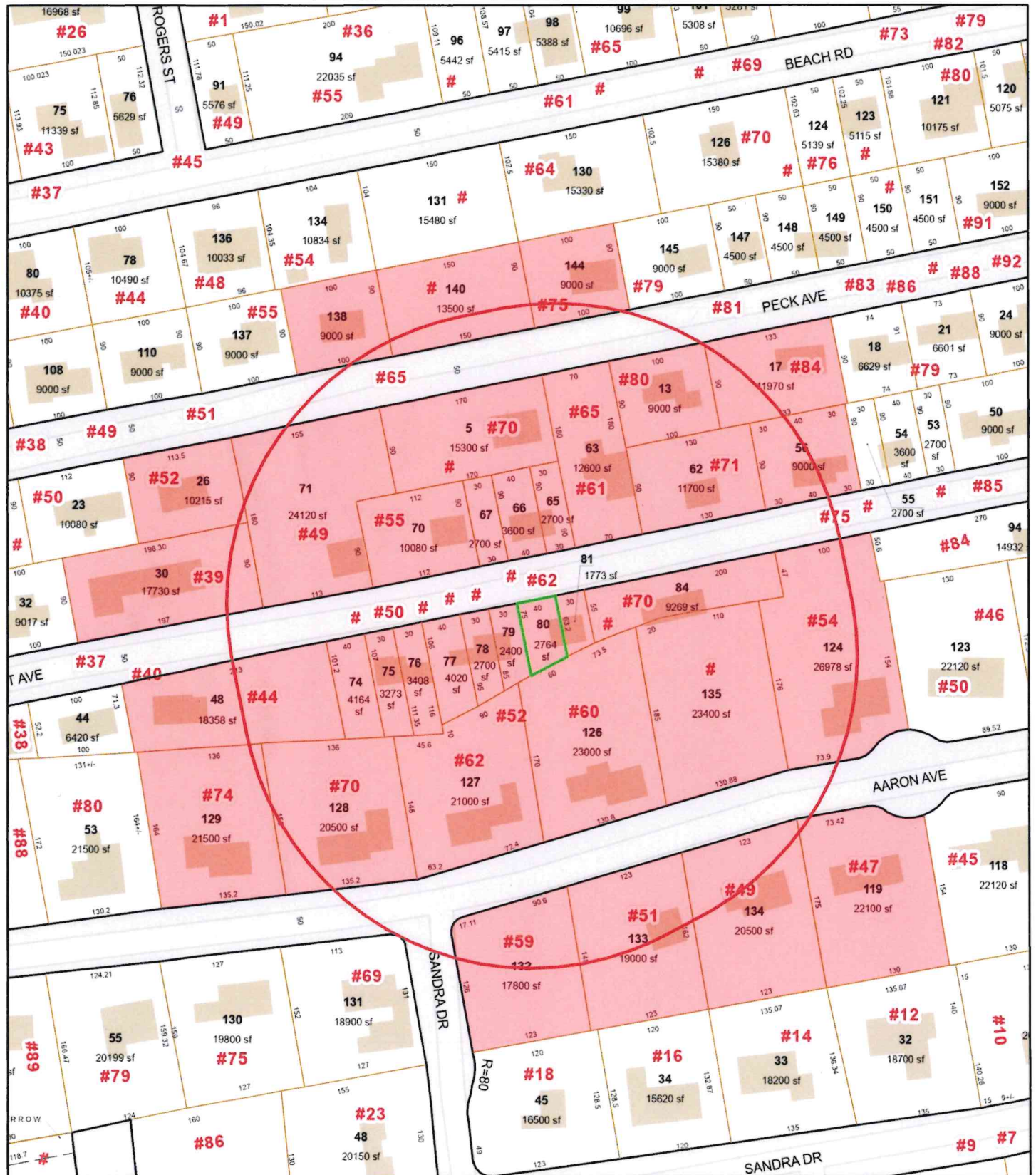
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

August 13, 2026



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



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 63-80
CAMA Number: 63-80
Property Address: 62 BEACHMOUNT AVE

Mailing Address: DANTONIO TRACY A DANTONIO LUKE A
62 BEACHMOUNT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 62-138
CAMA Number: 62-138
Property Address: 65 PECK AVE

Mailing Address: CINOTTI, THOMAS E. ET UX TRICIA L.
CINOTTI TE
65 PECK AVENUE
BRISTOL, RI 02809

Parcel Number: 62-140
CAMA Number: 62-140
Property Address: PECK AVE

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

Parcel Number: 62-144
CAMA Number: 62-144
Property Address: 75 PECK AVE

Mailing Address: MCGINN, TIMOTHY M. & BARBARA J.
TRUSTEES TIMOTHY M. & BARBARA J.
MCGINN TRUST
75 PECK AVE
BRISTOL, RI 02809

Parcel Number: 63-119
CAMA Number: 63-119
Property Address: 47 AARON AVE

Mailing Address: CONLEY, THOMAS M.
47 AARON AVENUE
BRISTOL, RI 02809

Parcel Number: 63-124
CAMA Number: 63-124
Property Address: 54 AARON AVE

Mailing Address: BARON, ADAM AND PRISCILLA
IRREVOC TRUST BARON, JOSEPH A
TRUSTEE
54 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-126
CAMA Number: 63-126
Property Address: 60 AARON AVE

Mailing Address: RUFFINO, STEVEN & CHRISTINA M TE
60 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-127
CAMA Number: 63-127
Property Address: 62 AARON AVE

Mailing Address: WHITE, RODNEY A. & DONNA J. TE
62 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-128
CAMA Number: 63-128
Property Address: 70 AARON AVE

Mailing Address: RETLEV, JENS MARIE
70 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-129
CAMA Number: 63-129
Property Address: 74 AARON AVE

Mailing Address: ONEILL, JAMES M. & CAROL M. TE
74 AARON AVE
BRISTOL, RI 02809



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8/13/2026

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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 63-13 CAMA Number: 63-13 Property Address: 80 PECK AVE	Mailing Address: CRANSON, THOMAS CARL 80 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-132 CAMA Number: 63-132 Property Address: 59 AARON AVE	Mailing Address: URBAN, NATALIE LERO TRUSTEE NATALIE LERO URBAN FAMILY TRU 59 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-133 CAMA Number: 63-133 Property Address: 51 AARON AVE	Mailing Address: BELMORE, RONALD A 51 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-134 CAMA Number: 63-134 Property Address: 49 AARON AVE	Mailing Address: RAY, JEFFREY L & MELISSA L TE 49 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-135 CAMA Number: 63-135 Property Address: AARON AVE	Mailing Address: BARON, JOSEPH A. TRUSTEE BARON, ADAM & PRISCILLA IRREVOC TRUST 54 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-17 CAMA Number: 63-17 Property Address: 84 PECK AVE	Mailing Address: COSTELLO, STEPHANIE T. PATRICK J. TE 84 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-5 CAMA Number: 63-5 Property Address: 70 PECK AVE	Mailing Address: QUINN, KEVIN W. LISA TE 70 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-56 CAMA Number: 63-56 Property Address: 75 BEACHMOUNT AVE	Mailing Address: LANE, CHRISTOPHER C. & LANE, HEIDI E. CO-TRUSTEES 75 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-62 CAMA Number: 63-62 Property Address: 71 BEACHMOUNT AVE	Mailing Address: LIMA, WAYNE R & TRACY J TE 71 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-63 CAMA Number: 63-63 Property Address: 65 BEACHMOUNT AVE	Mailing Address: HEADRICK, DENNIS D. & RHONDA J. TE 65 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-65 CAMA Number: 63-65 Property Address: 61 BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-66 CAMA Number: 63-66 Property Address: BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809



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8/13/2026

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 63-67 CAMA Number: 63-67 Property Address: BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-70 CAMA Number: 63-70 Property Address: 55 BEACHMOUNT AVE	Mailing Address: ANTHONY, MICHAEL A TRUSTEE 55 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-71 CAMA Number: 63-71 Property Address: 49 BEACHMOUNT AVE	Mailing Address: KELLER, MARGARET M 49 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-74 CAMA Number: 63-74 Property Address: BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-75 CAMA Number: 63-75 Property Address: 50 BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-76 CAMA Number: 63-76 Property Address: BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-77 CAMA Number: 63-77 Property Address: BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-78 CAMA Number: 63-78 Property Address: 52 BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-79 CAMA Number: 63-79 Property Address: BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-80 CAMA Number: 63-80 Property Address: 62 BEACHMOUNT AVE	Mailing Address: DANTONIO TRACY A DANTONIO LUKE A 62 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-81 CAMA Number: 63-81 Property Address: BEACHMOUNT AVE	Mailing Address: DANTONIO TRACY A DANTONIO LUKE A 62 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-84 CAMA Number: 63-84 Property Address: 70 BEACHMOUNT AVE	Mailing Address: RUGGERI, RICHARD & WHITNEY 70 BEACHMOUNT AVE BRISTOL, RI 02809



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8/13/2026

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 65-26
CAMA Number: 65-26
Property Address: 52 PECK AVE

Mailing Address: DONLEY, JOHN S & BRITTANEE N TE
52 PECK AVE
BRISTOL, RI 02809

Parcel Number: 65-30
CAMA Number: 65-30
Property Address: 39 BEACHMOUNT AVE

Mailing Address: COLLETTE MELANIE ANN
39 BEACHMOUNT AVE
Bristol, RI 02809

Parcel Number: 65-48
CAMA Number: 65-48
Property Address: 44 BEACHMOUNT AVE

Mailing Address: LUEKER, WILLIAM K. HARRINGTON-
LUEKER, DONNA M. TE
44 BEACHMOUNT AVE
BRISTOL, RI 02809



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8/13/2026

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Page 4 of 4

ANTHONY, MICHAEL A TRUSTEE
55 BEACHMOUNT AVE
BRISTOL, RI 02809

DANTONIO TRACY A
DANTONIO LUKE A
62 BEACHMOUNT AVE
BRISTOL, RI 02809

ONEILL, JAMES M. & CAROL
74 AARON AVE
BRISTOL, RI 02809

BARON, ADAM AND PRISCILLA
BARON, JOSEPH A TRUSTEE
54 AARON AVE
BRISTOL, RI 02809

DIMATTEO, BONNI C & GERAL
5 PINE RIDGE RD
WELLESLEY, MA 02481

QUINN, KEVIN W.
LISA TE
70 PECK AVE
BRISTOL, RI 02809

BARON, JOSEPH A. TRUSTEE
BARON, ADAM & PRISCILLA I
54 AARON AVE
BRISTOL, RI 02809

DONLEY, JOHN S &
BRITTANEE N TE
52 PECK AVE
BRISTOL, RI 02809

RAY, JEFFREY L & MELISSA
49 AARON AVE
BRISTOL, RI 02809

BELMORE, RONALD A
51 AARON AVE
BRISTOL, RI 02809

HEADRICK, DENNIS D. & RHO
65 BEACHMOUNT AVE
BRISTOL, RI 02809

RETLEV, JENS
MARIE
70 AARON AVE
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

KELLER, MARGARET M
49 BEACHMOUNT AVE
BRISTOL, RI 02809

ROSS, NOLAN T. & COSTA, S
61 BEACHMOUNT AVE
BRISTOL, RI 02809

CINOTTI, THOMAS E. ET UX
TRICIA L. CINOTTI TE
65 PECK AVENUE
BRISTOL, RI 02809

KISELKA, AARON D.
KATHERINE M. TE
50 BEACHMOUNT AVE
BRISTOL, RI 02809

RUFFINO, STEVEN &
CHRISTINA M TE
60 AARON AVE
BRISTOL, RI 02809

COLLETTE MELANIE ANN
39 BEACHMOUNT AVE
Bristol, RI 02809

LANE, CHRISTOPHER C. & LA
75 BEACHMOUNT AVE
BRISTOL, RI 02809

RUGGERI, RICHARD & WHITNE
70 BEACHMOUNT AVE
BRISTOL, RI 02809

CONLEY, THOMAS M.
47 AARON AVENUE
BRISTOL, RI 02809

LIMA, WAYNE R & TRACY J T
71 BEACHMOUNT AVE
BRISTOL, RI 02809

URBAN, NATALIE LERO TRUST
NATALIE LERO URBAN FAMILY
59 AARON AVE
BRISTOL, RI 02809

COSTELLO, STEPHANIE T.
PATRICK J. TE
84 PECK AVE
BRISTOL, RI 02809

LUEKER, WILLIAM K.
HARRINGTON-LUEKER, DONNA
44 BEACHMOUNT AVE
BRISTOL, RI 02809

WHITE, RODNEY A. & DONNA
62 AARON AVE
BRISTOL, RI 02809

CRANSON, THOMAS CARL
80 PECK AVE
BRISTOL, RI 02809

MCGINN, TIMOTHY M. & BARB
TIMOTHY M. & BARBARA J. M
75 PECK AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

August 25, 2026
File #: ZBR-26-36

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Joseph Goulart
Owner of Record: Joseph M. Goulart
Location: 421 METACOM AVE , BRISTOL, RI, 02809
Plat: 48 Lot: 10
Zoning District: R-15

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

construct a 30ft. x 40ft. accessory garage structure at a size greater than permitted for accessory structures in the R-10 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-36

421 Metacom Ave 48 10

July 27, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	421 Metacom Ave	48	10

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,200 feet
Width in Feet	30 feet
Length in Feet	40 feet
Height Above Grade	14 feet
Number of Stories	1

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Size of accessory structure greater than permitted in the R-15 zoning district per Section 28-111, Table B of zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Proposing the erection of a prefabricated steel accessory garage for storage

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	23,694
Lot Frontage	124
Lot Depth	194

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 850	Building/Structure Detail if Other:

421 Metacom Ave
Bristol RI 02809
Zoning Application #ZBR-26-36

To Whom it may concern,

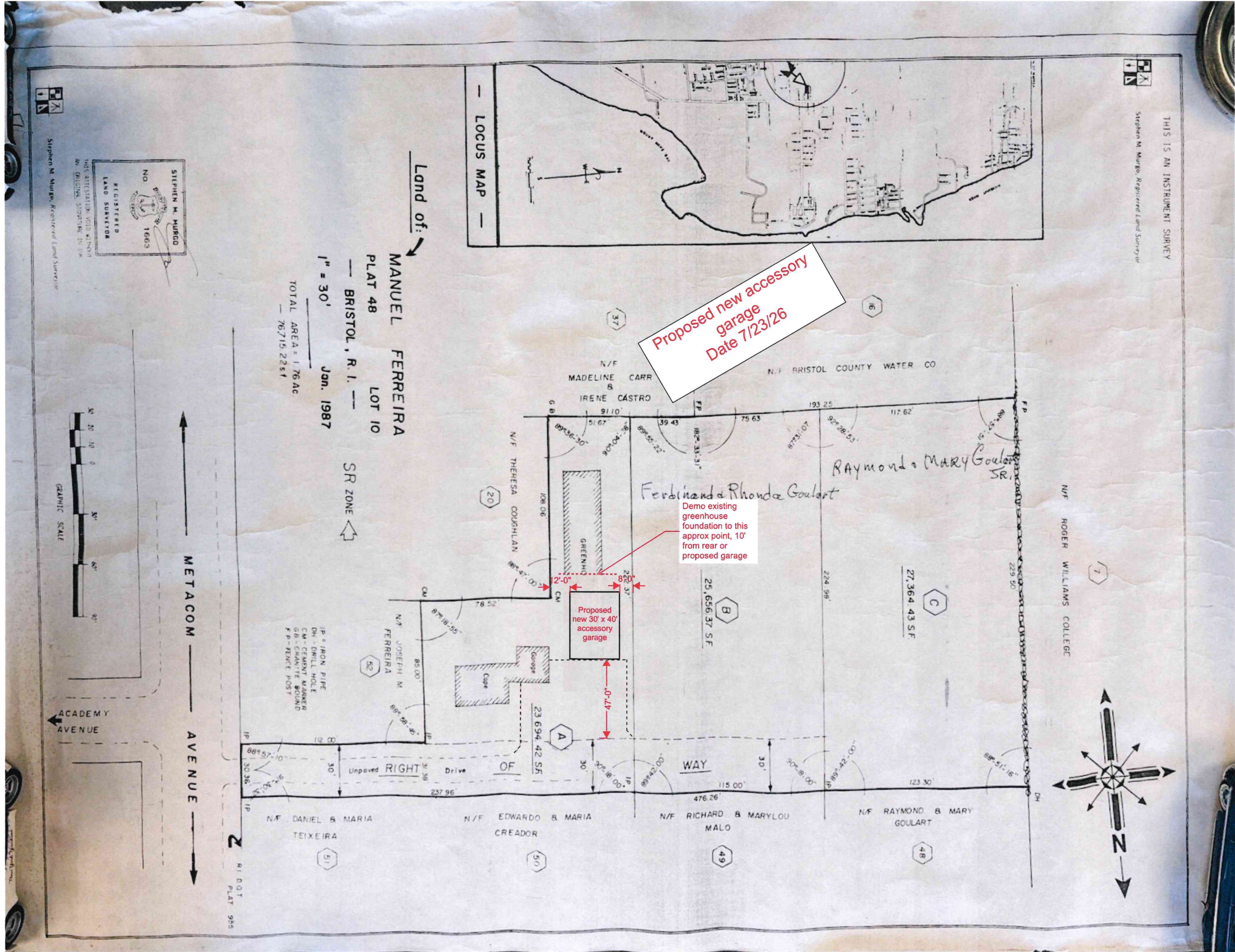
Please see narrative below for the proposed dimensional variance at 412 Metacom Ave:

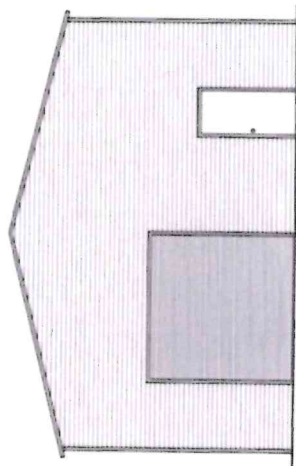
We propose the construction of a 30' wide by 40' deep by 14' tall, prefabricated steel accessory garage for storage of the owner's miscellaneous equipment and vehicles.

The property is currently composed of (2) parcels: Plat 48, Lot 10 A&B. They are a combined total of 49,350.79 Sq Ft. Both A&B are currently treated as one lot right now, but the owner is hoping to reserve the right to potential future development of B by constructing the garage within the boundaries of A per survey plan dated JAN 1987.

This will involve demolition of approx. 50% of an existing unused greenhouse foundation to make room for the necessary concrete pad per engineered plans. The proposed location would leave 12' of setback from the east property line, 8' of setback from the west property line (121' if A&B are combined) 47' of frontage from the south end of the 30' wide right of way at the north end of the property, and 105' setback from the south property line.

The owner feels the proposed garage would have a positive impact over the current state of the area of the greenhouse and provide indoor storage for equipment and vehicles currently stored outside. No dwellings units are planned for in this proposal and the building use is strictly for storage

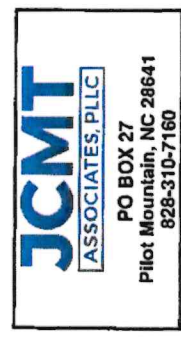




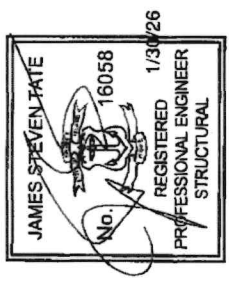
(PARTIALLY) ENCLOSED GABLE END BUILDING
MAXIMUM >0' TO <30' WIDE x <16' MAXIMUM EAVE HEIGHT (BOX FRAME)
(UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)

FOR:
Raymond Goulart
421 Metacom Ave
Bristol, RI 02809

ISSUE DATE: 01/29/2026



THESE PLANS HAVE BEEN PROPERLY EXAMINED BY
THE UNDERSIGNED I DETERMINED THAT THEY
COMPLY WITH EXISTING LOCAL RHODE ISLAND CODES
AND ARE APPROPRIATE FOR USE IN THE AREA

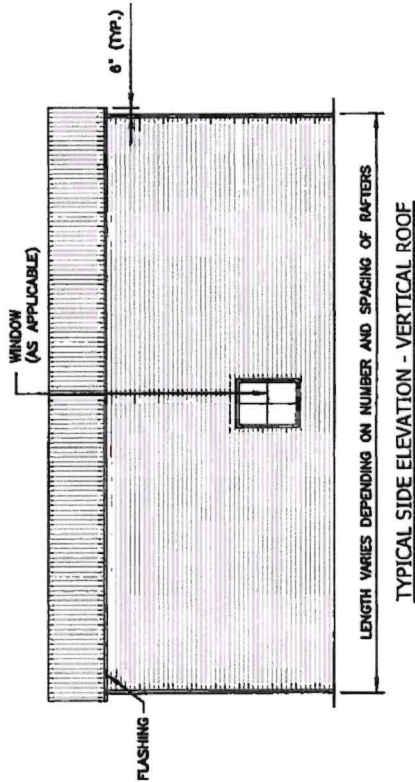
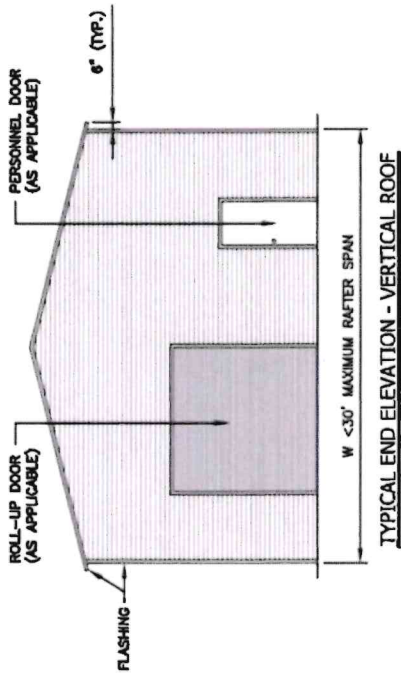


		Revisions: 01/29/26	
Date: 01/29/26		MAXIMUM 30' TO 30' WIDE x 16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 14.5 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)	
Project No. 0126-0055		Sheet No. S0A	
Raymond Goulart 421 Metacom Ave Bristol, RI 02809		JCMT ASSOCIATES, PLLC PO BOX 27 Pilot Mountain, NC 28641 828-310-7160	
(PARTIALLY) ENCLOSED GABLE END BUILDING			

INDEX OF DRAWINGS	
S0	- COVERSHEET
S0A	- INDEX OF DRAWINGS
S0B	- APPENDIX 'B'
S1	- TYPICAL END / SIDE ELEVATIONS
S2	- TYPICAL RAFTER / COLUMN FRAME SECTIONS (<24' WIDE / <16' HIGH)
S2A	- TYPICAL RAFTER / COLUMN FRAME SECTIONS (>25' TO <30' WIDE / <16' HIGH)
S3	- TYPICAL SIDE / END FRAMING SECTIONS
S4	- BOX EAVE / SINGLE COLUMN OPTIONS (<24' / <16' HIGH)
S4A	- BOX EAVE / DOUBLE COLUMN OPTIONS (>25' TO <30' / <16' HIGH)
S5	- SINGLE COLUMN FOUNDATION
S5A	- SINGLE COLUMN FOUNDATION - NO SIDING LEDGE
S5B	- SINGLE COLUMN FOUNDATION - CLIP ANGLE OPTION
S5C	- DOUBLE COLUMN FOUNDATION
S5D	- DOUBLE COLUMN FOUNDATION - NO SIDING LEDGE
S6	- ALTERNATE ANCHORAGE OPTIONS
S7	- TYPICAL END / SIDE WALL OPENING FRAMING SECTIONS
S8	- BASE RAIL CONNECTION DETAILS
S8A	- CONNECTION DETAILS
S8B	- TRUSS CONNECTION DETAILS
S9	- LEAN-TO FRAMING OPTIONS
S9A	- LEAN-TO HIP FRAMING OPTIONS
S10	- LEAN-TO FRAMING OPTIONS
S10B	- LEAN-TO FRAMING OPTIONS
S10C	- LEAN-TO FRAMING OPTIONS
S10D	- LEAN-TO FRAMING OPTIONS
S11	- VERTICAL ROOF / SIDING OPTIONS
S11A	- VERTICAL ROOF / SIDING OPTIONS
S12	- HEADER OPTIONS

VI		Revisions:	
Date: 01/29/26		Project No. 0126-0055	
Sheet No. S1		Project No. 0126-0055	
MAXIMUM >0' TO <30' WIDE x <16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)		RAYMOND GOULART 421 Metacom Ave Bristol, RI 02809	
JCMT ASSOCIATES, PLLC PO BOX 27 Pilot Mountain, NC 28641 828-310-7160		(PARTIALLY) ENCLOSED GABLE END BUILDING	

BOX EYE FRAME RAFTER STRUCTURE



Project No
0126-0055

Sheet No
S2

ASSOCIATES, PLLC

PO BOX 27
Pilot Mountain, NC 28641
328-310-7160

Raymond Goulat
421 Metacom Ave
Bristol, RI 02809

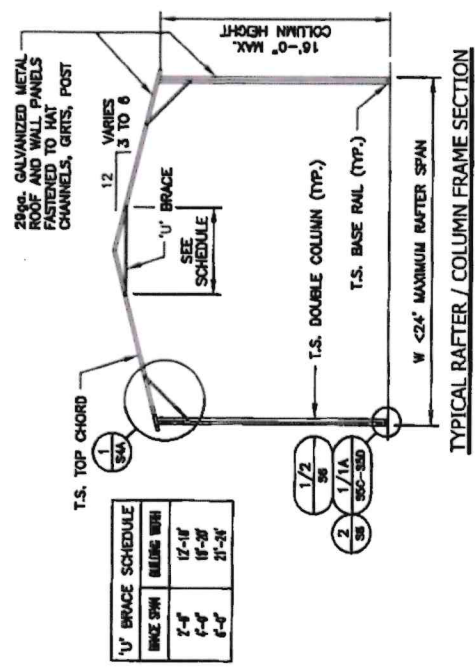
MAXIMUM > 0' TO < 30' WIDE x < 16' MAXIMUM EAVE HEIGHT (BOX FRAME)
(PARTIALLY ENCLOSED GABLE END BUILDING
(UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)

Date:
01/29/26

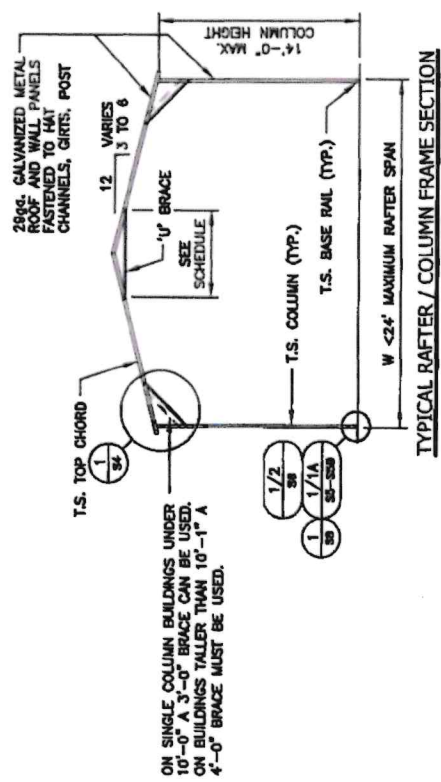
Revisions:

JAMES STEVEN FATE
No. 16058
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
1/30/26

(<24' WIDE / <16' HIGH) BOX EYE RAFTER END WALL SECTIONS



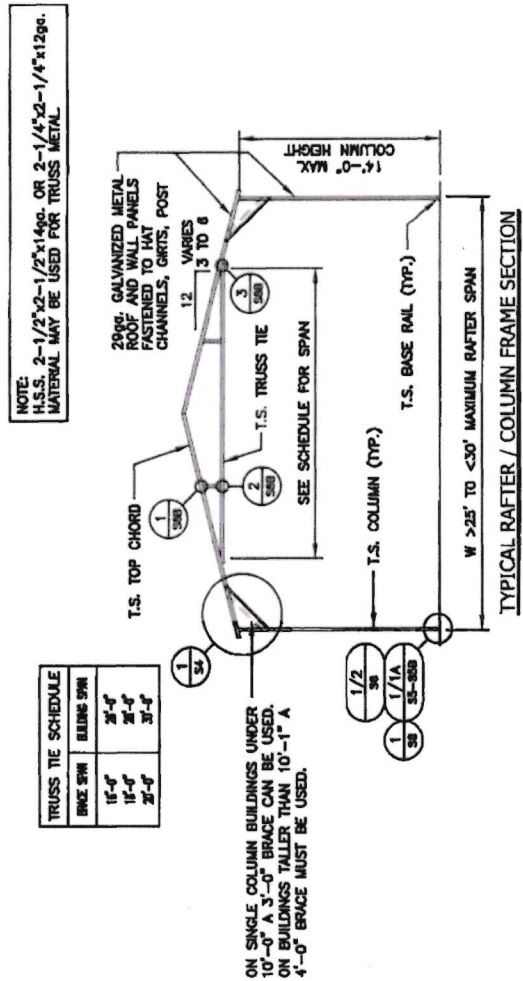
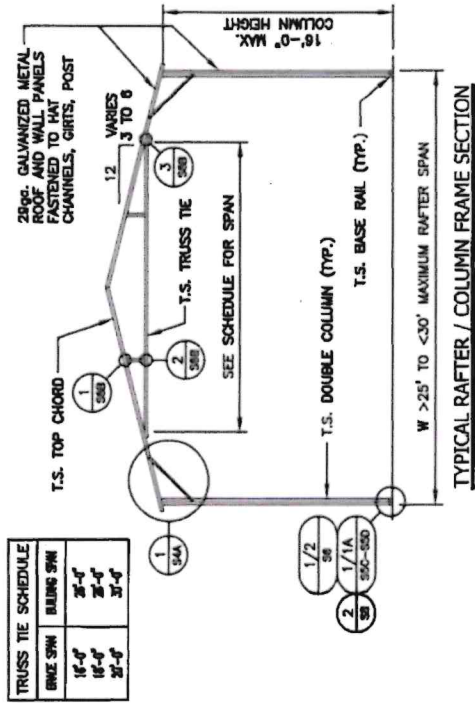
NOTE:
H.S.S. 2-1/2\"/>



JAMES STEVEN FATE No. 16058 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL 1/30/26		Date: 01/29/26 Revisions:
Raymond Goulat 421 Metacom Ave Bristol, RI 02809		(PARTIALLY) ENCLOSED GABLE END BUILDING MAXIMUM > 0' TO < 30' WIDE x < 16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)
Project No. 0126-0055	Sheet No. S2A	

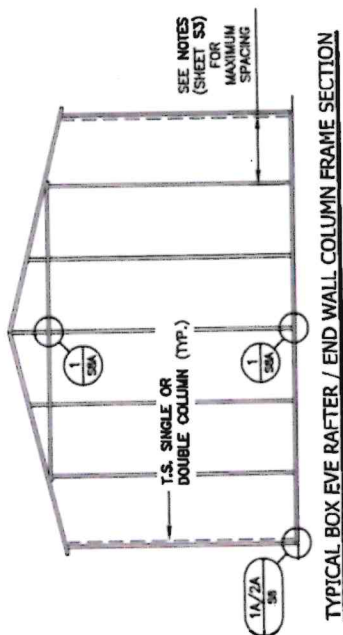
JCMT
ASSOCIATES, PLLC
PO BOX 27
Pilot Mountain, NC 28641
828-310-7160

(>25' - <30' WIDE / <16' HIGH) BOX EVE RAFTER END WALL SECTIONS

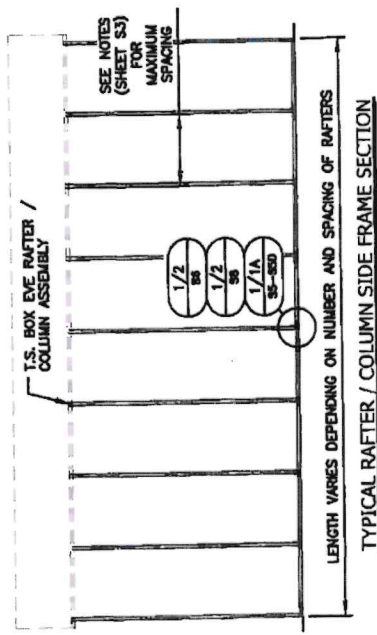


JCMT ASSOCIATES, PLLC PO BOX 27 Pilot Mountain, NC 28641 828-310-7160		Raymond Goulat 421 Metacom Ave Bristol, RI 02809	Date: 01/29/26 Revisions	JAMES STEVEN PATE No. 16058 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL 1/30/26	V.8
Project No. 0126-0055 Sheet No. S3	(PARTIALLY) ENCLOSED GABLE END BUILDING MAXIMUM >0' TO <30' WIDE x <16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)				

TYPICAL SIDE / END FRAMING ELEVATIONS

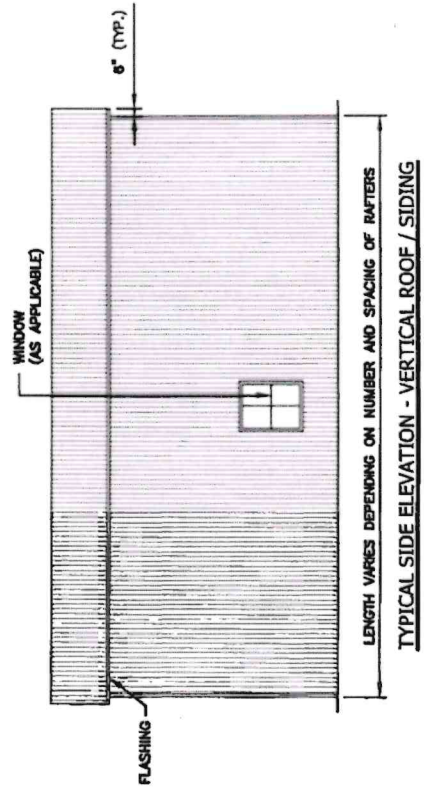
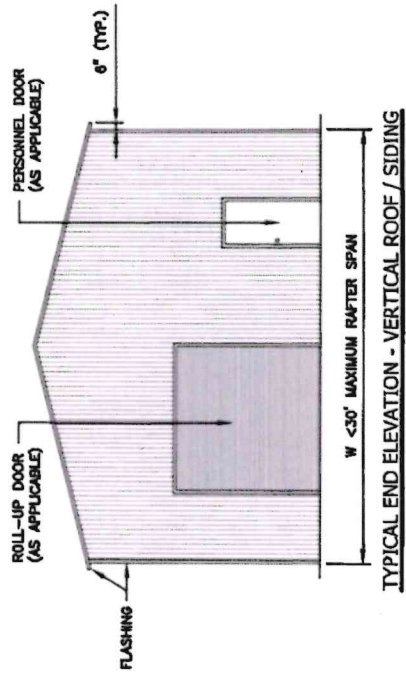


NOTE:
H.S.S. 2-1/2"x2-1/2"x14ga. OR 2-1/4"x2-1/4"x12ga.
MATERIAL MAY BE USED FOR TRUSS METAL.



JAMES STEVEN TATE No. 16058 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL 1/30/26		Revisions	Date: 01/29/26		(PARTIALLY) ENCLOSED GABLE END BUILDING MAXIMUM >0' TO <30' WIDE x <16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)		Sheet No. S11
Raymond Goulart 421 Metacom Ave Bristol, RI 02809		JCMT ASSOCIATES, PLLC PO BOX 27 Pilot Mountain, NC 28641 828-318-7160		Project No. 0126-0055			

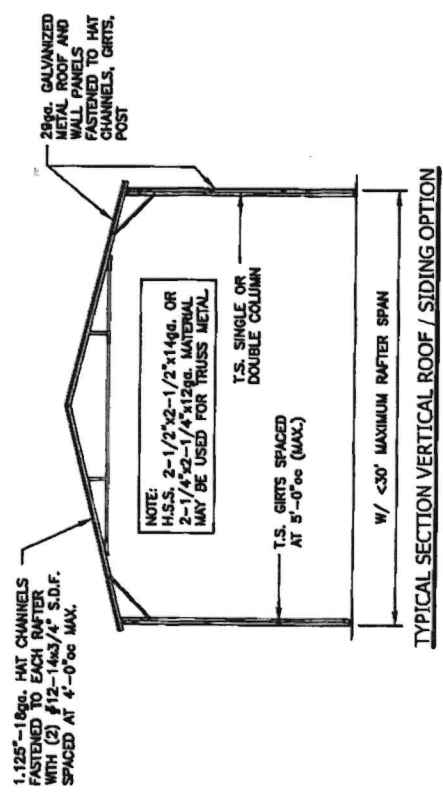
VERTICAL ROOF / SIDING OPTION



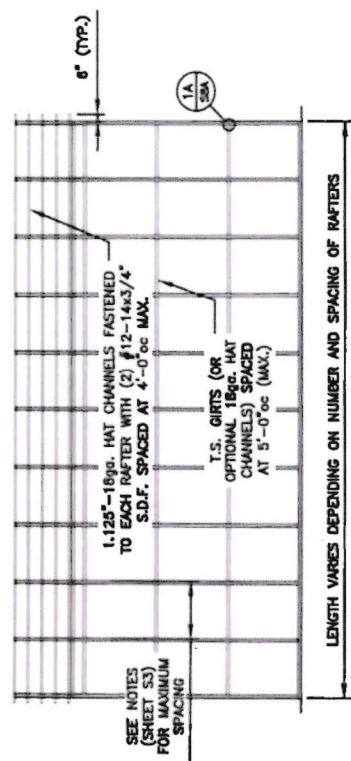
JAMES STEVEN TATE No. 16058 1/30/26 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL		Revisions: 01/29/26	Date: 01/29/26
RAYMOND GOULART 421 Metacom Ave Bristol, RI 02809		(PARTIALLY) ENCLOSED GABLE END BUILDING MAXIMUM >0' TO <30' WIDE x <16' MAXIMUM EAVE HEIGHT (BOX FRAME) (UP TO) 145 M.P.H. WIND ZONE - 35/43.5/47 P.S.F. SNOW LOAD(S)	
JCMT ASSOCIATES, PLLC PO BOX 27 Pilot Mountain, NC 28641 828-310-7100		Project No. 0126-0055 Sheet No. S11A	

VERTICAL ROOF / SIDING OPTION

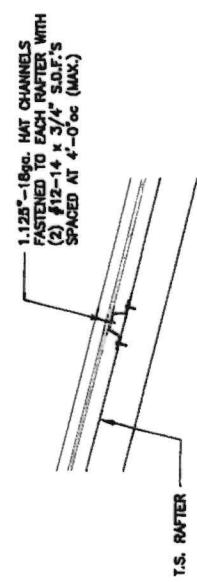
VERTICAL ROOF / SIDING OPTION



TYPICAL SECTION VERTICAL ROOF / SIDING OPTION



TYPICAL SIDE FRAMING SECTION VERTICAL ROOF / SIDING OPTION



(TYPICAL) ROOF PANEL ATTACHMENT



421 Metacom Ave, Bristol, RI

Map/Lot: 48-10

1 inch = 60 Feet



www.cai-tech.com

August 25, 2026

0 60 120 180



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Building Information

Description		Description
BLDG Type	Cape	Story Height 1 Story Attic Finish
RES Units	1	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Siding	EXT Wall 2 %
Roof Type 1	Gable	Roof Type 2 %
Roof Cover 1	Asphalt Shln	Roof Cover 2 %
INT Wall 1	Drywall	INT Wall 2 %
Floors 1	Carpet	Floors 2 Laminate % 45
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	1962	EFF Year	Topography
Alt LUC	Alt %	Alt %	Street
	0.00	0.00	Traffic
Depreciation			
Condition	GD	GD - Good	Bas \$/SQ
Functional			Size Adj
Economic			Constr Adj
Special			Adj \$/SQ
OV			Other Feats
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
			Total Depreciation % > 27.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	798	798	294.35	234,891
ATF	FIN ATTIC	288	288	294.35	84,773
GAR	GARAGE	420	0	39.52	16,598
WD	WOOD DECK	64	0	21.94	1,404
BMT	BASEMENT	720	0	44.15	31,788
Total		2,290	1,086		369,454

Visit History

Date	Result	By
1/13/2025	REVIEW	JN
8/4/2021	REVIEW	
8/10/2018	LISTED	
7/13/2018	REVIEW	
7/9/2018	MEASURED	
9/25/2007	MEASURE	
9/25/2007	LISTED	

Notes

MODERN EXTERIOR WINDOWS/SIDING/ROOF

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

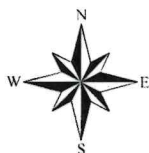
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	151	S Pump1	1	Y	1			1	3	AV	1962
2											0
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



421 Metacom Ave. - 300' Radius

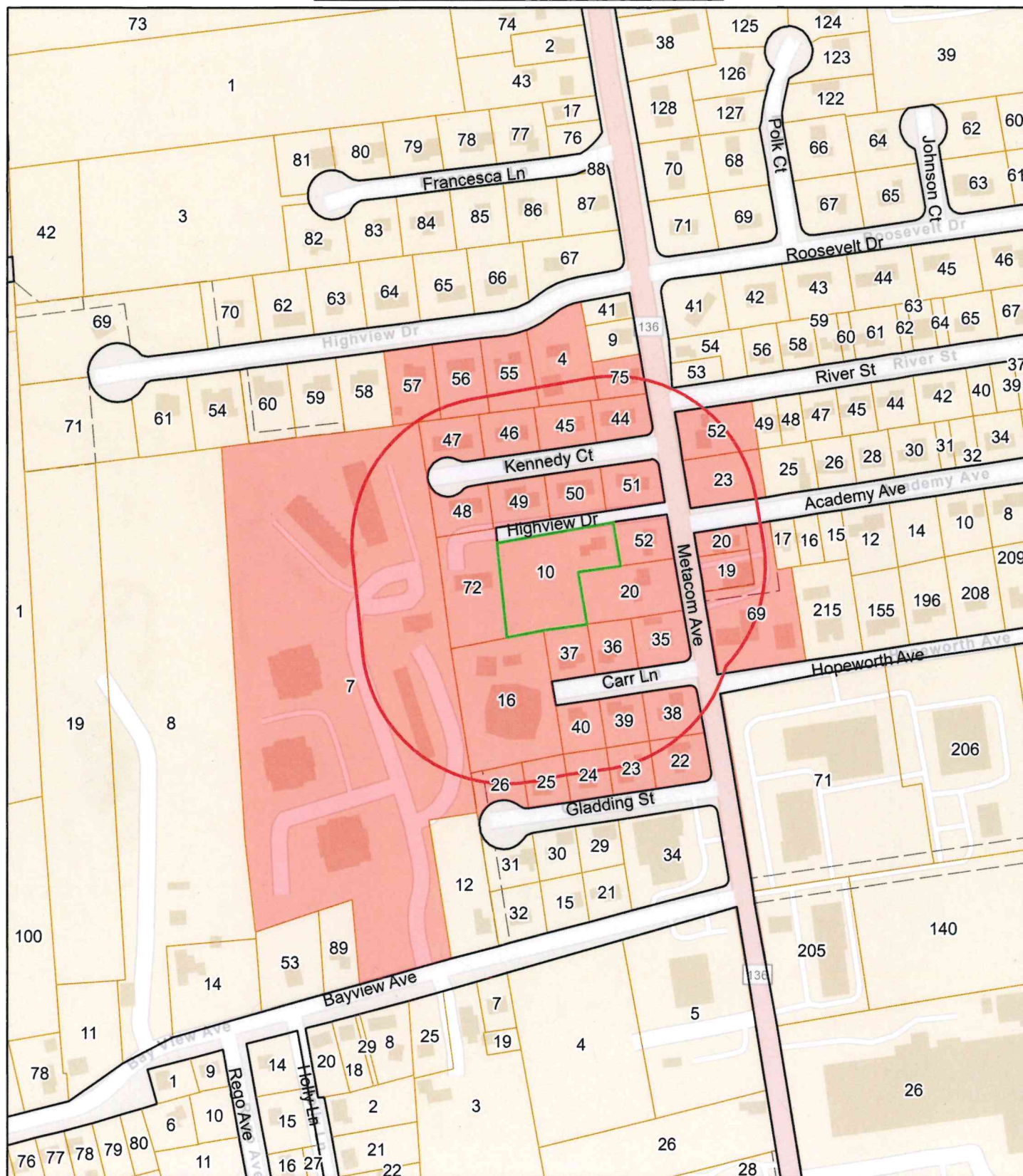
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

August 13, 2026



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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 48-10
CAMA Number: 48-10
Property Address: 421 METACOM AVE

Mailing Address: GOULART, JOSEPH M
421 METACOM AVE
BRISTOL, RI 02809

Abutters:

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

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

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

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

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

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

Parcel Number: 155-52
CAMA Number: 155-52
Property Address: 426 METACOM AVE

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

Parcel Number: 156-86
CAMA Number: 156-86
Property Address: 37 ROOSEVELT DR

Mailing Address: AGUIAR, MARIA M
37 ROOSEVELT AVE
BRISTOL, RI 02809

Parcel Number: 48-10
CAMA Number: 48-10
Property Address: 421 METACOM AVE

Mailing Address: GOULART, JOSEPH M
421 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 48-16
CAMA Number: 48-16
Property Address: CARR LN

Mailing Address: BRISTOL COUNTY WATER AUTH
PO BOX 447
WARREN, RI 02885

Parcel Number: 48-20
CAMA Number: 48-20
Property Address: 417 METACOM AVE

Mailing Address: SQUILLANTE, DAVID J.
33 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 48-22
CAMA Number: 48-22
Property Address: 405 METACOM AVE

Mailing Address: COTTO, DANIEL JR. & BRUM, AMY JT
405 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 48-23
CAMA Number: 48-23
Property Address: 8 GLADDING ST

Mailing Address: CULPAN, JEFFREY
1142 ANTHONY RD
PORTSMOUTH, RI 02871



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8/13/2026

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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 48-24 CAMA Number: 48-24 Property Address: 10 GLADDING ST	Mailing Address: ANANIA, KAREN, TRUSTEE-KAREN ANANIA LIV TRUST 172 BROADWAY PROVIDENCE, RI 02903
Parcel Number: 48-25 CAMA Number: 48-25 Property Address: 12 GLADDING ST	Mailing Address: SLOAT, ROBERT 12 GLADDING ST BRISTOL, RI 02809
Parcel Number: 48-26 CAMA Number: 48-26 Property Address: 14 GLADDING ST	Mailing Address: ROUSSEL-HEROUX, CRISANA LYNN & GIGUERE, JOSEPH TE 14 GLADDING ST BRISTOL, RI 02809
Parcel Number: 48-35 CAMA Number: 48-35 Property Address: 413 METACOM AVE	Mailing Address: CALARCO, DOMINIC J. 413 METACOM AVENUE BRISTOL, RI 02809
Parcel Number: 48-36 CAMA Number: 48-36 Property Address: 6 CARR LN	Mailing Address: DRISCOLL, SEAN 6 CARR LANE BRISTOL, RI 02809
Parcel Number: 48-37 CAMA Number: 48-37 Property Address: 8 CARR LN	Mailing Address: COSTA, MARY ELLEN 8 CARR LANE BRISTOL, RI 02809
Parcel Number: 48-38 CAMA Number: 48-38 Property Address: 409 METACOM AVE	Mailing Address: CENTRAL AVENUE PROPERTIES, LLC 1432 MAIN ST ACUSHNET, MA 02743
Parcel Number: 48-39 CAMA Number: 48-39 Property Address: 5 CARR LN	Mailing Address: JOUBERT, SHANE M. & JODI L. TE 5 CARR LN BRISTOL, RI 02809
Parcel Number: 48-4 CAMA Number: 48-4 Property Address: 2 HIGHVIEW DR	Mailing Address: CABRAL, LUIS F ET UX AIDA M. CABRAL TE 3 HIGHVIEW DRIVE BRISTOL, RI 02809
Parcel Number: 48-40 CAMA Number: 48-40 Property Address: 7 CARR LN	Mailing Address: MA, CHANGJUN 7 CARR LN BRISTOL, RI 02809
Parcel Number: 48-44 CAMA Number: 48-44 Property Address: 2 KENNEDY CT	Mailing Address: LIVING IN FULFILLING ENVIRONMENTS, INC. 490 METACOM AVE BRISTOL, RI 02809
Parcel Number: 48-45 CAMA Number: 48-45 Property Address: 4 KENNEDY CT	Mailing Address: MCGINN, KYLE 4 KENNEDY CT BRISTOL, RI 02809



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8/13/2026

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 48-46 CAMA Number: 48-46 Property Address: 6 KENNEDY CT	Mailing Address: DALUZ, JOSE M. STELLA ETUX TE 6 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-47 CAMA Number: 48-47 Property Address: 8 KENNEDY CT	Mailing Address: CABRAL, DANIELLE L. TRUSTEE 8 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-48 CAMA Number: 48-48 Property Address: 7 KENNEDY CT	Mailing Address: FLORENZANO, CARL 7 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-49 CAMA Number: 48-49 Property Address: 5 KENNEDY CT	Mailing Address: MALO, RICHARD D & MARY- LOU TRUSTEES 5 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-50 CAMA Number: 48-50 Property Address: 3 KENNEDY CT	Mailing Address: MARTIN, ALLISON LE CRAY, SAMANTHA A. 3 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-51 CAMA Number: 48-51 Property Address: 1 KENNEDY CT	Mailing Address: TEIXEIRA, DANIEL S MARIA G LE 1 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-52 CAMA Number: 48-52 Property Address: 419 METACOM AVE	Mailing Address: FERREIRA, JOSEPH 688 COPICUT ROAD N. DARTHMOUTH, MA 02714
Parcel Number: 48-55 CAMA Number: 48-55 Property Address: 4 HIGHVIEW DR	Mailing Address: BRATSOS, JOHN A. & AMY M. TE 4 HIGHVIEW DRIVE BRISTOL, RI 02809
Parcel Number: 48-56 CAMA Number: 48-56 Property Address: 6 HIGHVIEW DR	Mailing Address: OLIVEIRA, VICTOR M. 6 HIGHVIEW DR BRISTOL, RI 02809
Parcel Number: 48-57 CAMA Number: 48-57 Property Address: 8 HIGHVIEW DR	Mailing Address: BRANCO, ADELINO & EDWARDA P. LE BRANCO, PAUL G. TRUSTEE 8 HIGHVIEW DR BRISTOL, RI 02809
Parcel Number: 48-7 CAMA Number: 48-7 Property Address: 201 BAY VIEW AVE	Mailing Address: ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL, RI 02809
Parcel Number: 48-72 CAMA Number: 48-72 Property Address: 423 METACOM AVE	Mailing Address: CIPRIANO NICHOLAS 423 METACOM AVE Bristol, RI 02809



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8/13/2026

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Page 3 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 48-75
CAMA Number: 48-75
Property Address: 433 METACOM AVE

Mailing Address: SAARI, ALLAN & SHEREE TE
433 METACOM AVE
BRISTOL, RI 02809



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8/13/2026

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Page 4 of 4



421 Metacom Ave. - 300' Radius

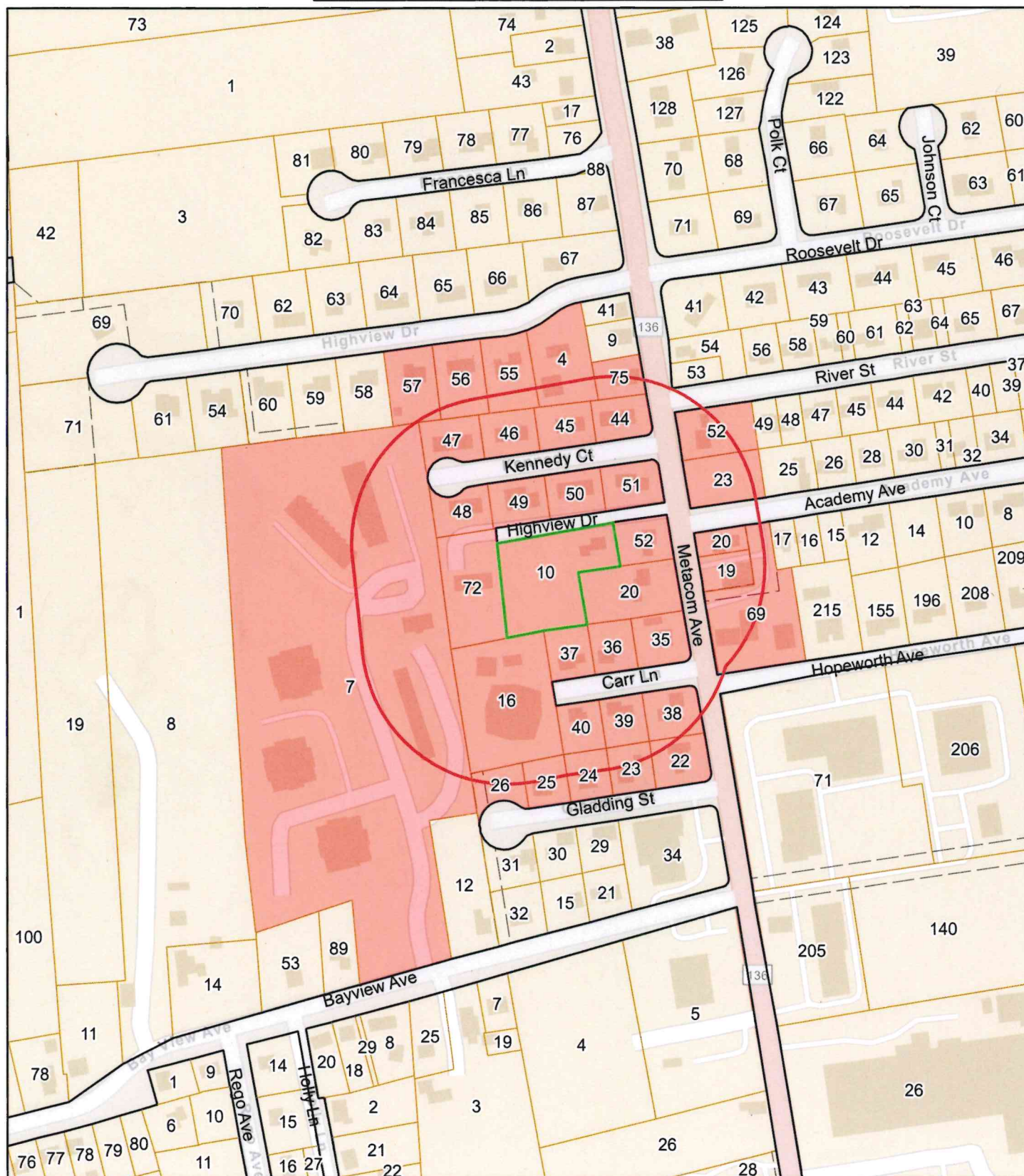
Town of Bristol, RI

1 inch = 282 Feet



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August 13, 2026



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AGUIAR, MARIA M
37 ROOSEVELT AVE
BRISTOL, RI 02809

COSTA, MARY ELLEN
8 CARR LANE
BRISTOL, RI 02809

JOUBERT, SHANE M. & JODI
5 CARR LN
BRISTOL, RI 02809

ANANIA, KAREN, TRUSTEE-KA
172 BROADWAY
PROVIDENCE, RI 02903

COTTO, DANIEL JR. & BRUM,
405 METACOM AVE
BRISTOL, RI 02809

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

BRANCO, ADELINO & EDWARDA
BRANCO, PAUL G. TRUSTEE
8 HIGHVIEW DR
BRISTOL, RI 02809

CULPAN, JEFFREY
1142 ANTHONY RD
PORTSMOUTH, RI 02871

MA, CHANGJUN
7 CARR LN
BRISTOL, RI 02809

BRATSOS, JOHN A. & AMY M.
4 HIGHVIEW DRIVE
BRISTOL, RI 02809

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

MALO, RICHARD D & MARY- L
5 KENNEDY CT
BRISTOL, RI 02809

BRISTOL COUNTY WATER AUTH
PO BOX 447
WARREN, RI 02885

DRISCOLL, SEAN
6 CARR LANE
BRISTOL, RI 02809

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

CABRAL, DANIELLE L. TRUST
8 KENNEDY CT
BRISTOL, RI 02809

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

MCGINN, KYLE
4 KENNEDY CT
BRISTOL, RI 02809

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

FLORENZANO, CARL
7 KENNEDY CT
BRISTOL, RI 02809

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

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

GOULART, JOSEPH M
421 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, VICTOR M.
6 HIGHVIEW DR
BRISTOL, RI 02809

CENTRAL AVENUE PROPERTIES
1432 MAIN ST
ACUSHNET, MA 02743

HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809

PRAZERES REALTY, LLC
670 METACOM AVE
WARREN, RI 02885

CIPRIANO NICHOLAS
423 METACOM AVE
Bristol, RI 02809

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

ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

ROUSSEL-HEROUX, CRISANA L
14 GLADDING ST
BRISTOL, RI 02809

SAARI, ALLAN & SHEREE TE
433 METACOM AVE
BRISTOL, RI 02809

SLOAT, ROBERT
12 GLADDING ST
BRISTOL, RI 02809

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

TEIXEIRA, DANIEL S
MARIA G LE
1 KENNEDY CT
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 25, 2026
File #: ZBR-26-37

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Douglas & Patricia Gablinske

Owner of Record: Douglas W. and Patricia B. Gablinske

Location: 6 KNOWLTON CT , BRISTOL, RI, 02809

Plat: 103 Lot: 14

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size greater than permitted for accessory structures in the R-10 zoning district.

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application

Town of Bristol

Record ID: ZBR-26-37

6 Knowlton Ct 103 14

August 3, 2026

Applicant	
Name of Applicant	Douglas & Patricia Gablinske
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	6 Knowlton Ct	103	14

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: Pool House

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	480 feet
Width in Feet	16 feet
Length in Feet	30 feet
Height Above Grade	12 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	7 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Construction of an accessory structure at a size greater than permitted in the R-10 zoning district and with less than the required front yard setback per Section 28-111, Dimensional Table of zoning ordinance.

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

Adding addition to rear of the garage as an accessory use of pool cabana to proposed IG pool to be built. See attached project narrative.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	2.71
Lot Frontage	235
Lot Depth	260

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,967	Building/Structure Detail if Other:
Structure: Other	Square Footage: 484	Building/Structure Detail if Other: Garage

Bristol Zoning Board Variances Narrative

1) Dimensional Variance for Accessory Structure Size

The lot we own and are requesting this variance size request for is a large parcel for R10 zoning, which requires 10,000sf minimum of area. The subject parcel is 2.71AC in size, almost 12 times the minimum size required for the zone, which is highly unusual for an R10 zone lot.

The lot is encumbered by wetlands to the south and is then further encumbered with a required buffer zone setback of 75'. The combination of these two features, one natural and the other governmentally enforced, limits the area that can be built on.

Attached to this application is a DEM Letter and DEM approved plans for backyard improvements, which include an impervious patio attached to the rear of the house and pervious improvements for an inground pool, surrounding patio area and this proposed pool accessory structure, as well as pervious driveway improvement. The plans were all professionally prepared by a well-recognized local engineering firm.

So, besides the impediments to building on the lot as previously mentioned, this house was built on its current location in 1971, but its L shaped configuration was recently changed. It was purchased in 2019 and then the buyer/developer subdivision plans were approved by the town for four new lots and the existing house, our house. The property was previously recognized as 1202 Hope Street, whereas it is now known as 6 Knowlton Ct, which now has 5 houses on the street. Previously and presumably the lot front yard faced west, now with the subdivision, the front yard is considered facing north, now fronting on Knowlton.

A two car detached garage was built on the lot some 25+/- years ago, which is 480sf. We are requesting this variance for a larger size accessory because we want a pool accessory building in coordination with the pool use. The pool and this area are exposed to full sun, we want some shade,

area to use in conjunction with the pool. This location and size appeared to make the most sense, given the constraints of the lot.

Please review the approved DEM plans and approval DEM letter for a better sense of the site and proposed structure.

2) Dimensional Variance for Front Yard Setback

The front yard set back for the R10 zone is 30', we are requesting a 7' variance off the arc of the cul-de-sac, which is only on one end, as the arc diminishes the request at the other end to about 3'.

As mentioned above, it is presumed this north side, now a front side, use to be a side yard, because of the house facing west and its front door oriented to Hope Street and this north side was a side yard that went hundreds of feet to a stone wall, now behind the houses built on the north side of the street.

Now, because of the subdivision, the side yard of our house is now the front yard. Given these unusual circumstances, we request this variance, to minimally use this new outbuilding to its potential.



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES

235 Promenade Street
 Providence, Rhode Island 02908

July 22, 2026

Douglas Gablinske
 6 Knowlton Court
 Bristol, RI 02809

Freshwater Wetlands Permit

Re: Freshwater Wetlands Permit No. 26-0100 (*Individual Application No. IA-20969*) for the property and project located:

Approximately 380 feet east of Hope Street (Route 114), and approximately 520 feet southeast of its intersection with Meadow Lane, Assessor's Plat 103, Lot 14, Bristol, RI.

Dear Mr. Gablinski:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed construction of a replacement driveway, permeable and impermeable patio surfaces, inground pool, hot tub, garage addition, retaining wall, fences, stormwater BMP's and wetland/buffer restoration with clearing, grading, landscaping, and associated site alterations as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on June 11, 2026.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7 of the Rules, this project meets all Standards, and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

Terms and Conditions for **Wetlands Permit No. 26-0100**:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on June 11, 2026. A copy of the site plans stamped approved by the DEM can be found on the Permit Search page on the OWR Application Portal by searching for any of the permit number(s) listed above. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. You must notify this Program of the anticipated start date, and of your contractor's contact information, by submitting a Notice of Start of Construction on the OWR Application Portal from the Requests Tab referencing this Freshwater Wetlands permit number prior to commencement of any permitted site alterations or construction activity. You must also notify this Program upon completion of the project by submitting a Notice of Termination from the Requests Tab on the OWR Application Portal.
5. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with a scanned copy of the recorded permit obtained from the Town which can be sent to DEM.FWW@dem.ri.gov.
7. The effective date of this permit is the date this letter was issued. This permit expires five (5) years from the date of this letter unless renewed pursuant to the Rules.
8. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
9. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and this permit number. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
10. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any freshwater wetland, buffer, floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas not subject to disturbance under this permit.
11. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
12. You are obligated to install, utilize, follow and maintain all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetland, buffers or floodplain and the functions and values provided by such freshwater wetlands, buffers or floodplain.
13. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the approved plans, or detailed in this permit, must be installed as soon as possible after completion of final grading; weather and season permitting. You must notify Samuel.Dufresne@dem.ri.gov upon completion of the required 8 inkberry shrub plantings for a compliance inspection by a Program representative.
14. Mitigation or screen plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas and buffers except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.

15. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
16. Artificial lighting must be directed away from all vegetated wetland and buffer areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.
17. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans. This project must take place in compliance with these revisions. Specifically, a note has been added to the site plans identifying a "temporary" limit of disturbance surrounding the restoration area.

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands or jurisdictional areas on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-3.9.3.

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Sam Dufresne of this office (telephone: 401-537-4220) should you have any questions regarding this letter.

Sincerely,

Nancy Freeman

Digitally signed by Nancy
Freeman
Date: 2026.07.22 10:49:04 -04'00'

Nancy L. Freeman, Environmental Scientist III
Office of Water Resources
Freshwater Wetlands Program

NLF/SGD/sgd

Enclosure: Approved site plans

ec: Thomas J Principe, PE, Principe Engineering & Surveying, Inc.
Matthew P. Cabral, Building Official, Town of Bristol, RI.

Owner	Owner Account #	% Owned
Owner 1	GABLINSKE, DOUGLAS W. & PATRICIA B. TE	
Owner 2		
Owner 3		
Address	6 KNOWLTON CT, BRISTOL, RI 02809	

Previous Owners & Sales Information

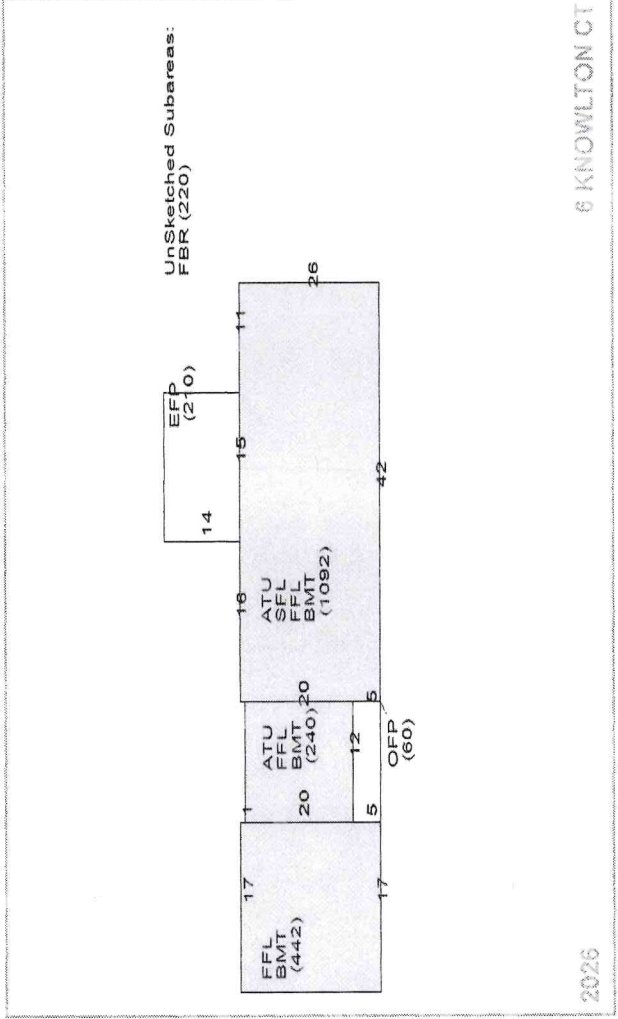
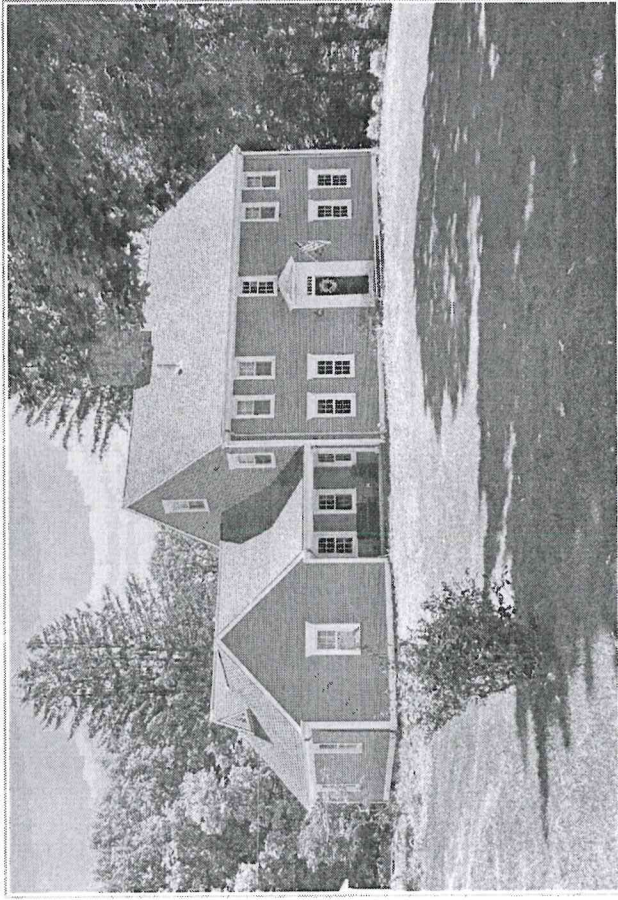
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
GARIES DEVELOPMENT, LLC	08/27/2025	900,000	2291-64		Dee
1202 HOPE STREET	12/21/2023	0	2232-140		Q
KNOWLTON, LAVINA FALES	07/16/2019	560,000	1990-179	L	E

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	603,300	15,000	2.71	340,100	0	0	958,400
TOTAL	603,300	15,000	2.71	340,100	0	0	958,400

Source > Mkt Adj Cost VAL per SQ Unit/Card > 169.24 VAL per SQ Unit/Parcel > 169.24

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	603,300	15,000	3	340,100	0	958,400	958,400
2025	01	603,300	15,000	3	340,100	0	958,400	958,400
2024	01	355,400	15,000	3	283,500	0	653,900	653,900
2023	01	368,900	15,000	4	370,900	0	754,800	754,800
2022	01	368,900	15,000	5	402,100	0	786,000	786,000
2021	01	305,300	15,000	5	349,600	0	669,900	669,900



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 NR Single	0.22957	AC	P	1.00	666,000	797,578	E							183,100			1.00	0
2 01 NR Single	2.48216	AC	EX	0.20	666,000	63,251	E		Easement -5					157,000			1.00	0
3																		
4																		

Building Information

Description		Description	
BLDG Type	Colonial	Story Height	2 Story Attic UnFin
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shirs	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Carpet % 20
BMT Garages		Color	Green
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Other Factors

Grade		Flood Hazard	
Grade	Q3	Topography	LEVEL
Year Built	1971	Street	PAVED
Alt LUC	Alt %	Traffic	
	0.00		
Depreciation			
Code	GD	Bas \$/SQ	211.00
Condition	GD	Size Adj	0.94
	GD	Constr Adj	1.01
Functional		Adj \$/SQ	200.19
Economic		Other Feats	52,500
Special		Grade Fac	1.18
OV		Neigh Infl	1.00
		Land Factor	1.00
		Adj Total	826,406
		Depreciation	223,130
		Depr Total	603,276
Total Depreciation % > 27.0			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,774	1,774	200.19	355,137
SFL	2nd FLOOR	1,092	1,092	200.19	218,607
FBR	REC ROOM	220	220	24.02	5,284
ATU	UNF ATTIC	533	0	20.02	10,667
BMT	BASEMENT	1,774	0	30.03	53,273
EFP	ENCL PORCH	210	0	17.79	3,736
OPP	OPEN PORCH	60	0	19.00	1,140
Total		5,663	3,086		647,844

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/14/2025	BP	MP
7/6/2021	REVIEW	
6/30/2021	MEASURED	
8/31/2018	REVIEW	
8/27/2018	MEASURED	
3/27/2013	MEASURE	
3/27/2013	LISTED	

Notes

2 SHEDS NV & 1 FALL OUT SHELTER NV 15X20. - NEW GARAGE 12/09 replace existing deck 2012 mcb || Deed recorded 12/5/22 transferring 24,433 sf from lot 14 to lot 2 Bk 2196 Pg 264 || Subdivision recorded 10/4/2023 ENV #746 - property address changed from 1202 Hope St to 6 Knowlton Ct - Drainage Easement recorded 10/4/23 Bk 2225 Pg 3, 5 & 7

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/07/2023	E57830		ELEC	2,000	100	Closed	Wire new bathroom in 1st floor. In conjunction with Building Permit 57814
12/06/2023	P57820		PLMB	5,000	100	Closed	1 bathroom 1 laundry 1 kitchen sink&d
12/05/2023	B57814		BLDG	18,500	100	Closed	Add bathroom to adjoining room
10/09/2023	S567480		SIGN	200	100	Closed	Installation of sign regarding construction of new home on lot 1
05/30/2023	E56536		ELEC	1,500	100	Closed	Change from an existing overhead 200 AMP service to an underground 200 AN
03/21/2022	B53723		BLDG	24,000	100	Closed	Add 14x15 addition to back of house
03/11/2022	B53649		BLDG	15,000	100	Closed	Install built in pool
11/12/2019	E49643		ELEC	7,150	100	Closed	Re-wire kitchen and bathroom. Install lights and receptacles in living room. Int
06/27/2012	B28482		BLDG	0	100	Closed	REPLACE EXISTING 10' X 16' DECK

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/07/2023	E57830		ELEC	2,000	100	Closed	Wire new bathroom in 1st floor. In conjunction with Building Permit 57814
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11/12/2019	E49643		ELEC	7,150	100	Closed	Re-wire kitchen and bathroom. Install lights and receptacles in living room. Int
06/27/2012	B28482		BLDG	0	100	Closed	REPLACE EXISTING 10' X 16' DECK

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	2	Shed	1	Y	1	12	14	168	3	AV	1971	1,100
2	1	Garage	1	Y	1	22	22	484	4	AV	1971	13,200
3	2	Shed	1	Y	1	16	16	256	2	FR	1971	700
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	3	U
2			
3			
4			
Totals	1	10	3



6 Knowlton Ct, Bristol, RI

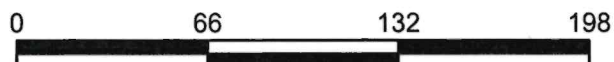
Map/Lot: 103-14

1 inch = 66 Feet



www.cai-tech.com

August 25, 2026



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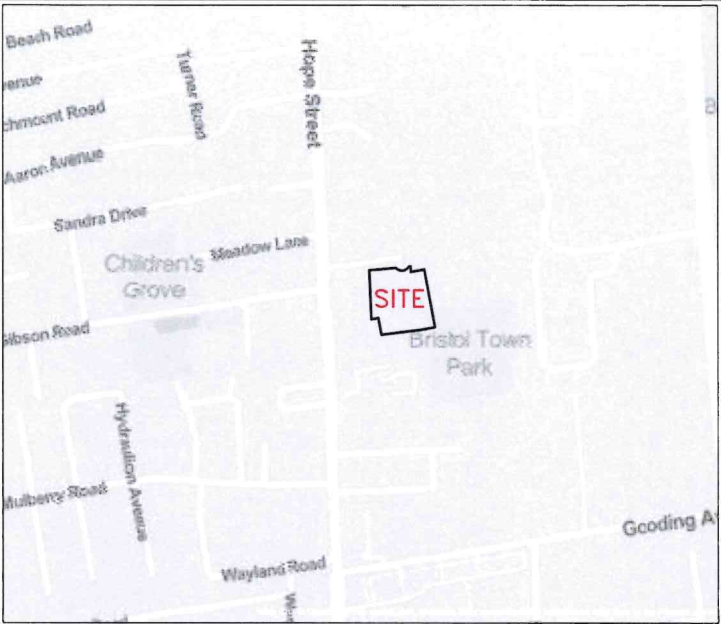
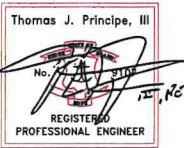
RIDEM FRESHWATER WETLANDS APPLICATION
PLAN SUBMISSION
FOR
GABLINKSE RESIDENCE
A.P. 103 LOT 14
6 KNOWLTON COURT
IN
BRISTOL, RI

OWNER/APPLICANT:
DOUGLAS & PATRICIA GABLINKSE
6 KNOWLTON CT, BRISTOL RI
GOU@APPRAISERI.BIZ



PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

MARCH 10, 2026
REVISED JUNE 10, 2026



AERIAL LOCUS MAP
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
SCALE 1" = 150'

APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO: 26-0100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

Nancy Freeman LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) SITE PLAN
- 4) SOIL EROSION AND SEDIMENT CONTROL PLAN
- 5) DETAILS
- 6) LANDSCAPE PLAN (BY OTHERS)
- 7) LANDSCAPE PLAN (BY OTHERS)

PROJECT DATA:

EXISTING: EXISTING PLAT: 103 LOT: 14
LOT AREA: 2.71 Ac. STREET INDEX
KNOWLTON COURT

PROPOSED:
LANDSCAPING AND HARDSCAPING INCLUDING DRIVEWAY,
PATIO, POOL, HOT TUB, RETAINING WALL, AND POOL
CABANA. PROPOSED LIMIT OF DISTURBANCE <15,000 SF.

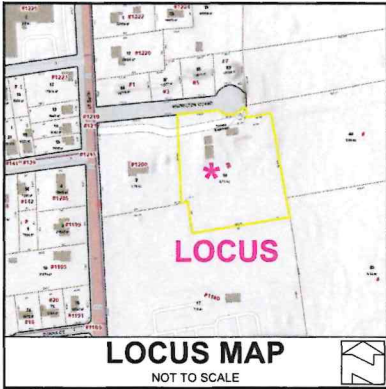
LOT COVERAGE:
TOTAL LOT AREA 118,135 SF
EXISTING STRUCTURES* 3,172 SF
PROP. STRUCTURE (WITH OVERHANGS) 911 SF
TOTAL PROP. STRUCTURAL LOT COVERAGE 4,083 SF (3.5%)

ZONING DESIGNATION: R-10
MIN. LOT AREA 10,000 SF
MIN. FRONTAGE/LOT WIDTH 80 FT
MIN. FRONT SETBACK 30 FT
MIN. SIDE SETBACK 15 FT
MIN. REAR SETBACK 30 FT
MAX. LOT COVERAGE 25%

PLAN REFERENCES:

- 1. CLASS 3 TOPOGRAPHIC & DATA ACCUMULATION SURVEY DATED FEBRUARY 20, 2026 PREPARED BY PRINCIPE ENGINEERING, INC.;
- 2. WETLANDS DELINEATED BY NATURAL RESOURCES SERVICES INC.
- 3. CONCEPTUAL LANDSCAPE PLANS DATED FEBRUARY 19, 2026 PREPARED BY SPS DESIGNS.
- 4. FINAL PLAN SUBMISSION FOR KNOWLTON COURT DATED SEPTEMBER 14, 2023 PREPARED BY PRINCIPE ENGINEERING, INC.
- 5. RIDEM RIPDES PERMIT NO. RIR102192
- 6. RIDEM FWW PERMIT NO. 21-0138

DRAWING ISSUE:
☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION



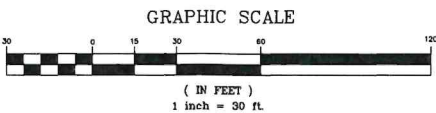
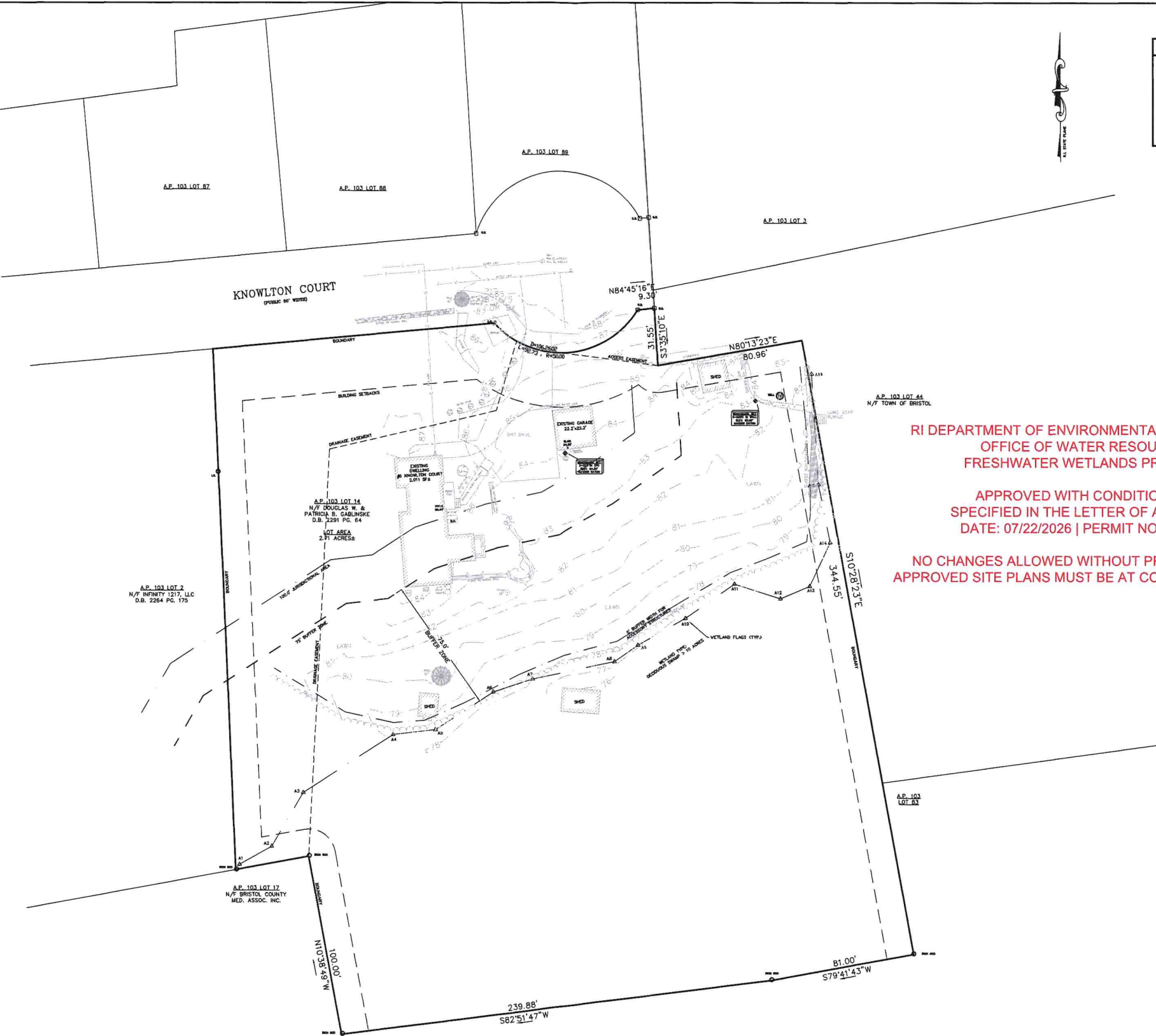
- GENERAL NOTES:**
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 2. THIS SITE LIES OUTSIDE A FLOOD ZONE AREA AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI COMMUNITY PANEL NO.44001C001H, MAP EFFECTIVE JULY 7, 2014.
 3. WETLANDS SHOWN HEREIN WERE DELINEATED BY OTHERS AND REESTABLISHED IN THE FIELD ON 02/20/2026 BY PRINCE ENGINEERING, INC.
 4. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
 5. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.
 6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN KNOWLTON COURT ALONG THIS PARCELS FRONTAGE.
 7. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.
- REFERENCES:**
1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION 1200 & 1202 HOPE STREET, BRISTOL, R.I., A.P. 103 PARCELS 2 & 14, PREPARED BY PRINCE COMPANY" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS ENVELOPE #747.

LEGEND	
	EXISTING
BOUNDARY LINE	---
ABUTTER LINE	---
BUILDING	▬
TREELINE	~ ~ ~ ~ ~
STONEWALL	- - - - -
EASEMENT	- - - - -
BUILDING SETBACK	- - - - -
CONTOUR	- - - - -
WETLAND EDGE	Δ Δ Δ
75FT WETLAND BUFFER	- - - - -
SURVEY BOUND	□
SURVEY IRON PIN	●
SURVEY BENCHMARK	⊕
WATERLINE	— ⊙ —
WELL	⊕
WATER GATE VALVE	⊕
SEWER MANHOLE	⊕
SEWERLINE	— ⊕ —
GAS LINE	— ⊕ —
GAS VALVE	⊕

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS



ZONING CRITERIA	
R-10 ZONING	
ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (22' ACCESSORY)



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO: 26-0100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

Nancy Freeman



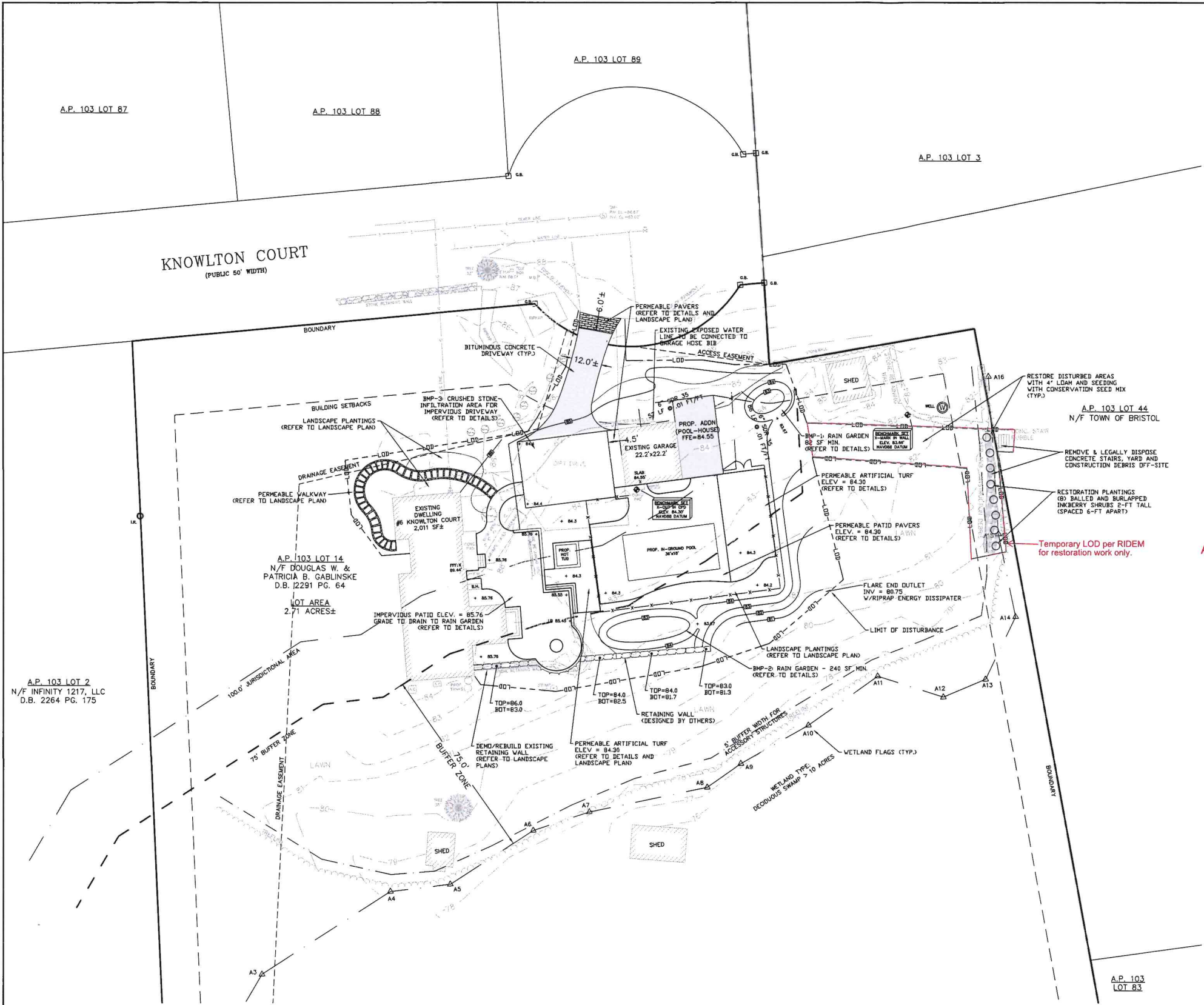
PRINCE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCEENGINEERING.COM
PRINCEENGINEERING.COM

TOPOGRAPHICAL SURVEY
for
DOUGLAS W. & PATRICIA B.
GABLINSKE
AP 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: 1"=30'		SHEET NO: 2 OF 7	
DRAWN BY: RAW	DESIGN BY: RAW	CHECKED BY: TJP	
DATE: 2/20/26		PROJECT NO.: LD-2021-10.2	

Thomas J. Principe, III

REGISTERED
PROFESSIONAL ENGINEER



PLAN NOTES:

- INTERSECTION OF KNOWLTON COURT AND HOPE STREET APPROX. 400 FEET WEST OF PROJECT SITE.
- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PLAN IS TO BE USED SOLELY FOR THE USE OF RIDEM FRESHWATER WETLAND PERMITTING AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO THE LIMITS OF DISTURBANCE, SOIL EROSION, RUNOFF, AND STORMWATER MANAGEMENT AT ALL TIMES DURING CONSTRUCTION.
- SEE ADDITIONAL NOTES ON SHEET 4 OF 4, WHICH MUST ALSO BE FULLY COMPLIED WITH.
- OWNER/CONTRACTOR RESPONSIBLE FOR OBTAINING PERMISSION FROM THE TOWN OF BRISTOL FOR REMOVAL ON CONCRETE STAIR DEBRIS BEYOND SUBJECT PROPERTY LINE.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

FEMA FLOOD NOTE:

ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 44001C0011H EFF. 07/07/2014

SOIL REFERENCE:

NRCS WEB SOIL SURVEY:
PMA - PITTSFORD SILT LOAM, 0-3% SLOPES
19"-42" ESHGWT (HSG C)
DATE ACCESSED: 02/26/2026

OVERLAY NOTE:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE REGULATORY OVERLAYS DEFINED BY RIDEM. (REFER TO RIDEM ENVIRONMENTAL RESOURCE MAP FOR MORE INFORMATION)

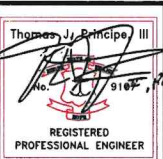
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO. 26A100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

PLAN SET LEGEND	
EXISTING	PROPOSED
PERIMETER LINE	PERIMETER LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FENCE	FENCE
CONTOUR	CONTOUR
SURVEY BOUND	SURVEY BOUND
UTILITY POLE	UTILITY POLE
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC WIRE/CONDUIT	ELECTRIC WIRE/CONDUIT
DRAINLINE	DRAINLINE
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
WATERLINE	WATERLINE
WATER GATE VALVE	WATER GATE VALVE
WATER SHUT-OFF	WATER SHUT-OFF
HYDRANT	HYDRANT
WELL	WELL
SEWER LINE	SEWER LINE
SEWER MANHOLE	SEWER MANHOLE
SEWER FORCE MAIN	SEWER FORCE MAIN
GAS LINE	GAS LINE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
TREE LINE	TREE LINE
EROSION CONTROL	EROSION CONTROL
PAVEMENT/IMPERVIOUS	PAVEMENT/IMPERVIOUS
SAWCUT	SAWCUT
RETAINING WALL	RETAINING WALL
TREE	TREE
STONEWALL	STONEWALL
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
WETLAND FLAGS	WETLAND FLAGS

SITE PLAN



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

REVISIONS			
No.	DATE	DRWN	CHKD
1	6-10-26	SJL	TJP

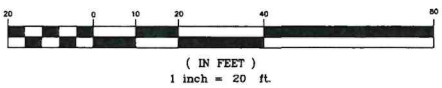
RIDEM SUBMISSION PLAN
FOR A
FRESHWATER WETLANDS APPLICATION
OF
"GABLINKSE RESIDENCE"
A.P. 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'	SHEET NO: 3 of 7
DRAWN BY: SJL	DESIGN BY: SJL
DATE: 03/10/2026	CHECKED BY: TJP
PROJECT NO.: LD-2021-10.2	

ZONING CRITERIA

R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	60'
MINIMUM LOT FRONTAGE	60'
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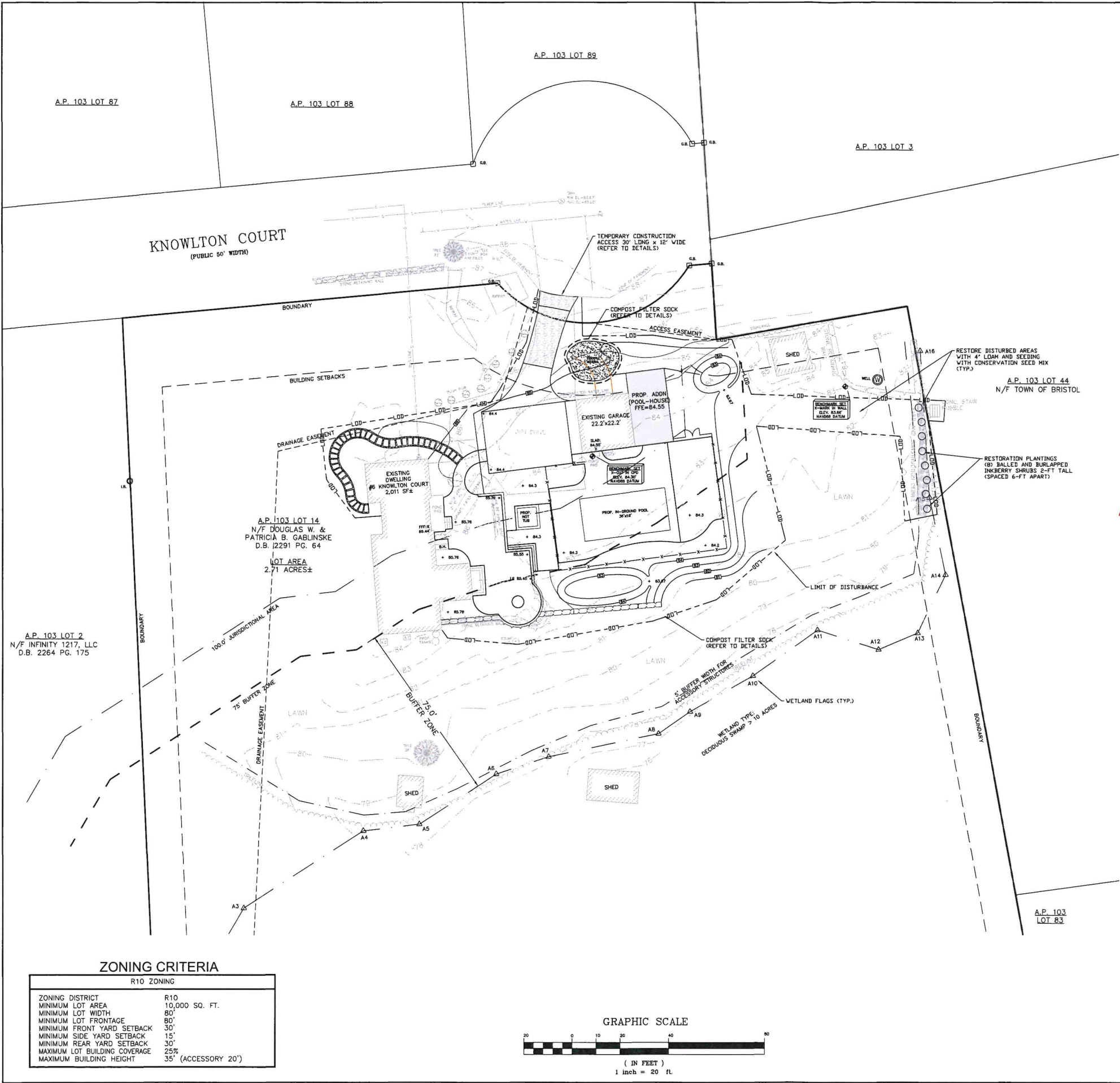
GRAPHIC SCALE



OWNER/APPLICANT
DOUGLAS & PATRICIA GABLINKSE
6 KNOWLTON CT
BRISTOL, RI

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



PLAN NOTES:

- INTERSECTION OF KNOWLTON COURT AND HOPE STREET APPROX. 400 FEET WEST OF PROJECT SITE.
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- SEE ADDITIONAL NOTES ON SHEET 5 OF 7, WHICH MUST ALSO BE FULLY COMPLIED WITH.

ARCHITECT NOTE:

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO. 26-0100

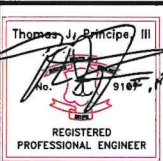
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Nancy Freeman

PLAN SET LEGEND

EXISTING	PROPOSED
PERIMETER LINE	PERIMETER LINE
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EDGE OF PAVEMENT	EDGE OF PAVEMENT
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RETAINING WALL	RETAINING WALL
TREE	TREE
STONEWALL	STONEWALL
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
WETLAND FLAGS	WETLAND FLAGS

SOIL EROSION & SEDIMENT CONTROL PLAN



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
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401.816.5385
www.PrincipeEngineering.com

OWNER/APPLICANT
DOUGLAS & PATRICIA GABLINSKE
6 KNOWLTON CT
BRISTOL, RI

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
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- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

REVISIONS

No.	DATE	DRWN	CHKD
1	6-10-26	SJL	TJP

RIDEM SUBMISSION PLAN
FOR A
FRESHWATER WETLANDS APPLICATION
OF
"GABLINSKE RESIDENCE"
A.P. 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 4 of 7	
DRAWN BY: SJL	DESIGN BY: SJL	CHECKED BY: TJP	
DATE: 03/10/2026		PROJECT NO.: LD-2021-10.2	



Gablinske Residence

6 Knowlton Court
Bristol, RI

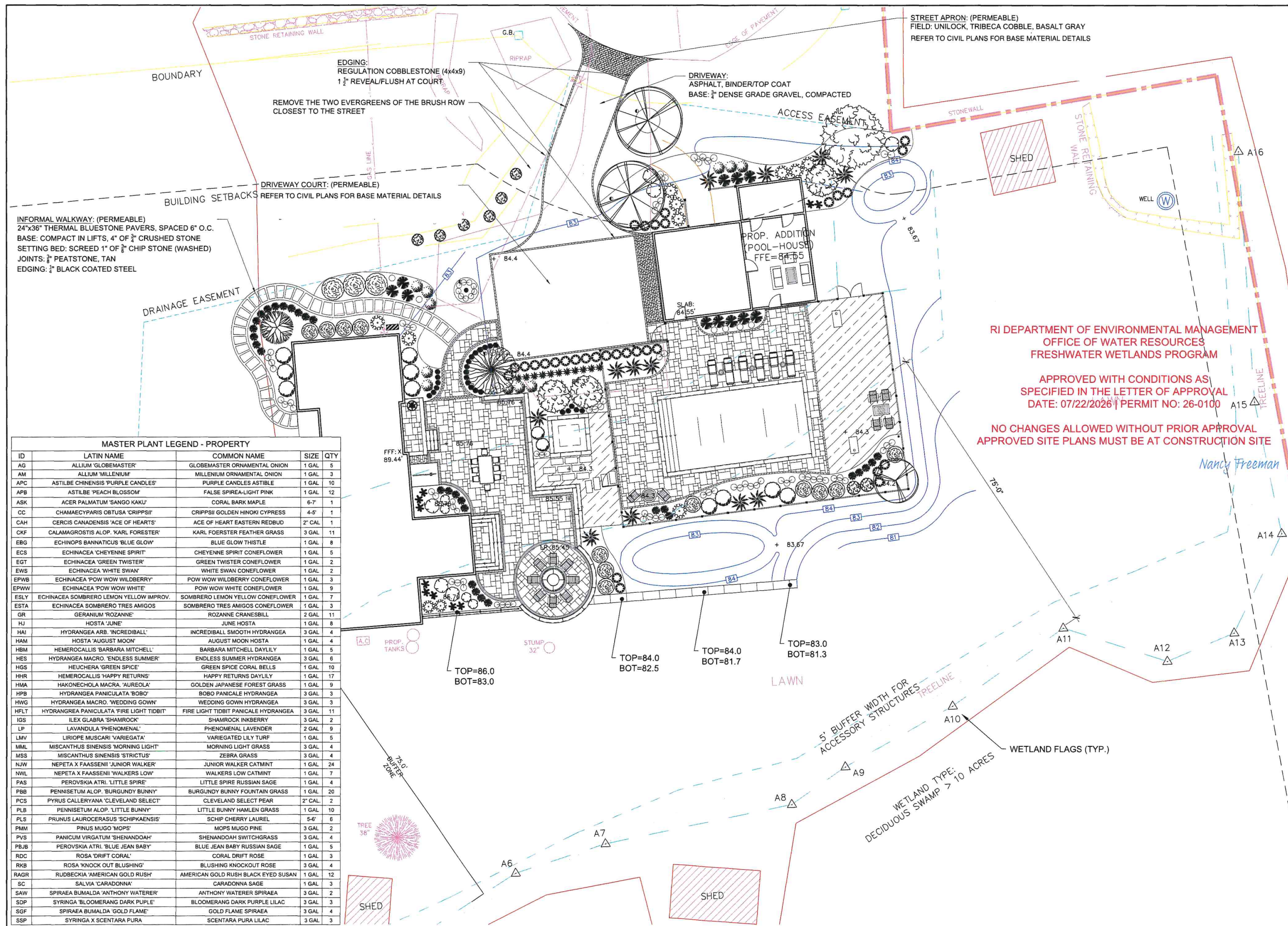
Date: 03-12-2026

Scale: 1" = 10'-0"

Revision: 0

CONCEPTUAL PLAN

LA-1





Gablinske Residence

6 Knowlton Court
Bristol, RI

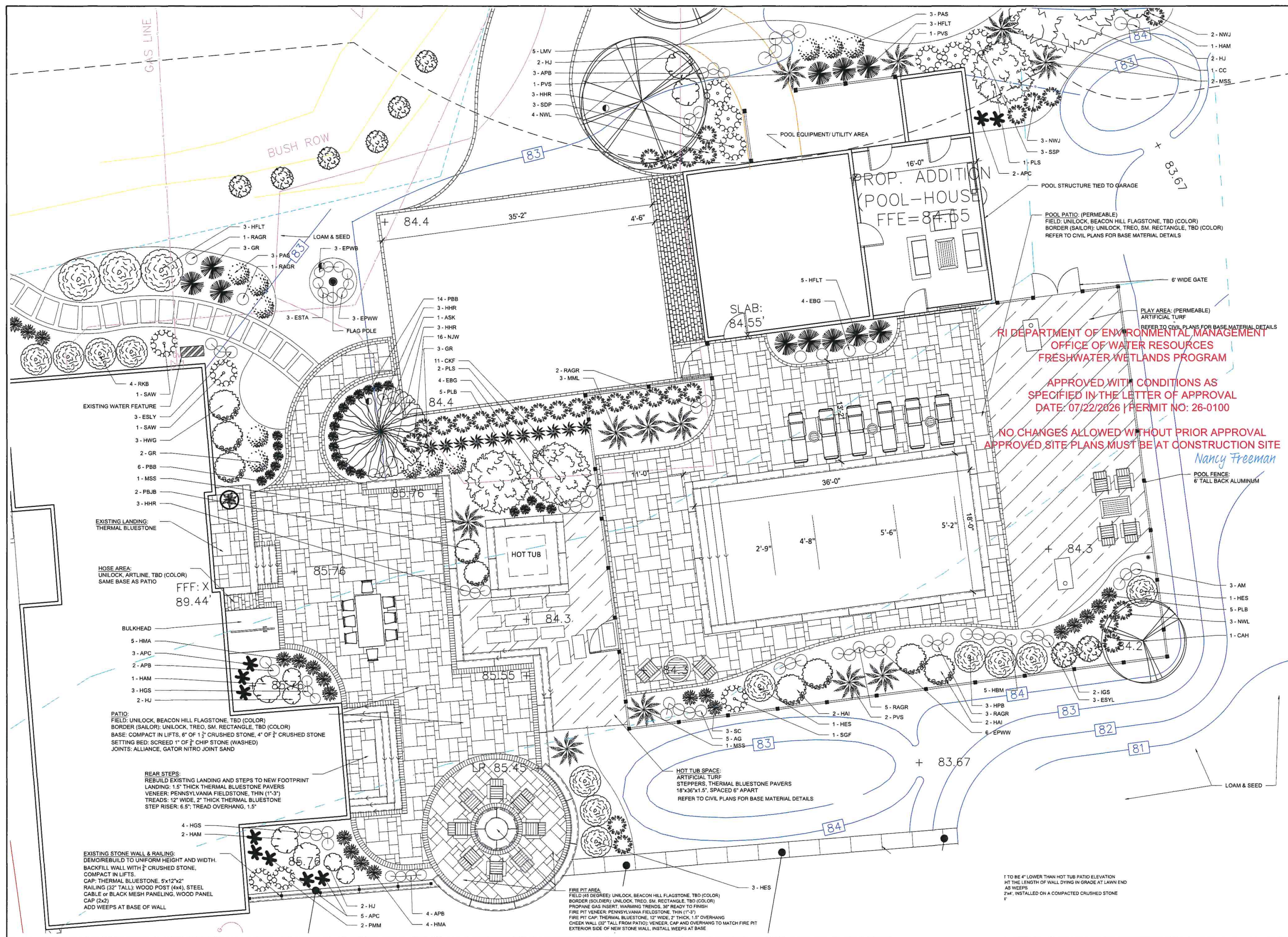
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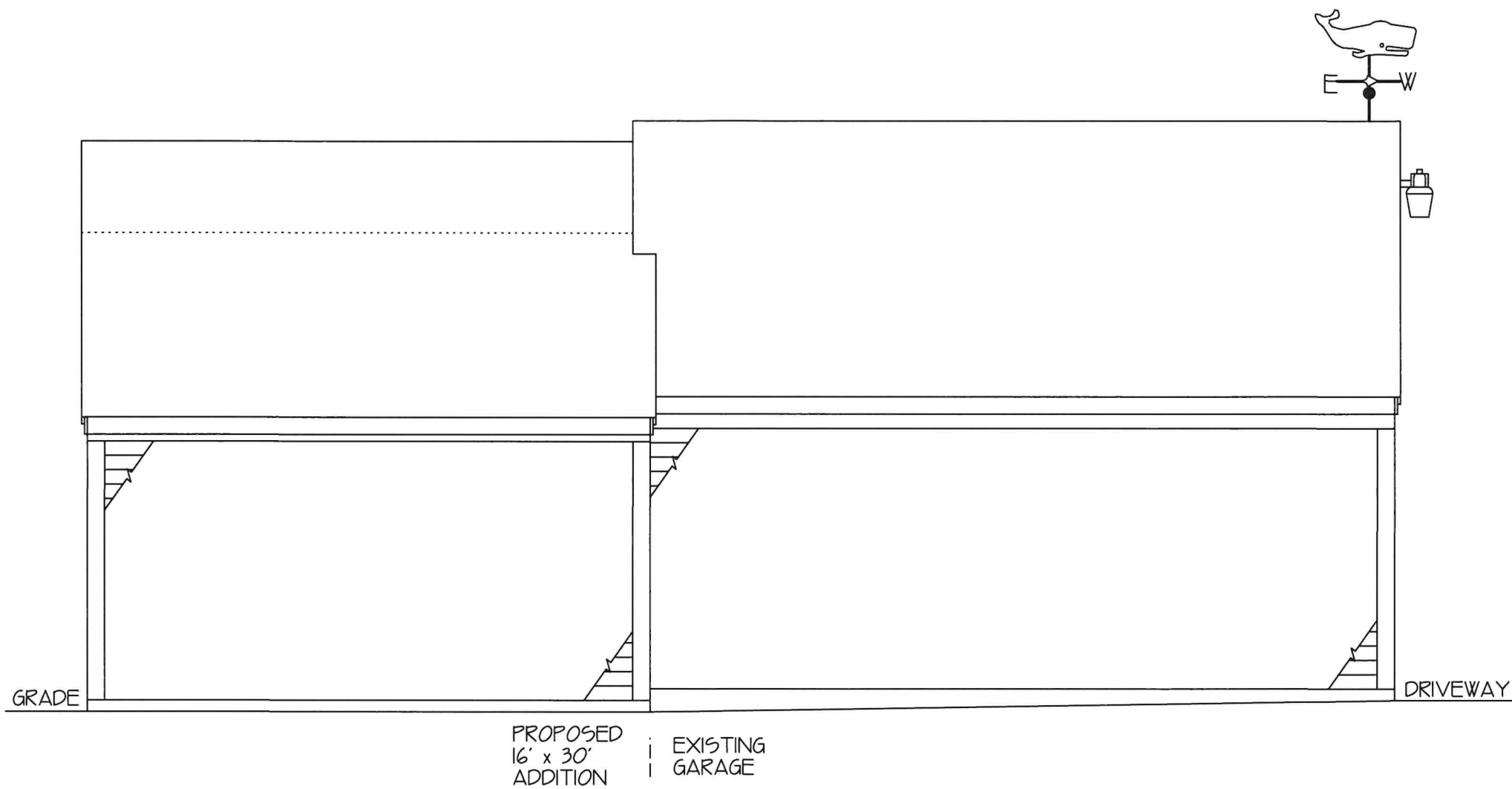
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Revision: 0

CONCEPTUAL PLAN

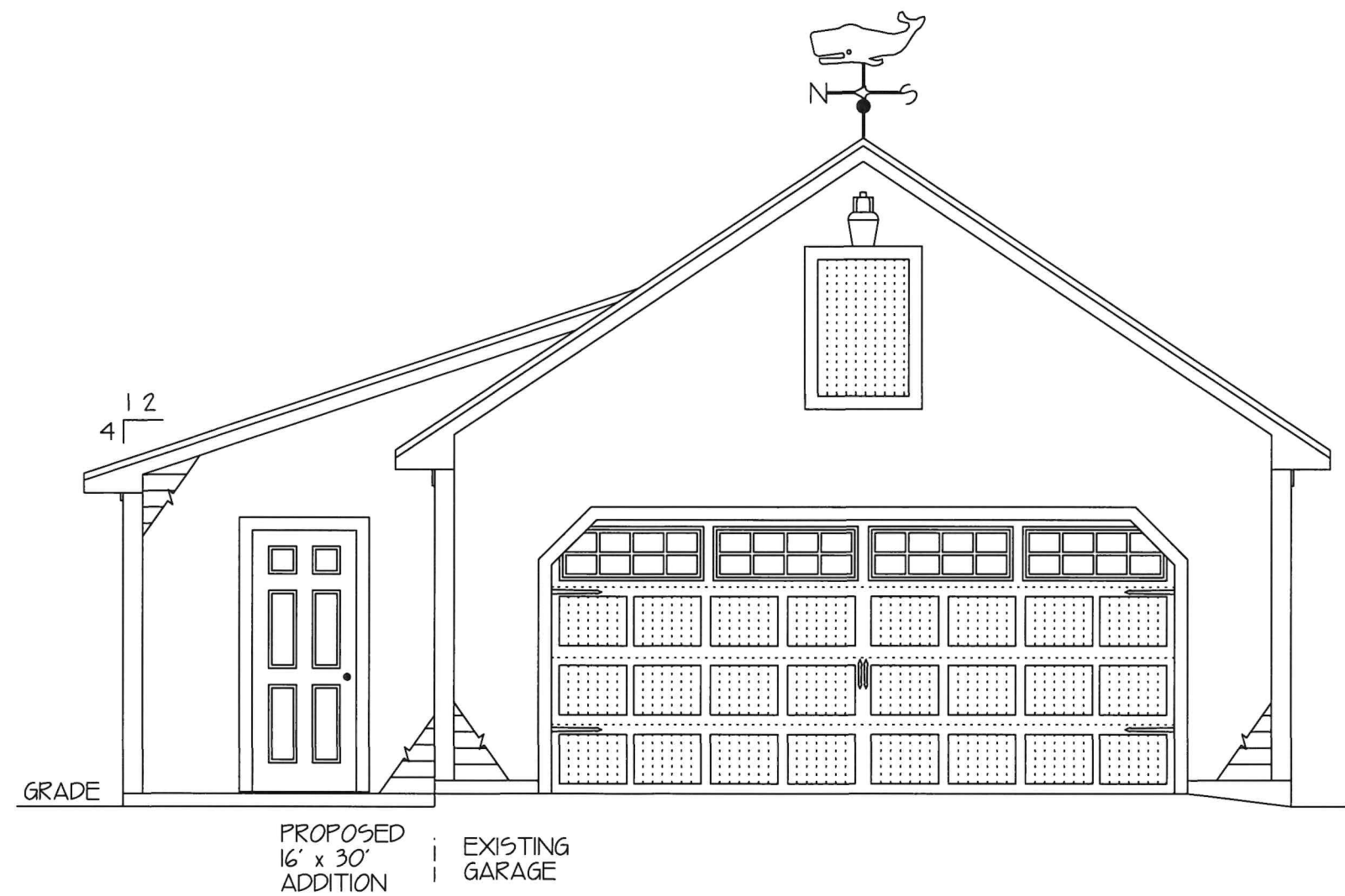
LA-1.1





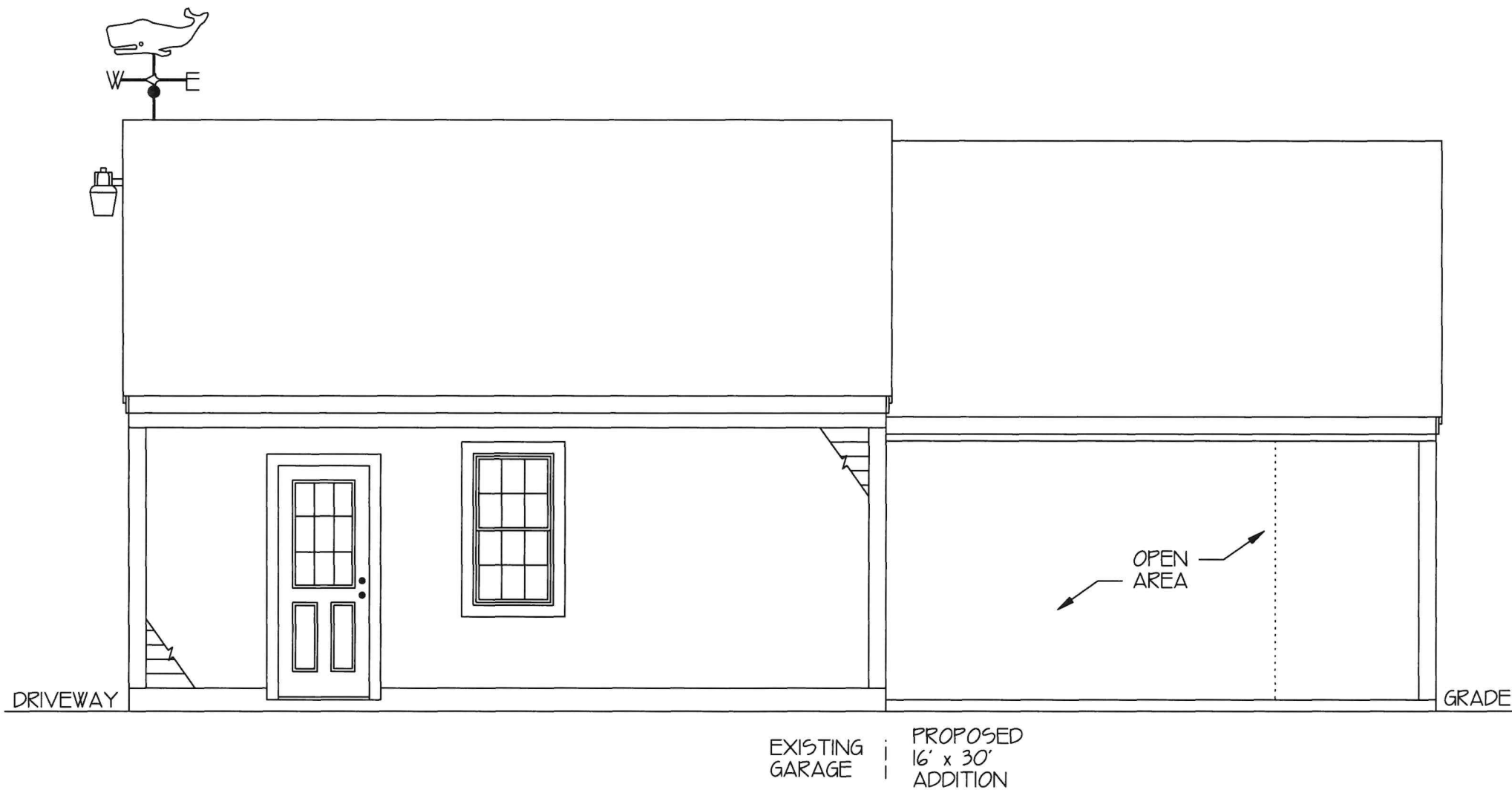
TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
FRONT / NORTH ELEVATION		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 1 OF 8



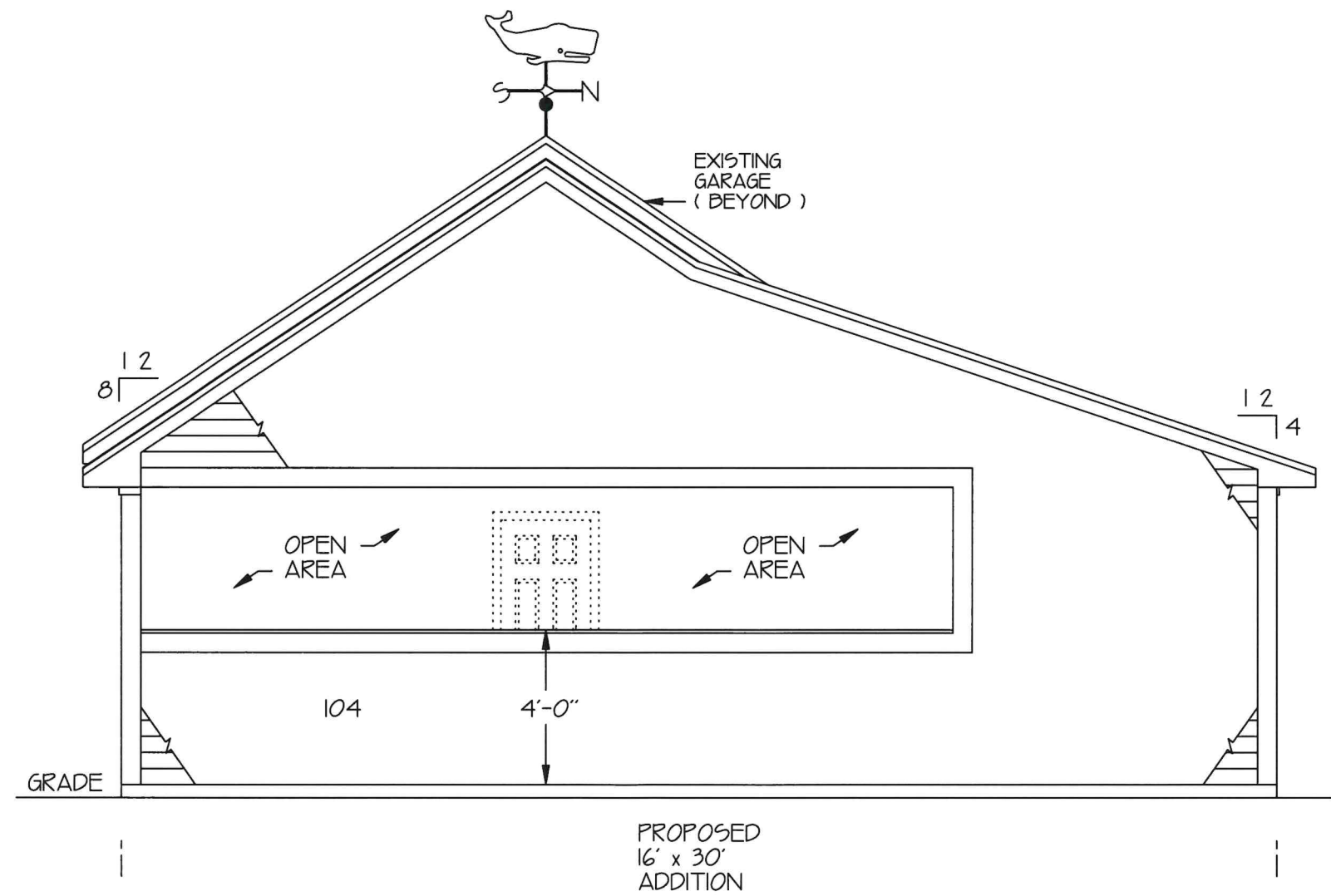
TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
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SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
RIGHT / WEST ELEVATION		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 2 OF 8



TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
REAR / SOUTH ELEVATION		
DATE: 4 - 2 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 3 OF 8



KEY NOTE:

104 2" x 4" x 4'-0" HIGH HALF WALL W/ 1" x 6" COMPOSITE CAP.

TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION

MR. & MRS. GABLINSKE

LEFT / EAST ELEVATION

DATE: 4 - 3 - 2 6 SCALE: 1/4" = 1'-0" PAGE: 4 OF 8

TYPICAL POOL HOUSE ROOF RAFTER CONSTRUCTION
2" x 8" RIDGE BOARD, RIDGE VENT, 2" x 6"
@ 16" O.C. RAFTERS, SIMPSON H2.5 HURRICANE
TIE (EACH RAFTER), 2" x 10" x 18'-0" @ 16"
O.C. RAFTER TIES, 5/8" T+G "ADVANTECH" OSB
ROOF SHEATHING, FELT PAPER, 3 TAB ASPHALT
ROOF SHINGLES & (APPLY ICE / WATER SHIELD
BARRIER ALONG THE EAVES) (SEE APPENDIX
"AA" FOR CODE DETAILS)

TYPICAL OPEN SPACE ROOF RAFTER CONSTRUCTION
2" x 10" NAILER BOARD, 2" x 6" @ 16" O.C.
RAFTERS, SIMPSON H2.5 HURRICANE TIE (EACH
RAFTER), 2" x 4" x 2'-2"H SUPPORT WALL, 5/8"
T+G "ADVANTECH" OSB ROOF SHEATHING, FELT
PAPER, 3 TAB ASPHALT ROOF SHINGLES &
(APPLY ICE / WATER SHIELD BARRIER ALONG
THE EAVES) (SEE APPENDIX "AA" FOR CODE
DETAILS)

TYPICAL SOFFIT CONSTRUCTION
2" x 6" SUB-FASCIA BOARD, 1" x 6" FASCIA
BOARD, 1" x 12" SOFFIT BOARD, SOFFIT VENTS
& 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS
(ALL TRIM TO BE COMPOSITE)

TYPICAL POOL HOUSE CEILING CONSTRUCTION
2" x 10" x 18' @ 16" O.C. RAFTER TIES +
LOWER RAFTERS, 1" x 3" @ 16" O.C. FURRING
& WAINSCOTTING

TYPICAL OPEN SPACE CEILING CONSTRUCTION
2" x 6" @ 16" O.C. CEILING JOISTS, 1" x 3" @
16" O.C. FURRING & 1/2" IMPERIAL BOARD +
PLASTER

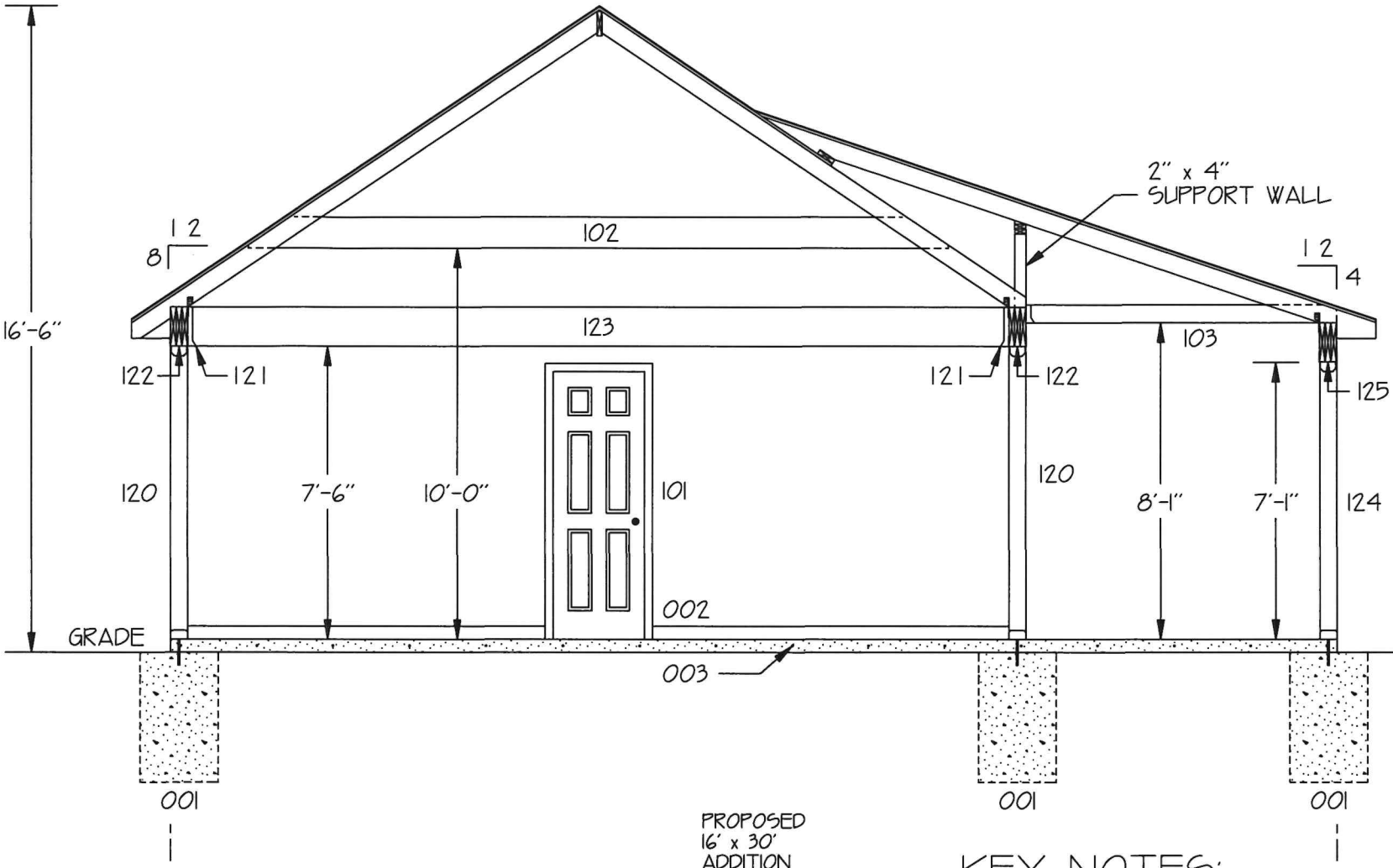
TYPICAL EXTERIOR WALL CONSTRUCTION
2" x 4" @ 16" O.C. STUDS, W/ 1/2" CDX PLY-
SCORE SHEATHING, TYPAR VAPOR PAPER,
HARDIPLANK CLAPBOARD, (2) - 2" x 4" TOP
PLATES, 2" x 4" BOTTOM PLATE, 2" x 4" P.T.
SILL PLATE & SILL INSULATION W/ FLASHING
(SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL INTERIOR WALL CONSTRUCTION
2" x 4" @ 16" O.C. STUDS & 1/2" IMPERIAL
BOARD + PLASTER

TYPICAL PIER CONSTRUCTION
24"W x 24"L x 40"D CONCRETE (2500 PSI)
PIERS (TYPICAL OF 4)

TYPICAL ADDITION SLAB CONSTRUCTION
4" CONCRETE SLAB (3000 PSI), 8"
COMPACTED GRAVEL & 24" x 24" O.C. #4
REBAR (MASONRY DRILL INTO EXISTING
GARAGE FOUNDATION)

TYPICAL MEASUREMENTS FOR CONSTRUCTION
FIELD VERIFY ALL MEASUREMENTS. VERIFY
NEW ADDITION ROOF PITCH TO MATCH
EXISTING GARAGE ROOF PITCH & TRIMS.
ADDITION SLAB TO MATCH EXISTING
GARAGE SLAB



STRUCTURAL - TO BE SIZED
BY OTHERS

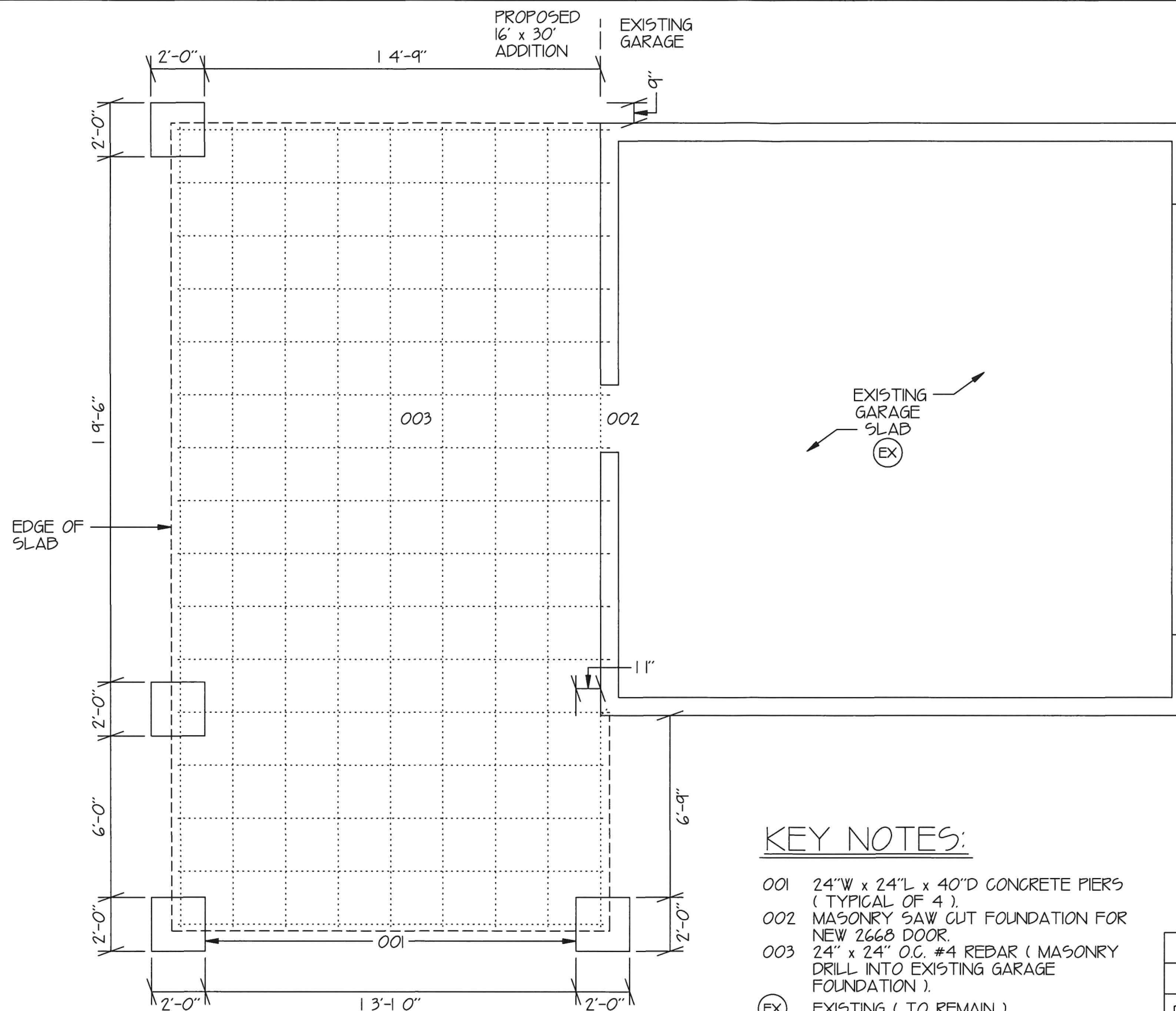
- 120 5 1/4" x 5 1/4" x 7'-6" VERSA-LAM COLUMN
W/ SIMPSON POST TO BEAM CONNECTOR
& POST ANCHOR BASE (ALL FASTENERS
TO BE GALVANIZED)
- 121 SIMPSON CONCEALED HANGER FOR (3) -
1-3/4" x 11 7/8" "LVL" (BEAM ABOVE).
- 122 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM
ABOVE) (16'-0" OVERALL LENGTH).
- 123 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM
ABOVE) (21'-1" OVERALL LENGTH).
- 124 5 1/4" x 5 1/4" x 7'-1" VERSA-LAM COLUMN
W/ SIMPSON POST TO BEAM CONNECTOR
& POST ANCHOR BASE (ALL FASTENERS
TO BE GALVANIZED)
- 125 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM
ABOVE) (16'-4" OVERALL LENGTH).

KEY NOTES:

- 001 24"W x 24"L x 40"D CONCRETE PIERS
(TYPICAL OF 4).
- 002 MASONRY SAW CUT FOUNDATION FOR
NEW 2668 DOOR.
- 003 24" x 24" O.C. #4 REBAR (MASONRY
DRILL INTO EXISTING GARAGE FOUNDATION).
- 101 REMOVE EXISTING WINDOW, HEADER & 2" x 4"
WALL. INSTALL NEW (2) - 2" x 6" HEADER
(ABOVE) & 2668 DOOR.
- 102 DIRECTION OF 2" x 10" @ 16" O.C. RAFTER
TIES (ABOVE).
- 103 DIRECTION OF 2" x 6" @ 16" O.C. CEILING
JOISTS (ABOVE).

PROPOSED 16' x 30' ADDITION

MR. & MRS. GABLINSKE		
CROSS-SECTION PLAN		
LEFT / EAST ELEVATION		
DATE: 4 - 3 - 26	SCALE: 1/4" = 1'-0"	PAGE: 5 OF 8



KEY NOTES:

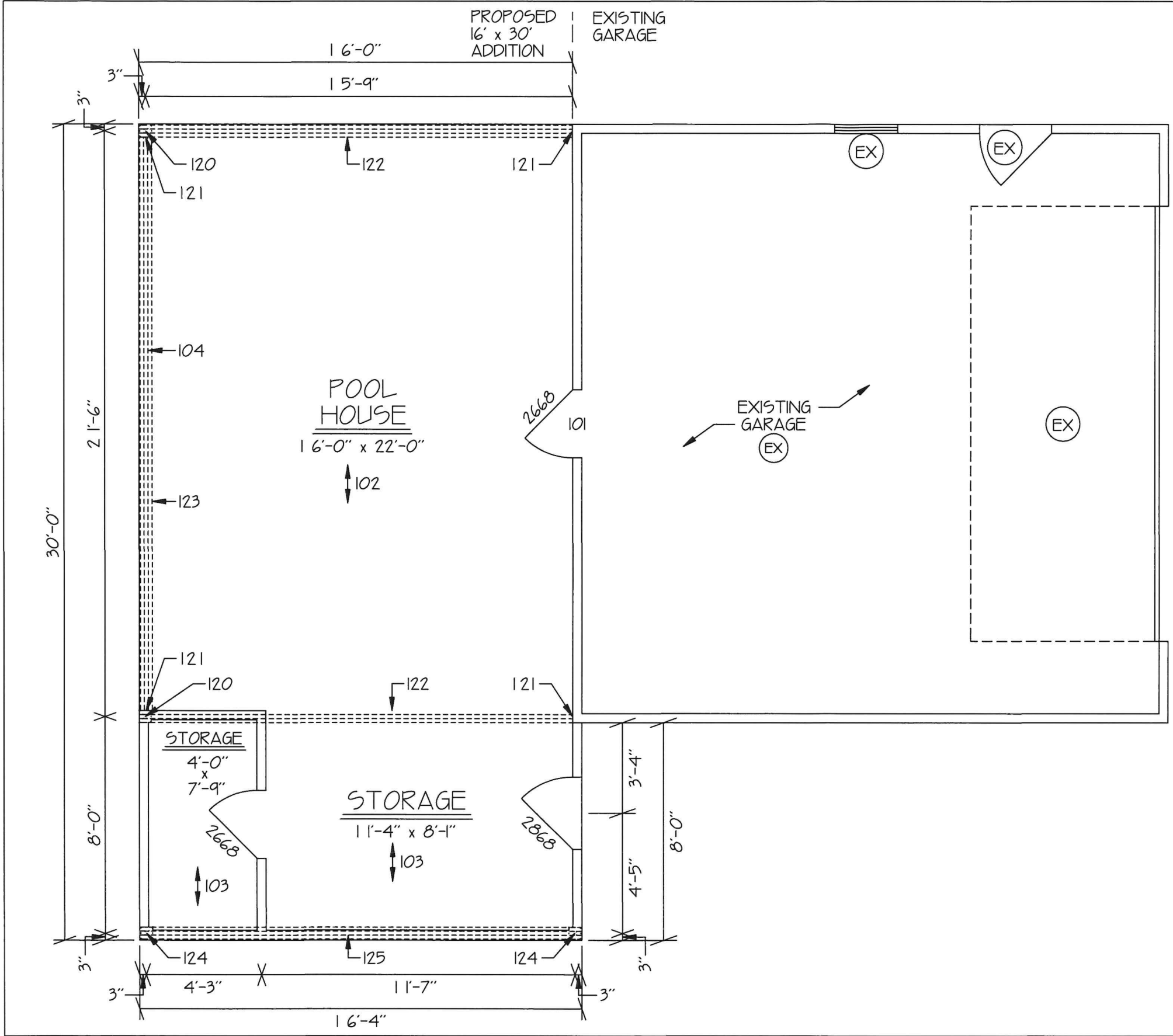
- 001 24"W x 24"L x 40"D CONCRETE PIERS
(TYPICAL OF 4).
- 002 MASONRY SAW CUT FOUNDATION FOR
NEW 2668 DOOR.
- 003 24" x 24" O.C. #4 REBAR (MASONRY
DRILL INTO EXISTING GARAGE
FOUNDATION).
- (EX) EXISTING (TO REMAIN).

PROPOSED 16' x 30' ADDITION

MR. & MRS. GABLINSKE

FOUNDATION PLAN

DATE: 4 - 3 - 26	SCALE: 1/4" = 1'-0"	PAGE: 6 OF 8
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KEY NOTES:

- 101 REMOVE EXISTING WINDOW, HEADER & 2" x 4" WALL. INSTALL NEW (2) - 2" x 6" HEADER (ABOVE) & 2668 DOOR.
- 102 DIRECTION OF 2" x 1 0" @ 1 6" O.C. RAFTER TIES (ABOVE).
- 103 DIRECTION OF 2" x 6" @ 1 6" O.C. CEILING JOISTS (ABOVE).
- 104 2" x 4" x 4'-0" HIGH HALF WALL W/ 1" x 6" COMPOSITE CAP.
- (EX) EXISTING (TO REMAIN).

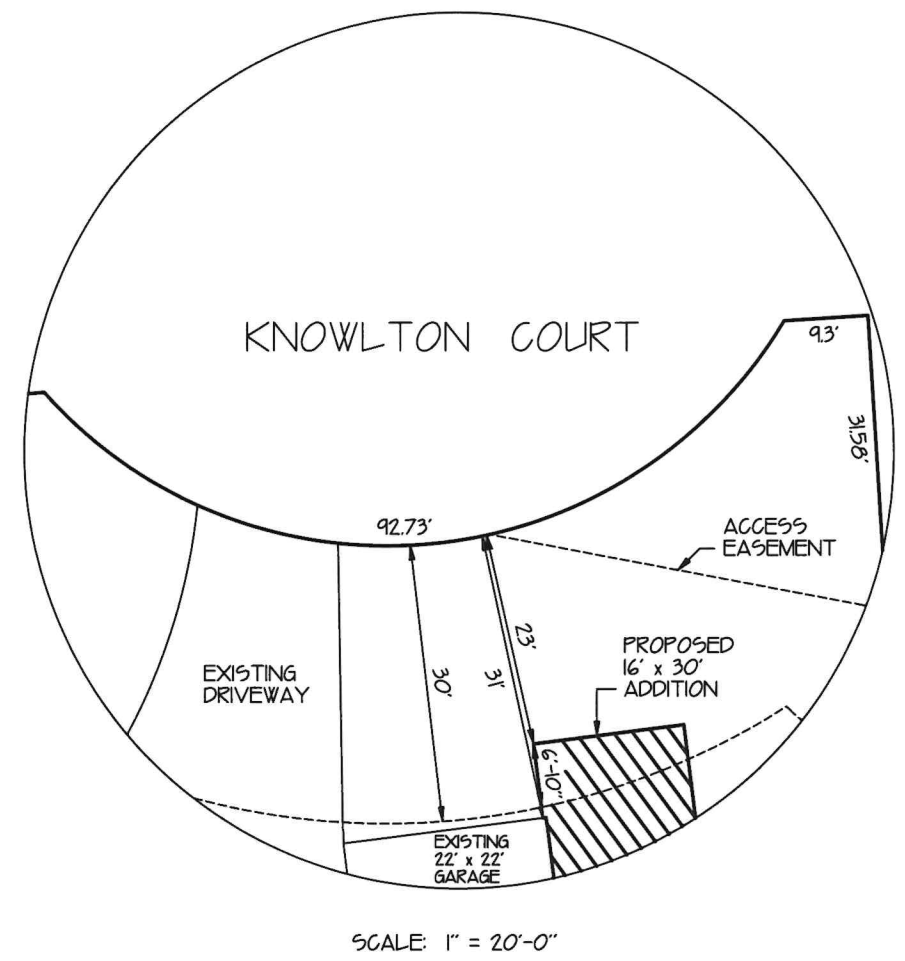
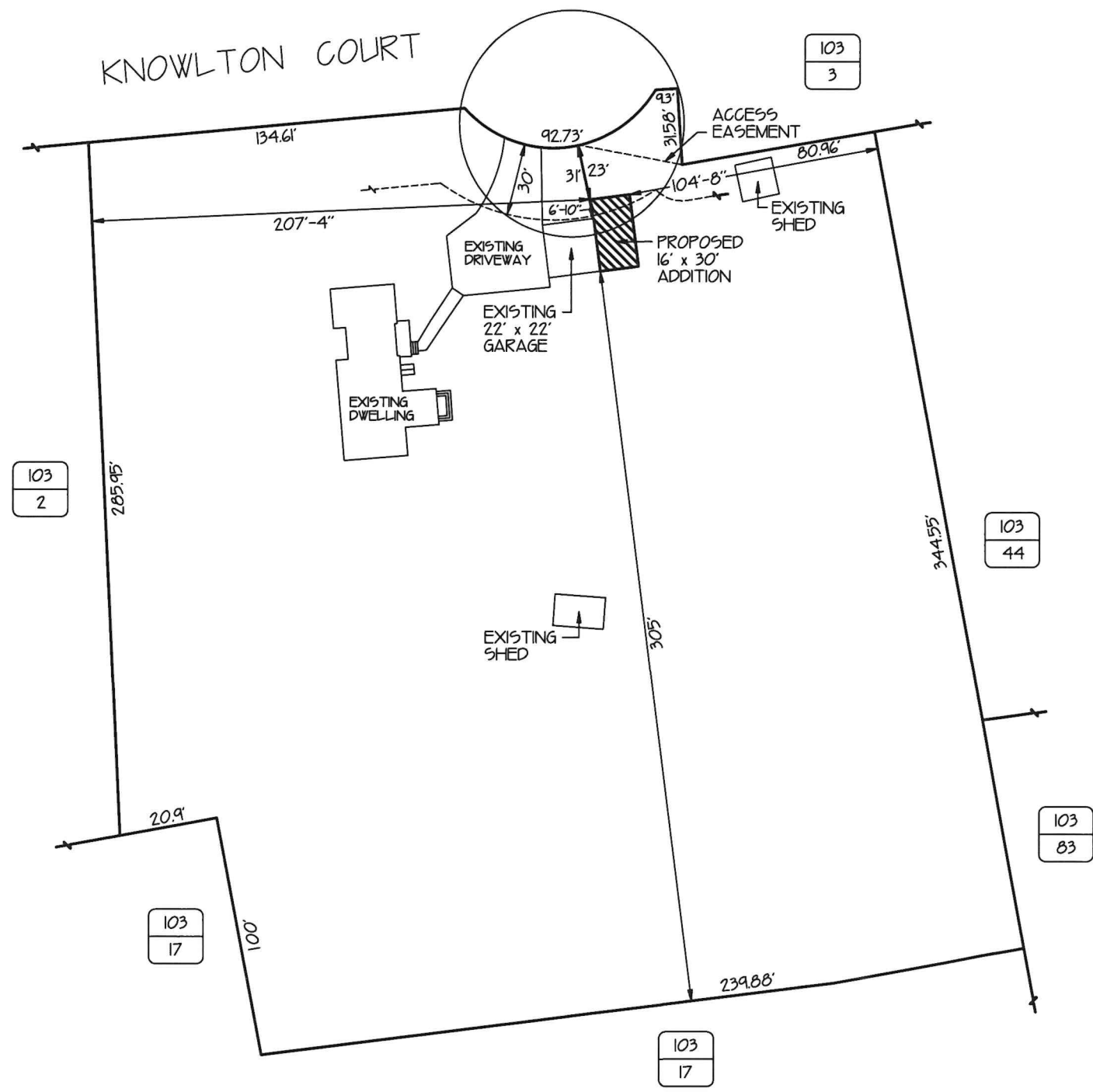
NOTES:

- 1. FIELD VERIFY ALL DOOR MEASUREMENTS & CASINGS.
- 2. VERIFY W/ THE HOMEOWNERS REMODEL SPECIFICATIONS LIST.
- 3. FIELD VERIFY ALL MEASUREMENTS.

STRUCTURAL - TO BE SIZED BY OTHERS

- 120 5 1/4" x 5 1/4" x 7'-6" VERSA-LAM COLUMN W/ SIMPSON POST TO BEAM CONNECTOR & POST ANCHOR BASE (ALL FASTENERS TO BE GALVANIZED)
- 121 SIMPSON CONCEALED HANGER FOR (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE).
- 122 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (1 6'-0" OVERALL LENGTH).
- 123 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (2 1'-1" OVERALL LENGTH).
- 124 5 1/4" x 5 1/4" x 7'-1" VERSA-LAM COLUMN W/ SIMPSON POST TO BEAM CONNECTOR & POST ANCHOR BASE (ALL FASTENERS TO BE GALVANIZED)
- 125 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (1 6'-4" OVERALL LENGTH).

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
FLOOR PLAN		
DATE: 4-3-26	SCALE: 1/4" = 1'-0"	PAGE: 7 OF 8



PLAT LOT	6 KNOWLTON COURT	PROPOSED 16' x 30' ADDITION		
	PLAT 103	MR. & MRS. GABLINSKE		
	LOT 14	SITE PLAN		
	2.71 ACRES ±	DATE: 4 - 3 - 26	SCALE: 1" = 60'-0"	PAGE: 8 OF 8



6 Knowlton Ct. - 300' Radius

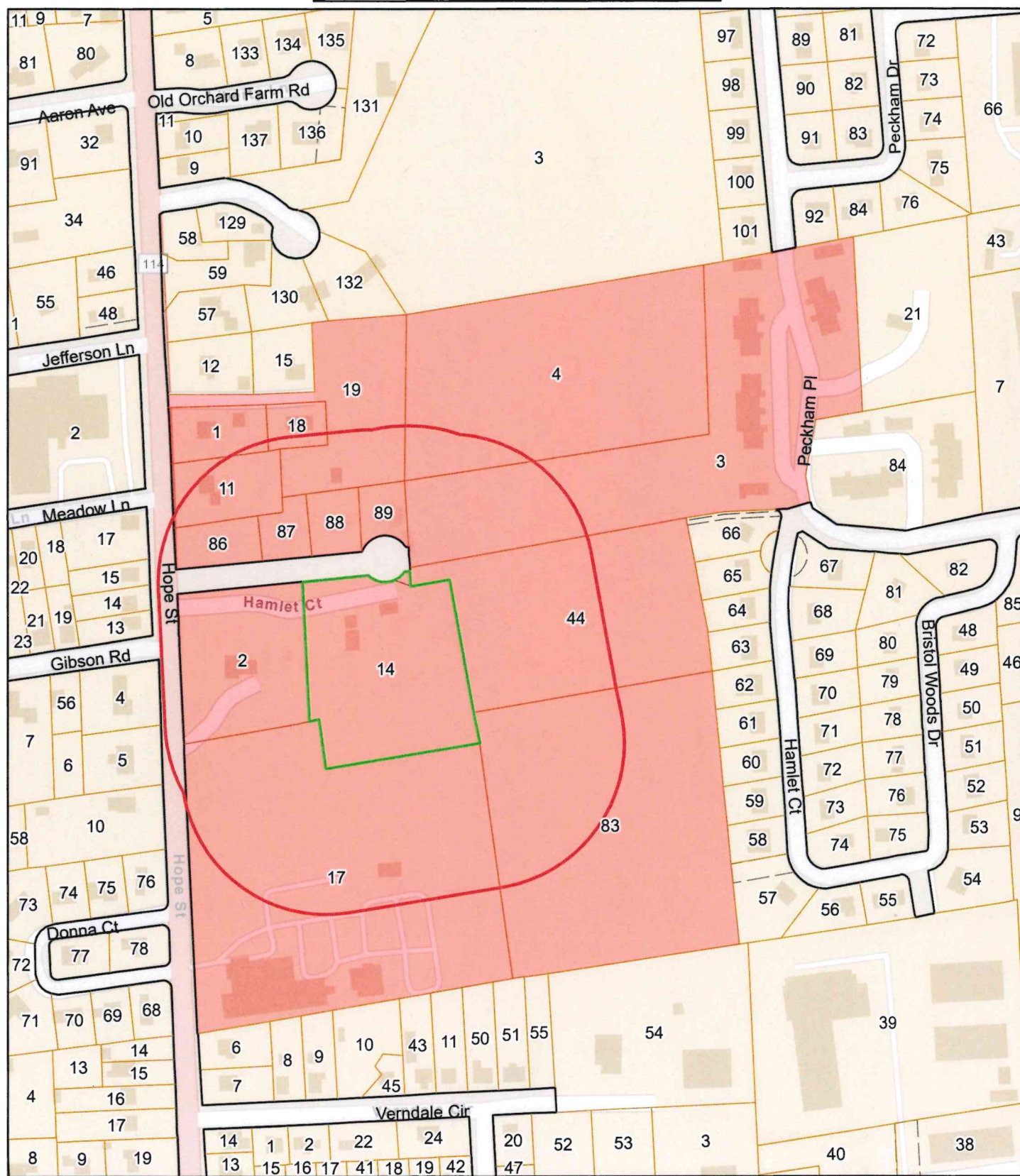
Town of Bristol, RI

1 inch = 282 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

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August 13, 2026



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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 103-14
CAMA Number: 103-14
Property Address: 6 KNOWLTON CT

Mailing Address: GABLINSKE, DOUGLAS W. & PATRICIA
B. TE
6 KNOWLTON CT
BRISTOL, RI 02809

Abutters:

Parcel Number: 103-1
CAMA Number: 103-1
Property Address: 1222 HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA
TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-11
CAMA Number: 103-11
Property Address: 1220 HOPE ST

Mailing Address: ASCIOLA, JOSEPH P. & ERIN TE
1220 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-14
CAMA Number: 103-14
Property Address: 6 KNOWLTON CT

Mailing Address: GABLINSKE, DOUGLAS W. & PATRICIA
B. TE
6 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-17
CAMA Number: 103-17
Property Address: 1180 HOPE ST

Mailing Address: BRISTOL COUNTY MED ASSOC INC.
1180 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-17
CAMA Number: 103-17
Property Address: 1180 HOPE ST

Mailing Address: BRISTOL COUNTY MED ASSOC INC.
1180 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-18
CAMA Number: 103-18
Property Address: 1224 HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA
TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-19
CAMA Number: 103-19
Property Address: HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA
TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-2
CAMA Number: 103-2
Property Address: 1200 HOPE ST

Mailing Address: INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

Parcel Number: 103-3
CAMA Number: 103-3-001
Property Address: C-1 BRISTOL WOODS DR

Mailing Address: HAWK, DAVID Q. & HAWK, JANET L.
TRUSTEES
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

Parcel Number: 103-3
CAMA Number: 103-3-002
Property Address: C-2 BRISTOL WOODS DR

Mailing Address: NOBLE, JOHN A. & POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-3 CAMA Number: 103-3-003 Property Address: C-3 BRISTOL WOODS DR	Mailing Address: BILOTTI, JACQUELYN 3 BRISTOL WOODS DR # C 3 BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-004 Property Address: C-4 BRISTOL WOODS DR	Mailing Address: USTUNKOK, OKAN MUALLA TE C-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-005 Property Address: C-5 BRISTOL WOODS DR	Mailing Address: SILVIA, STEVEN R. & HOPPS, PETER C. TRUSTEES C-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-006 Property Address: C-6 BRISTOL WOODS DR	Mailing Address: MORAIS, MARIO B & LENTINI, ANDREA R TE C-6 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-007 Property Address: C-8 BRISTOL WOODS DR	Mailing Address: DREW, LANA M & DAVID J JT C-8 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-008 Property Address: D-1 BRISTOL WOODS DR	Mailing Address: SILVA, DENISE A. 1D BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-009 Property Address: D-2 BRISTOL WOODS DR	Mailing Address: CHALMERS PATRICIA E D2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-010 Property Address: D-3 BRISTOL WOODS DR	Mailing Address: GERARDI, FRANK W & BRENDA E TE 490 THAMES ST NEWPORT, RI 02840
Parcel Number: 103-3 CAMA Number: 103-3-011 Property Address: D-4 BRISTOL WOODS DR	Mailing Address: RIDDER, ELISABETH ANNE D-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-012 Property Address: D-5 BRISTOL WOODS DR	Mailing Address: MILFORD NATIONAL BANK & TRUST TRUSTEE-C/O ROCKLAND TRUST BANKL 300 EAST MAIN ST MILFORD, MA 01757
Parcel Number: 103-3 CAMA Number: 103-3-013 Property Address: D-6 BRISTOL WOODS DR	Mailing Address: JONES, JOSEPH HUW & JONES, SANDRA LEE TE D-6 BRISTOL WOODS DR Bristol, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-014 Property Address: D-8 BRISTOL WOODS DR	Mailing Address: JOHNSON, GAIL A. TRUSTEE GAIL A. JOHNSON TRUST BRISTOL WOODS DR UNIT D8 BRISTOL, RI 02809



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8/13/2026

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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-3 CAMA Number: 103-3-015 Property Address: E-1 BRISTOL WOODS DR	Mailing Address: TULENFELD, ROSA 2030 SOUTH OCEAN DR UNIT 1124 HALLANDALE, FL 33009
Parcel Number: 103-3 CAMA Number: 103-3-016 Property Address: E-2 BRISTOL WOODS DR	Mailing Address: VIEIRA, GEORGE DEBORAH TE E2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-017 Property Address: E-3 BRISTOL WOODS DR	Mailing Address: ROSSI, MARIE CLAUDE LIFE EST ROSSI, KATHARINE E-3 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-018 Property Address: E-4 BRISTOL WOODS DR	Mailing Address: TABOR, WARNER H III E-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-019 Property Address: E-5 BRISTOL WOODS DR	Mailing Address: FAY, LEILA J. E-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-020 Property Address: E-6 BRISTOL WOODS DR	Mailing Address: BELLAFATTO, JOHN A. E-6 BRISTOL WOODS DR. BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-021 Property Address: E-7 BRISTOL WOODS DR	Mailing Address: RODERICK, ELAINE S. TRUSTEE E-7 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-022 Property Address: E-8 BRISTOL WOODS DR	Mailing Address: WALKER, DEBORAH I. E-8 BRISTOL WOODS BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-023 Property Address: E-10 BRISTOL WOODS DR	Mailing Address: RECUPERO, JOSEPH J. & PATRICIA R. TE E-10 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-024 Property Address: E-12 BRISTOL WOODS DR	Mailing Address: CASTRO, ELISIO & ARMINDA P TE E-12 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-4 CAMA Number: 103-4 Property Address: HOPE ST	Mailing Address: KLEIN, DOUGLAS C. JR & SARAH TE 3 OLD ORCHARD FARM RD BRISTOL, RI 02809
Parcel Number: 103-44 CAMA Number: 103-44 Property Address: HAMLET CT	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-83
CAMA Number: 103-83
Property Address: HAMLET CT

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

Parcel Number: 103-86
CAMA Number: 103-86
Property Address: 1 KNOWLTON CT

Mailing Address: WERNECKE, JOEL A. & JIN Y. TE
1 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-87
CAMA Number: 103-87
Property Address: 3 KNOWLTON CT

Mailing Address: A.G. CONSTRUCTION, INC.
P.O. BOX 600
PORTSMOUTH, RI 02871

Parcel Number: 103-88
CAMA Number: 103-88
Property Address: 5 KNOWLTON CT

Mailing Address: LANCASTER, MICHAEL HANLON &
ROBIN NEWCOMER TE
5 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-89
CAMA Number: 103-89
Property Address: 7 KNOWLTON CT

Mailing Address: JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809



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A.G. CONSTRUCTION, INC.
P.O. BOX 600
PORTSMOUTH, RI 02871

GERARDI, FRANK W &
BRENDA E TE
490 THAMES ST
NEWPORT, RI 02840

NOBLE, JOHN A. &
POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

ASCIOLA, JOSEPH P. & ERIN
1220 HOPE ST
BRISTOL, RI 02809

HAWK, DAVID Q. & HAWK, JA
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

RECUPERO, JOSEPH J. & PAT
E-10 BRISTOL WOODS DR
BRISTOL, RI 02809

BELLAFATTO, JOHN A.
E-6 BRISTOL WOODS DR.
BRISTOL, RI 02809

INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

RIDDER, ELISABETH ANNE
D-4 BRISTOL WOODS DR
BRISTOL, RI 02809

BILOTTI, JACQUELYN
3 BRISTOL WOODS DR # C 3
BRISTOL, RI 02809

JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809

RODERICK, ELAINE S. TRUST
E-7 BRISTOL WOODS DR
BRISTOL, RI 02809

BRISTOL COUNTY MED ASSOC
1180 HOPE ST
BRISTOL, RI 02809

JOHNSON, GAIL A. TRUSTEE
GAIL A. JOHNSON TRUST
BRISTOL WOODS DR UNIT D8
BRISTOL, RI 02809

ROSSI, MARIE CLAUDE LIFE
ROSSI, KATHARINE
E-3 BRISTOL WOODS DR
BRISTOL, RI 02809

CASTRO, ELISIO & ARMINDA
E-12 BRISTOL WOODS DR
BRISTOL, RI 02809

JONES, JOSEPH HUW &
JONES, SANDRA LEE TE
D-6 BRISTOL WOODS DR
Bristol, RI 02809

SILVA, DENISE A.
1D BRISTOL WOODS DR
BRISTOL, RI 02809

CHALMERS PATRICIA E
D2 BRISTOL WOODS DR
BRISTOL, RI 02809

KLEIN, DOUGLAS C. JR & SA
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

SILVIA, STEVEN R. & HOPPS
C-5 BRISTOL WOODS DR
BRISTOL, RI 02809

DREW, LANA M & DAVID J J
C-8 BRISTOL WOODS DR
BRISTOL, RI 02809

LANCASTER, MICHAEL HANLON
5 KNOWLTON CT
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

FAY, LEILA J.
E-5 BRISTOL WOODS DR
BRISTOL, RI 02809

MILFORD NATIONAL BANK & T
TRUSTEE-C/O ROCKLAND TRUS
300 EAST MAIN ST
MILFORD, MA 01757

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W. & P
6 KNOWLTON CT
BRISTOL, RI 02809

MORAIS, MARIO B &
LENTINI, ANDREA R TE
C-6 BRISTOL WOODS DR
BRISTOL, RI 02809

SYLVESTER, JAMES J II & M
1224 HOPE ST
BRISTOL, RI 02809

TABOR, WARNER H III
E-4 BRISTOL WOODS DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TULENFELD, ROSA
2030 SOUTH OCEAN DR UNIT 1124
HALLANDALE, FL 33009

USTUNKOK, OKAN
MUALLA TE
C-4 BRISTOL WOODS DR
BRISTOL, RI 02809

VIEIRA, GEORGE
DEBORAH TE
E2 BRISTOL WOODS DR
BRISTOL, RI 02809

WALKER, DEBORAH I.
E-8 BRISTOL WOODS
BRISTOL, RI 02809

WERNECKE, JOEL A. & JIN Y
1 KNOWLTON CT
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 25, 2026
File #: ZBR-26-38

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Paul J. and MaryAnn Salesi
Owner of Record: Camille A. Teixeira
Location: 66 COLLINS ST , BRISTOL, RI, 02809
Plat: 26 Lot: 72
Zoning District: R-6

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

construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-38

66 Collins 26 72

August 3, 2026

Applicant	
Name of Applicant	Paul J. and MaryAnn Salesi
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Camille A. Teixeira

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	66 Collins	26	72

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	880 feet
Width in Feet	20 feet
Length in Feet	41 feet
Height Above Grade	17 feet
Number of Stories	1

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Overall size of accessory structure in R-6 zoning district per Section 28-111, Table B. Dimensional Table	

Describe the extent of the proposed alterations and the reasons for the requesting relief
Construct ADU connected to the existing garage for disabled veteran and wife to have 1 floor living and be able to go from the garage to their ADU without going into outside into the elements.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,411
Lot Frontage	75
Lot Depth	139

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

July 25, 2026

Dear Members of the Zoning Board:

I am writing in full support of my aunt and uncle's (Paul & Mary Ann Salesi) application to construct an Accessory Dwelling Unit (ADU) on my property at 66 Collins Street.

I purchased this home six years ago, and it has been one of the most meaningful investments in my life. The opportunity to have my aunt and uncle build their forever home on this property is something I wholeheartedly support and am incredibly grateful for. I am truly excited to welcome them as my neighbors.

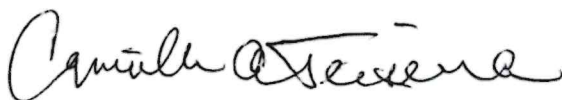
As their goddaughter, this means far more than simply living close to family. Knowing they will be just steps away brings me tremendous comfort. I will be able to check on them as they get older, and they will be nearby to check on me as well. Having this kind of mutual support is invaluable and reflects the importance of maintaining close family connections.

This property also holds a very special significance for both my godmother and me. 66 Collins Street represents both of our first homes, making this a true full-circle moment for our family. We each share a deep emotional connection to this property, and the opportunity for us to continue building memories here together is incredibly meaningful. It is more than just a piece of land—it is a place filled with love, history, and family.

Approving this application would allow us to preserve and strengthen our family bond while ensuring my aunt and uncle have a safe, comfortable, and permanent home surrounded by loved ones. It would also allow us to continue caring for one another in a way that reflects the values of family, community, and compassion.

Thank you for your time and thoughtful consideration of this application.

Sincerely,

A handwritten signature in black ink, reading "Camille A. Teixeira". The signature is fluid and cursive, with the first name "Camille" being more prominent and the last name "Teixeira" following in a similar style.

Camille A. Teixeira
Property Owner
66 Collins Street

“Coming Home, Circle of Life”
Application for Zoning Board Consideration
for Accessory Dwelling Unit (ADU)
at 66 Collins Street, Bristol

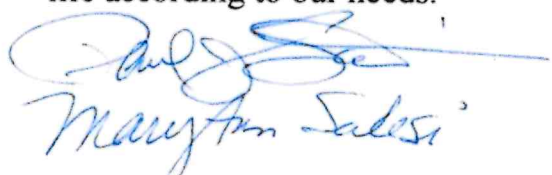
My wife, MaryAnn (Lifelong Bristolian) and I, were married in Bristol 39 years ago and because of my Navy career I took her away from the home her parents built and she grew up in at 66 Collins St. In order to be “cleared” to marry MaryAnn, I had to promise her parents to bring her home when I fulfilled my military commitment. I am happy to report that I completed my 23 year military career and kept my promise. Nick & Mary Mascagna are no longer with us, but I know they would be very happy that MaryAnn & Paul are “coming home.”

Life comes full circle. The house at 66 Collins remains in the family as our niece, Camille Teixeira, is now the proud owner.

With MaryAnn and I approaching our “golden years” and having experienced some health hardships, in my case I have a 50% disability rating with the Veterans Administration, we realized that we needed to adjust our lifestyle, especially in the case of mobility issues. As such, we approached Camille regarding the possibility of building an ADU on her property and MaryAnn’s childhood home. She graciously embraced the idea and welcomed us as her future “neighbors,” and adopted us as we have no children of our own to look after us. The peace of mind this afforded us is something not everyone can experience. For MaryAnn to leave her family home to support my military career and be able to come “home” again is a wonderful and a unique experience and one we cherish and embrace.

With that said, we put forth to the Bristol Zoning Board for consideration and approval, our ADU design in compliance with the Americans with Disabilities criteria and accommodate our changing lifestyle that will allow us to “age in place.” Our design is such as to not disturb the character of Camille’s property and the neighborhood and to be as unobtrusive as possible, taking into consideration our neighbors.

Thank you for your consideration in helping us to achieve our objective and live our life according to our needs.



The image shows a handwritten signature in blue ink. The signature appears to be 'Paul J. Salesi' written in a cursive, flowing style. Below the signature, the names 'Paul J. & MaryAnn Salesi' are printed.

Sincerely,
Paul J. & MaryAnn Salesi



Department of Veterans Affairs

PO BOX 4444
JANESVILLE WI 53547-4444

Item 5G.



December 6, 2025

Veteran's Name:
Salesi, Paul, J

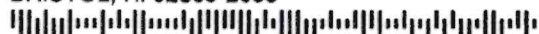
3016843_14315*****AUTO**5-DIGIT 02777

PAUL J SALESI

249 HOPE ST APT 3

BRISTOL, RI 02809-2053

T40 P



This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

--America is Grateful to You for Your Service--

Our records contain the following information:

Personal Claim Information:

Your VA claim number is: [REDACTED]

You are the Veteran

Military Information:

Your character(s) of discharge and service date(s) include:

Navy, Honorable, 07-Mar-1974 - 31-Mar-1997

(You may have additional periods of service not listed above)



VA Benefits Information:

Service-connected disability: Yes

Your combined service-connected evaluation is: 50 PERCENT

The effective date of the last change to your current award was: 12/01/2025

Your current monthly award amount is: [REDACTED]

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <https://www.va.gov/statedva.htm>.

Need Additional Information or Verification?

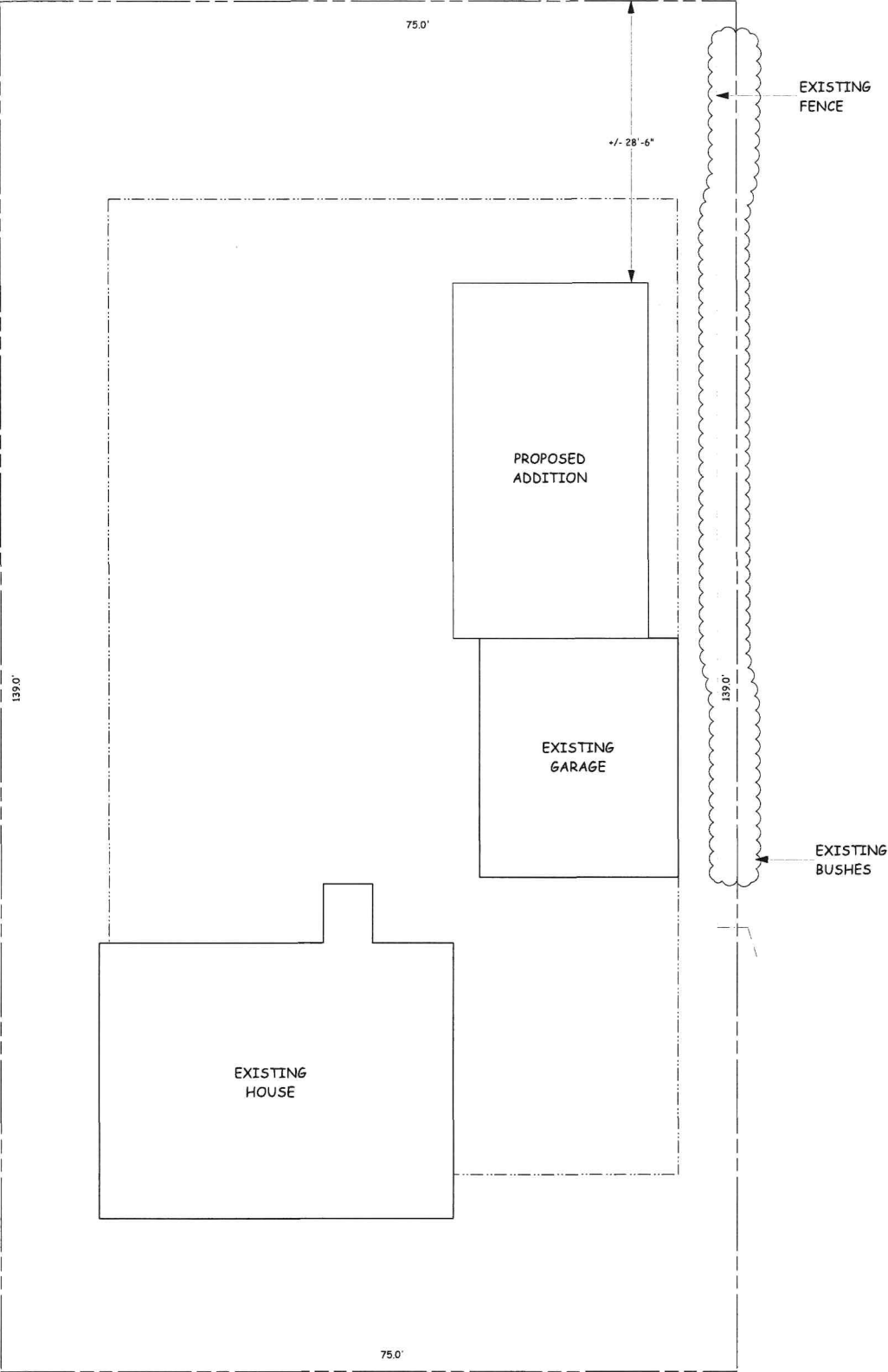
If you have any questions about this letter or need additional verification of VA benefits, you may visit our website at <https://www.va.gov> or call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the federal relay number is 711. Send electronic inquiries through the Internet at <https://ask.va.gov>.

Sincerely yours,

Regional Office Director

Enclosure(s): What Things Affect Your Rights To Payment

NE201221



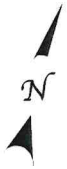
MAP:	26
LOT:	72
SITE SIZE:	10,411 S.F.
ZONE:	R-6
SETBACKS (MIN.):	
FRONT:	20 FT. (OR AVERAGE OF BLOCK - WHICHEVER IS LESS)
SIDE:	10 FT.
REAR:	20 FT.
MAXIMUM HEIGHT:	35 FT.
MAX. ACCESSORY HEIGHT:	20 FT.
MAX. ACCESSORY SIZE:	22' X 24'
MIN. ACCESSORY SETBACK:	6 FT.
MAX. 1-BEDRM. ADU SIZE:	900 S.F. (OR 60% OF PRINCIPLE DWELLING = 907.2 S.F.)
PROPOSED ADU SIZE:	800 S.F. (720 S.F. LIVING SPACE +80 S.F. ENTRY/UTILITY SPACE)

LIST OF DRAWINGS:	
Z-1	SITE PLAN
Z-2	SITE AERIAL VIEW
Z-3	FIRST FLOOR PLAN
Z-4	ELEVATIONS



EXISTING PHOTOS OF HOUSE NEXT DOOR AND LOCATION OF PROPOSED ADDITION

C O L L I N S S T R E E T



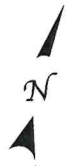
1
Z-1
SITE PLAN
Scale: 1" = 10'-0"

CBD Capital Building and Design	Structural Engineer:	Civil Engineer:	SALES! PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES!	Dwg Date: 7/23/26 Scale: 1" = 10'-0" Architect: GAIL CARLEY Drawn By:	SITE PLAN Z-1 1 OF 5
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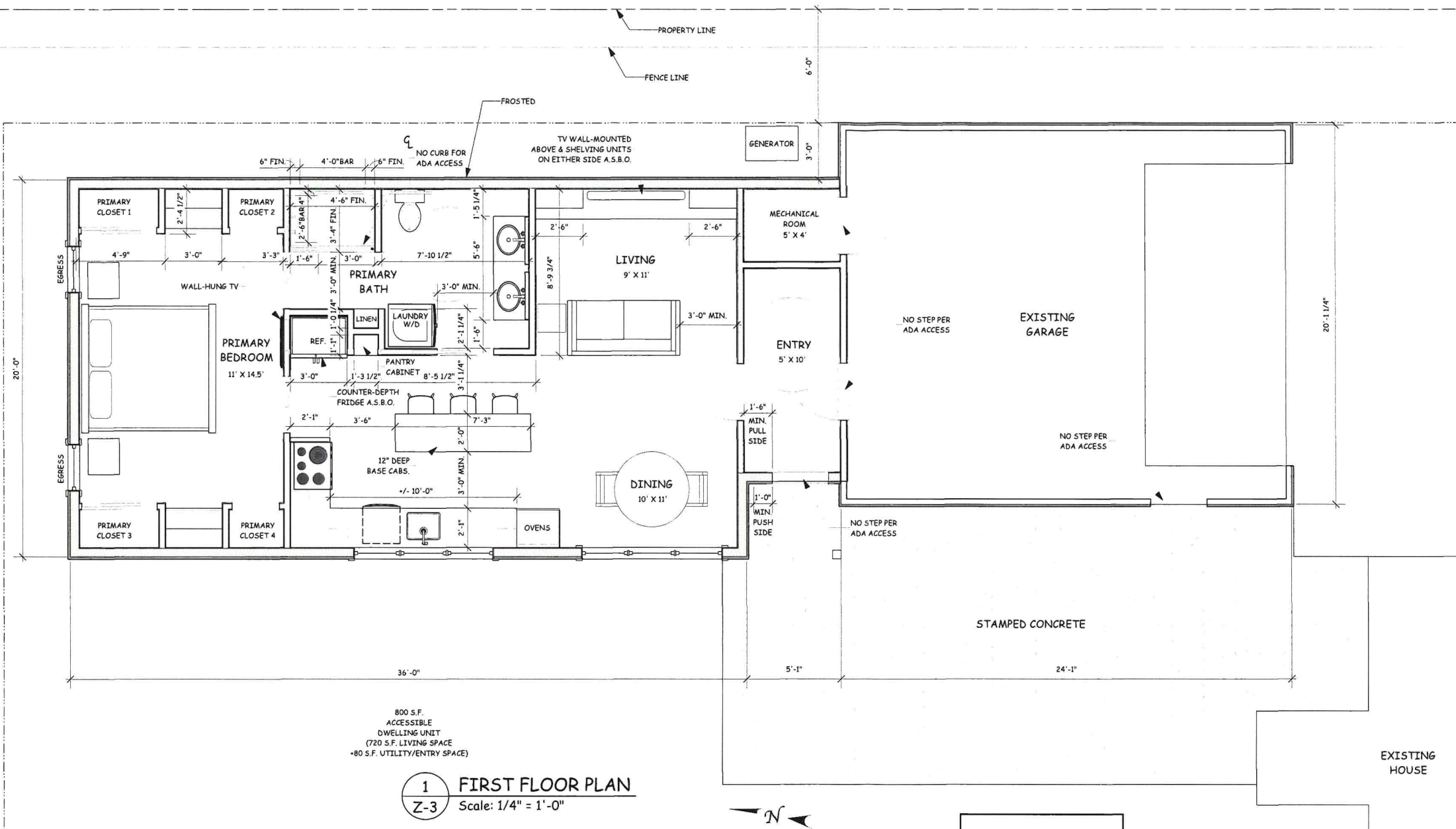


1 SITE AERIAL VIEW
Z-2 Scale: 1" = 10'-0"



CBD Capital Building and Design	Structural Engineer:	Civil Engineer:	SALES/PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES!	Dwg Date 7/23/26 Scale 1" = 10'-0" Architect GAIL CARLEY Drawn By	SITE AERIAL VIEW Z-2 2 OF 5
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SALES PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES	Civil Engineer:	Structural Engineer:	FIRST FLOOR PLAN Z-3 3 OF 5

CBD
Capital Building
and Design

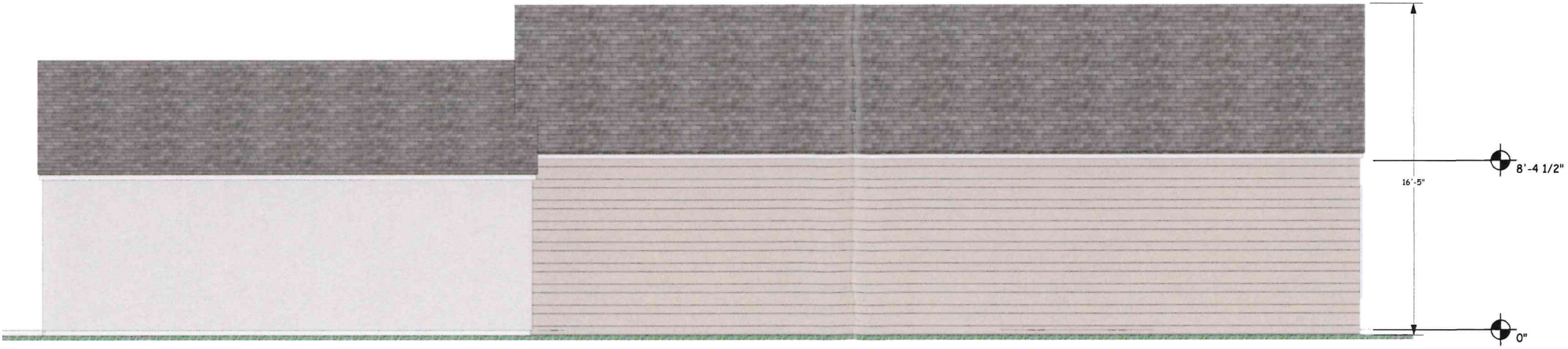
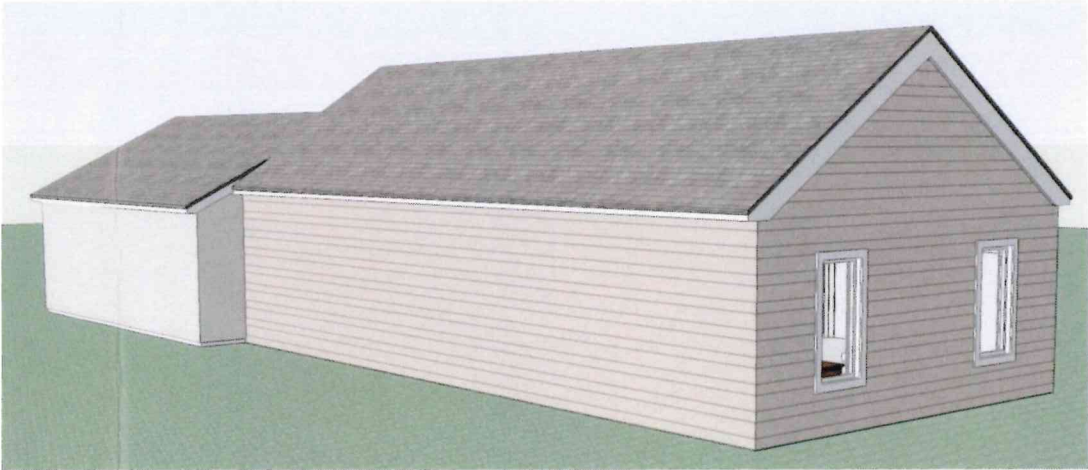
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1 WEST ELEVATION
Z-4 Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Z-4 Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Z-4 Scale: 1/4" = 1'-0"

ELEVATIONS Z-4 4 OF 5		SALES PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES		Civil Engineer:	
Orig Date 7/22/26	Scale 1/4" = 1'-0"	Architect GAIL CARLEY	Drawn By	Structural Engineer:	CBD Capital Building and Design

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Map/Lot: 26-72

1 inch = 24 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

August 25, 2026



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► Owner		► Owner Account #: 50-0073-55		% Owned
Owner 1	TEIXEIRA, CAMILLE A			
Owner 2				
Owner 3				
Address 66 COLLINS ST, BRISTOL, RI 02809				

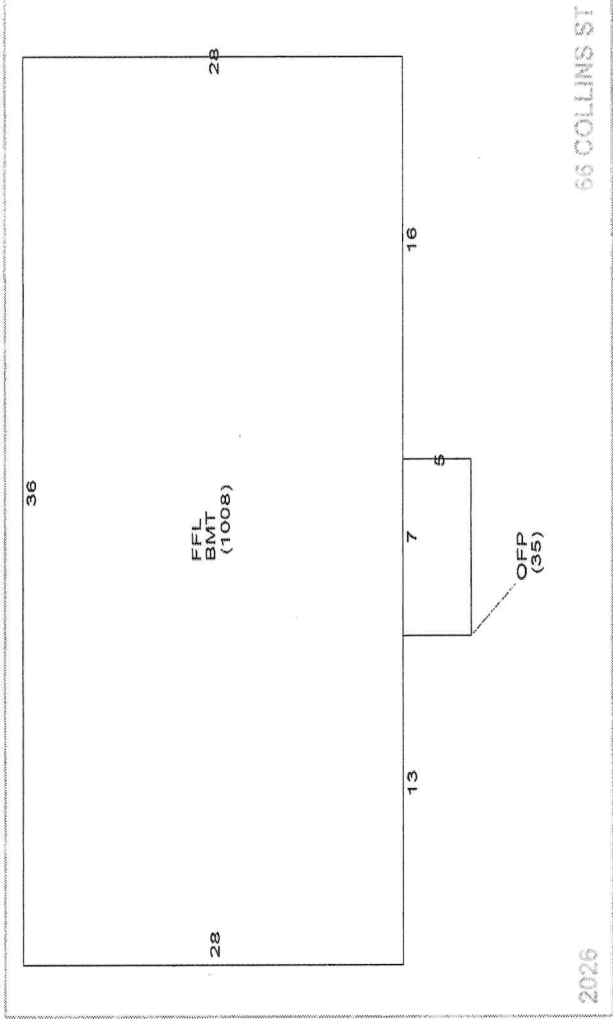
► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TEIXEIRA, JAQUELINE &	12/23/2020	240,000	2079-211	A	W
MASCAGNA, MARY A. LIFE ESTATE	05/22/2020	0	2035-142		Q
SALES, MARYANN et al	08/27/2018	118,750	1953-215	A	Q
LOT 73 MERGED INTO THIS LOT	11/08/2005	0	1254-144		
MASCAGNA, NICHOLAS P. & MARY A.	07/01/1998	0	656-232		

► Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
01	236,700	13,800	0.24	171,000	0
TOTAL	236,700	13,800	0.24	171,000	0
Source > Mkt Adj Cost					VAL per SQ Unit/Card > 205.51
					VAL per SQ Unit/Parcel > 205.51

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	236,700	13,800	0	171,000	0	421,500	421,500
2025	01	236,700	13,800	0	171,000	0	421,500	421,500
2024	01	133,500	13,800	0	142,500	0	289,800	289,800
2023	01	133,500	13,800	0	142,500	0	289,800	289,800
2022	01	133,500	13,800	0	142,500	0	289,800	289,800
2021	01	102,600	13,800	0	127,200	0	243,600	243,600



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 NR Single I	0.13774	AC	P	1.00	1,092,000	1,050,530	J	Wet	-5					144,700			1.00	0
2 01 NR Single I	0.10158	AC	EX	0.20	1,092,000	258,909	J	Wet	-5					26,300			1.00	0
3																		
4																		

Building Information

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

Grade

Grade	Q4	Q4
Year Built	1963	EFF Year
Alt LUC		Alt %
		0.00

Other Factors

Flood Hazard	Topography	Street	Traffic

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,008	1,008	269.39	271,545
BMT	BASEMENT	1,008	0	40.41	40,733
OPF	OPEN PORCH	35	0	24.00	840
Total		2,051	1,008		313,118

Visit History

Date	Result	By
12/20/2024	REVIEW	MP
8/10/2021	REVIEW	
6/15/2018	MEASURED	
6/7/2018	MEASURED	
1/23/2008	MEASURE	
1/23/2008	LISTED	

Notes

TANYARD BROOK IMPACT - LOT 73 DROPPED INTO THIS LOT 705 - NEW ROOF ON GARAGE 12/06 EAS. REPL WINDOWS + VINYL SIDING.

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2006	B31661		BLDG	0	100	Closed	RESHINGLE ROOF ON GARGE
06/20/2005	B32784		BLDG	0	100	Closed	RESHINGLE ROOF

Room Counts by Floor

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	24	20	480	3	AV	1963	13,800

Other Info.

AFDU
xtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c



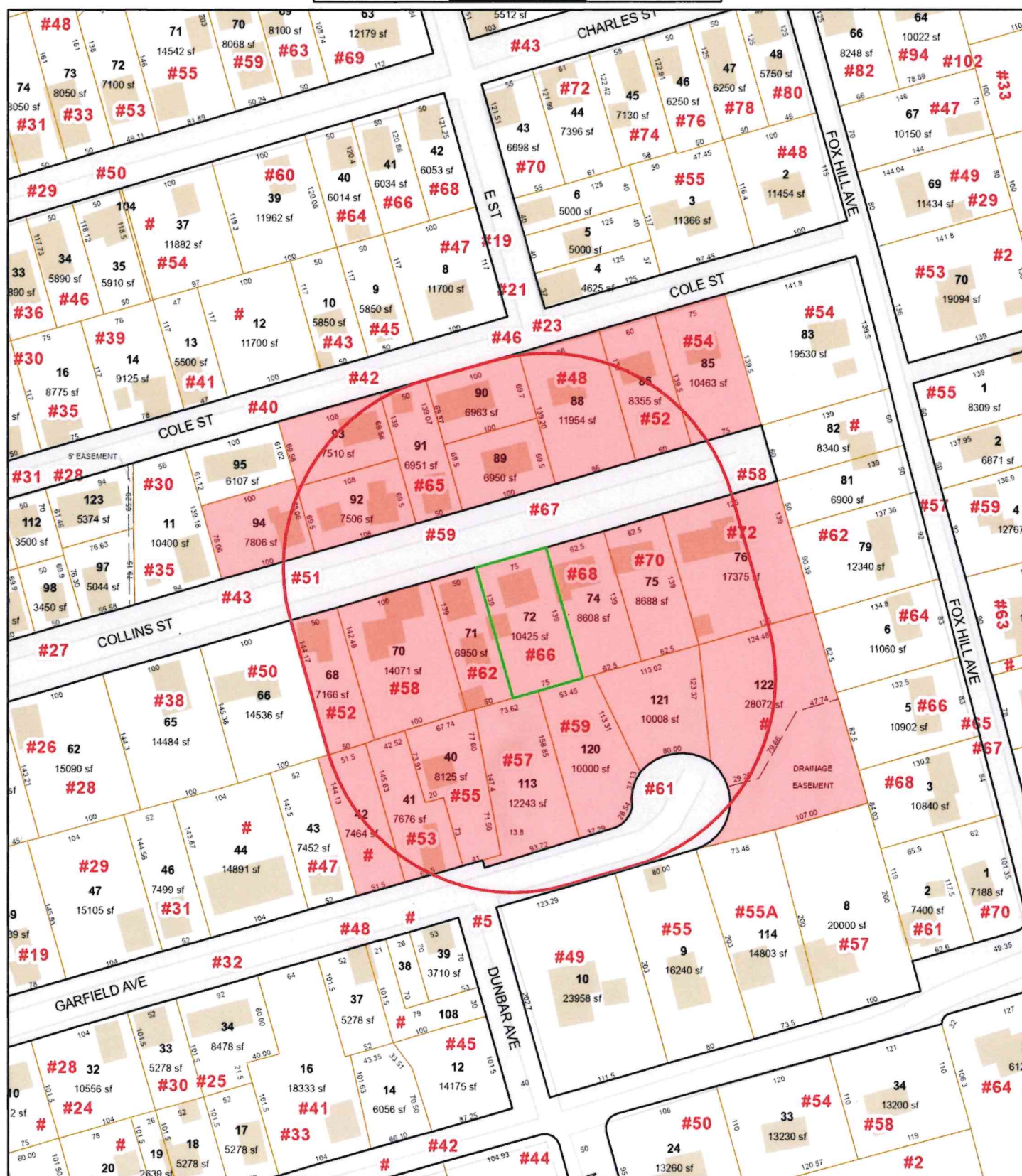
Town of Bristol, RI

1 inch = 141 Feet



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August 13, 2026



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 26-72
CAMA Number: 26-72
Property Address: 66 COLLINS ST

Mailing Address: TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 26-113
CAMA Number: 26-113
Property Address: 57 GARFIELD CT

Mailing Address: ARCHAMBAULT, PAULA J
57 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-120
CAMA Number: 26-120
Property Address: 59 GARFIELD CT

Mailing Address: BURNS, ZACHARY
59 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-121
CAMA Number: 26-121
Property Address: 61 GARFIELD CT

Mailing Address: DELUCA, GREGORY MICHAEL
61 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-122
CAMA Number: 26-122
Property Address: GARFIELD CT

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

Parcel Number: 26-40
CAMA Number: 26-40
Property Address: 55 GARFIELD AVE

Mailing Address: PIZZI, KATHRYN E.
55 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-41
CAMA Number: 26-41
Property Address: 53 GARFIELD AVE

Mailing Address: DUFFY, TYLER J
53 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-42
CAMA Number: 26-42
Property Address: GARFIELD AVE

Mailing Address: ALANO, MARK MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-68
CAMA Number: 26-68
Property Address: 52 COLLINS ST

Mailing Address: CABRAL, STEVEN J TRUSTEE C/O
ANTHONY P. CABRAL STEVEN J
CABRAL LIVING TRUST
14 STUART STREET
WARREN, RI 02885

Parcel Number: 26-70
CAMA Number: 26-70
Property Address: 58 COLLINS ST

Mailing Address: WARD, EDWARD J & CASEY, THERESA
S JT
58 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-71
CAMA Number: 26-71
Property Address: 62 COLLINS ST

Mailing Address: PEREIRA, EDUARDO J & FILOMENA F.
TE
62 COLLINS ST
BRISTOL, RI 02809



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8/13/2026

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-72 CAMA Number: 26-72 Property Address: 66 COLLINS ST	Mailing Address: TEIXEIRA, CAMILLE A 66 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-74 CAMA Number: 26-74 Property Address: 68 COLLINS ST	Mailing Address: PEREIRA, JOSE C & ELZIRA LE SWANSEY, FATIMA C. & PEREIRA, RUE JOSE TC 68 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-75 CAMA Number: 26-75 Property Address: 70 COLLINS ST	Mailing Address: ALVES, ROGER ET UX DEBORAH J. TE 70 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-76 CAMA Number: 26-76 Property Address: 72 COLLINS ST	Mailing Address: SOUSA, JULIETA LIFE ESTATE SOUSA, PETER A. ET AL JT 72 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-85 CAMA Number: 26-85 Property Address: 54 COLE ST	Mailing Address: SCHINIGOI, DOROTHY LE SARASIN, CANDACE R. & ROBERT R SCHINIGOI JR. 54 COLE ST BRISTOL, RI 02809
Parcel Number: 26-86 CAMA Number: 26-86 Property Address: 52 COLE ST	Mailing Address: SANTOS, BRENDA L. 52 COLE ST BRISTOL, RI 02809
Parcel Number: 26-88 CAMA Number: 26-88 Property Address: 48 COLE ST	Mailing Address: MURPHY, JAMES F. 20 EATON ST MILTON, MA 02186-5707
Parcel Number: 26-89 CAMA Number: 26-89 Property Address: 67 COLLINS ST	Mailing Address: BRYANT, KENNETH W. ETAL TC 67 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-90 CAMA Number: 26-90 Property Address: 46 COLE ST	Mailing Address: SWANSEY, TIMOTHY P & FATIMA C TE 46 COLE ST BRISTOL, RI 02809
Parcel Number: 26-91 CAMA Number: 26-91 Property Address: 65 COLLINS ST	Mailing Address: SCOLAMIERO, STEPHEN K. 65 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-92 CAMA Number: 26-92 Property Address: 59 COLLINS ST	Mailing Address: DAY, JEFFREY M. & DONNA TC 33 ANTONY AVE BRISTOL, RI 02809
Parcel Number: 26-93 CAMA Number: 26-93 Property Address: 42 COLE ST	Mailing Address: MITNIK COLE LLC 25 BAYFIELD RD WAYLAND, MA 01778



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8/13/2026

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-94
CAMA Number: 26-94
Property Address: 51 COLLINS ST

Mailing Address: COTE, GREGORY P
5 ROSE ST
NEWPORT, RI 02840



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8/13/2026

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Page 3 of 3

ALANO, MARK
MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

MITNIK COLE LLC
25 BAYFIELD RD
WAYLAND, MA 01778

TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

ALVES, ROGER ET UX
DEBORAH J. TE
70 COLLINS ST
BRISTOL, RI 02809

MURPHY, JAMES F.
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MILTON, MA 02186-5707

TOWN OF BRISTOL
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WARD, EDWARD J &
CASEY, THERESA S JT
58 COLLINS ST
BRISTOL, RI 02809

BRYANT, KENNETH W. ETAL T
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BRISTOL, RI 02809

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