



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Thursday, November 20, 2025 at 10:00 AM

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

A. Pledge of Allegiance

B. New Business

B1. Joseph M. Pardini - Special Use Permit: to construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone. Located at **3 Slocum Street**; Assessor's Plat 121, Lots 161 & 182; Zone: R-10

C. Adjournment

Date Posted: November 12, 2025

Posted By: mbw



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

November 12, 2025

File #: ZBR-25-41

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

December 1, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Joseph M Pardini

Owner of Record: Joseph M. Pardini

Location: 3 SLOCUM ST , BRISTOL, RI, 02809

Plat: 121 Lot: 161 & 182

Zoning District: R-10

Applicant is requesting **Special Use Permit** to:

construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone.

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

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-41

121 161 & 182

November 6, 2025

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

Location for Application			
Property Type	Plat/Lot		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
		121	161 & 182

Type of Application	
Application Type	Special Use Permit
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	1,440 feet
Width in Feet	32 feet
Length in Feet	44 feet
Height Above Grade	32 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	5 feet
Height in Feet	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Special use Sec. 28-150

Describe the extent of the proposed alterations and the reasons for the requesting relief
32' height elevation

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	16,960
Lot Frontage	80
Lot Depth	178

Existing Buildings & Structures

Structure: None	Square Footage:	Building/Structure Detail if Other: accessory buildings to be removed
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Application for special use permit

Property Address: Plat 121, Lots 161 & 182, 3 Slocum Street, Bristol, RI

The proposed new structure is a modern three-bedroom elevated residential dwelling with two levels of exterior decks/balconies in compliance with flood zone elevated construction.

The area beneath the elevated first habitable floor is designed as a non-habitable enclosure and incorporates flood-resistant materials and compliant flood vents to allow for the automatic entry and exit of floodwaters, meeting NFIP standards. All mechanical, electrical, and plumbing components and systems will be installed above the BFE on the ground level.

The existing shed and wood patio are to be removed.

The relief requested is to allow construction of a single-family dwelling in a flood zone and for any related special use permit necessary for this property in a R-10 zone with a maximum building height of 32 feet.

A. Description of Property

The subject property is a vacant residential lot of record located within the R-10 zone, having a lot area of approximately 16,960 square feet and a frontage of 80 feet. Lots 161 and 162 were acquired by the applicant in April of 2022.

B. Proposed Project

The applicant proposes to construct a single-family home consisting of two living stories plus architectural roof features. Due to the lot's narrow width and the need to maintain adequate interior ceiling height and flood-compliant elevations (if applicable), the proposed building height measures 32 feet, 2 feet above the 25 - 30-foot limit applicable to this district.

C. Justification for Relief

1. Hardship Due to Property Characteristics

The hardship arises from the narrow width and confining shape of the lot, which limit reasonable design alternatives. Compliance with the 25 - 30-foot restriction would require unreasonably low ceiling heights, impairing functionality and value. This hardship is not the result of any prior action by the applicant.

2. Consistency with Comprehensive Plan and Neighborhood Character

The proposed dwelling will be compatible in scale and appearance. The design preserves existing view corridors and minimizes shadowing.

3. Minimal Relief and Public Interest

The requested 7-foot increase represents the minimum necessary variance to allow a structurally sound and proportionate design. Granting the special use variance will not alter the general character of the area, impair property values, or contravene the intent of the Bristol Zoning Ordinance.

Compliance with the 'More than a Mere Inconvenience' Standard

Without the height variance, the applicant cannot reasonably construct a single-family residence consistent with modern building codes and neighborhood design standards.

Denial would result in more than a mere inconvenience.

D. Special Use Permit Criteria

If the Board determines that construction on a substandard lot constitutes a special use, the applicant further demonstrates that:

- The project will not exceed the maximum number of floors or lot coverage limitations established by the zoning district.
- Building height is calculated from the average grade per ordinance and excludes unoccupied decorative features.
- The structure is designed to maintain the visual rhythm and scale typical of Bristol's waterfront and residential architecture, minimizing impacts on vistas and sunlight for neighboring properties.
- The site plan provides the minimum required landscape buffer, signage location, and other supplementary standards.
- The proposed design complies with RI CRMC standards for construction within coastal zones, including elevation requirements for flood resilience and preservation of contiguous natural features.
- The project does not encroach within required coastal buffers or setback areas as measured from the highest annual tide or designated shoreline feature. The height increase enables flood resilience and architectural compatibility without adverse impact to neighboring properties or the public view.
- The design proposes landscaping and architectural details to soften the visual scale from public ways and the shoreline.
- Any lighting, signage, or accessory features comply with local and CRMC requirements.

E. Relief Requested

That the Bristol Zoning Board of Review grant a dimensional variance to allow a maximum building height of 32 feet where 25 - 30 feet is permitted, and any associated special use permit necessary to authorize construction of a single-family dwelling on the described lot of record.

F. Supporting Materials

- Certified plot plan with building elevations.
- Architectural drawings showing side and front elevations with height dimensions.
- Copy of deed confirming lot status as of record prior to zoning enactment.

WARRANTY DEED

WE, PAUL BOWEN and KERRY SUSAN TARIGO BOWEN

of REBHOBOTH, MASSACHUSETTS

in consideration of SIX HUNDRED FIFTY THOUSAND AND NO/100 (\$650,000.00) DOLLARS

grant to JOSEPH M.PARDINI, INDIVIDUALLY

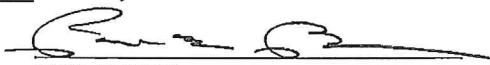
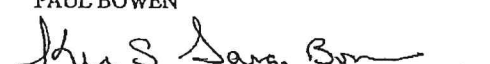
of 145 OAKHILL AVENUE, SEEKONK, MASSACHUSETTS 02771
with WARRANTY COVENANTS

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

WE, PAUL BOWEN AND KERRY SUSAN TARIGO BOWEN,
DO HEREBY COVENANT THAT "WE ARE NON-
RESIDENTS OF RHODE ISLAND AND PURSUANT TO
R.I.G.L. 44-30-71.3, A DISCHARGE OF LIEN HAS BEEN
REQUESTED FROM THE RHODE ISLAND DIVISION OF
TAXATION".

Meaning and intending to describe and convey and hereby conveying
the same premises as that Warranty/Quitclaim Deed recorded in Book
2160 at Page 142 of the Town of Bristol Land Evidence Records.

WITNESS our hands this 30th of March, 2022.


PAUL BOWEN

KERRY SUSAN TARIGO BOWEN

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In East Providence on this 30 day of March, 2022, before me personally appeared PAUL BOWEN and KERRY SUSAN TARIGO BOWEN, to me known and known by me or proved to me through satisfactory evidence to be the parties executing the foregoing instrument, and acknowledged that they executed said instrument voluntarily, with full knowledge of the facts therein, for the purpose stated therein as their free act and deed.


Notary Public
Printed Name: _____
My Commission Expires: _____

MAIL TO:

JOSEPH PARDINI
145 OAKHILL AVENUE
SEEKONK, MASSACHUSETTS 02771

BRUCE H. COX
NOTARY PUBLIC - RHODE ISLAND
ID # 5008
MY COMMISSION EXPIRES 06/17/2025

PROPERTY ADDRESS:
____ SLOCUM STREET
BRISTOL, RHODE ISLAND 02809
ASSESSOR'S PLAT: 121
ASSESSOR'S LOT: 161 & 182

TAX \$ 2,990.00
DATE Mar 31, 2022
RECORDED _____
TOWN OF BRISTOL

11794

RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

EXHIBIT "A"

PARCEL I:

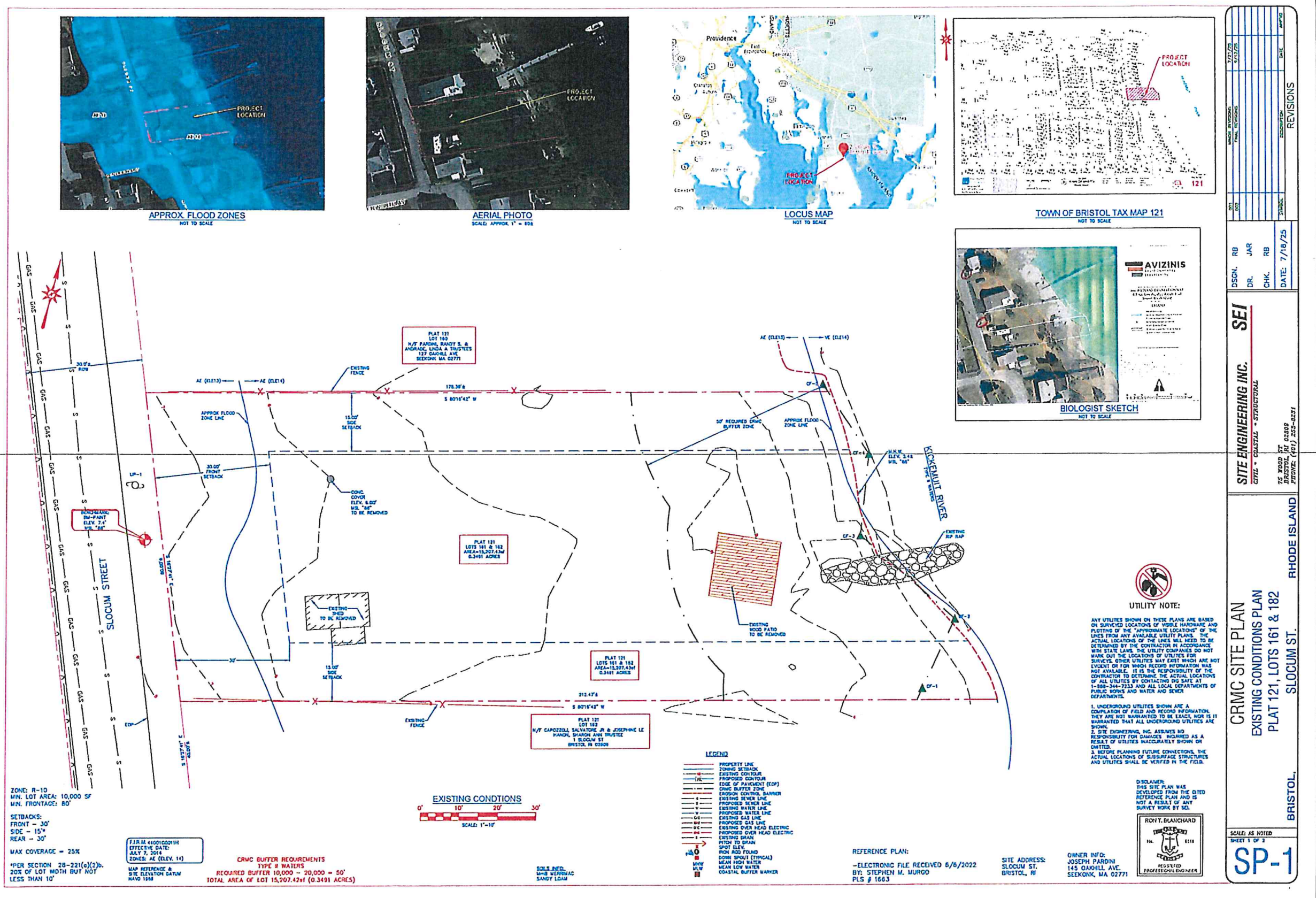
A certain lot of land situated in the Town of Bristol, in the County of Bristol, in the State of Rhode Island, bounded and described as follows viz: Beginning at a point in the easterly side of Slocum Street eighty (80) feet northerly from the northeast corner of Slocum Street and Butlerworth Avenue, as said streets are delineated on a plat entitled "The Mary Butlerworth Plat Warren and Bristol R.I. Scale 40' = 1" 1921 W.W. Perry, C.E." which said plat is duly recorded in the said Towns of Bristol and Warren, in said State of Rhode Island, Thence from said point of beginning running northerly, bounded westerly by said Slocum St. 40 feet, thence turning an interior angle of $83^{\circ}15'$ and running easterly 189.2 feet +/- to the Kickemuit River, thence turning and running southerly bounding easterly by the Kickemuit River 40 feet +/- thence turning and running westerly in a line parallel with the northerly side of said lot 222.5 feet +/- to the point of beginning.

Parcel II:

A certain lot of land situated in the Town of Bristol, R.I. bounded and described as follows, viz: Beginning at a point in the easterly side of Slocum St., 40 feet northerly from the northeast corner of Slocum St. and Butlerworth Ave., as said streets are delineated on a plat entitled "The Mary Butlerworth Plat, Warren and Bristol, R.I. Scale 40' = 1" -1921 W.W. Perry, C.E." which said plat is on record in the Town of Bristol and Warren, Rhode Island, Thence from said point of beginning running northerly bounding westerly by Slocum St., 40 feet, thence turning an interior angle of $83^{\circ}15'$ and running easterly 222.5 feet +/- to the Kickemuit River, thence turning and running southerly bounding easterly by the Kickemuit River 40 feet +/-; thence turning and running westerly in a line parallel with the northerly side of of lot 220 feet +/- to the point of beginning.

Property Address:
0 Slocum Street
Bristol, RI 02809
Assessors Plat 121 Lot 161 & 162

Recorded Mar 31, 2022 at 11:07AM
Melissa Cordeiro Town Clerk



PARDINI RESIDENCE

JOSEPH PARDINI

SCOPE OF WORK:
NEW CONSTRUCTION

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

PROPERTY INFORMATION:
PLAT 121, LOTS 161 & 162
SLOCUM STREET
BRISTOL, RI

*SITE PLAN BY OTHER



GENERAL NOTES:

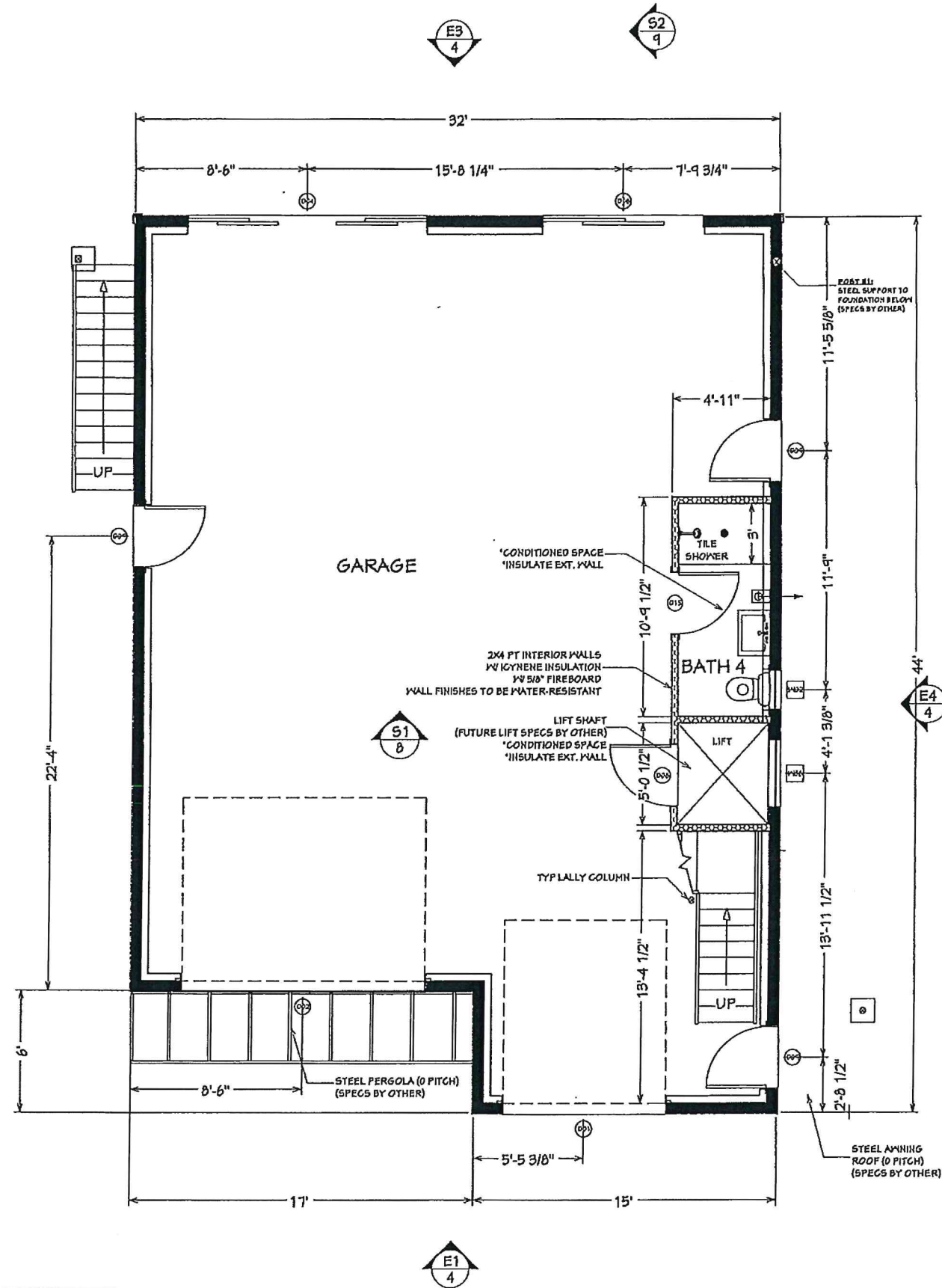
- *CALL 'DIG SAFE' AND ANY UTILITIES NECESSARY PRIOR TO ANY CONSTRUCTION
- *ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION
- *ALL NAILING SHALL CONFORM TO LOCAL BUILDING CODES
- *PLUMBING, HVAC, ELECTRICAL & MECHANICAL SPECIFICATIONS BY OTHER
- *KITCHEN CABINET & OTHER CABINETS SPECIFICATIONS BY OTHER
- *FIXTURE SIZE & SELECTION BY OTHER
- *ALL INSPECTIONS MUST BE MADE AS REQUIRED.
- *DESIGNER IS NOT RESPONSIBLE FOR MODIFICATIONS MADE IN THE FIELD NOR FOR INFORMATION NOT PROVIDED.
- *ALL MODIFICATIONS AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES
- *DESIGNER IS NOT RESPONSIBLE FOR MATERIAL SPECIFICATIONS.
- *DRAWINGS ARE FOR EXPRESSING DESIGN INTENT AND ARE SUBJECT TO APPROVAL BY THE LOCAL AHJ.
- *DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S RESPONSIBILITY TO INSURE FULL COMPLIANCE AND NOT OF THE DESIGNER.

*STEEL OR PRE-ENGINEERED BEAM, JOISTS & TRUSS SPECIFICATIONS BY OTHER

*All federal, state, and local codes, ordinances, regulations etc. shall take precedence over anything shown, described, or implied where some are at variance.

ABBREVIATIONS

SBO: SPEC BY OTHER
AFF: ABOVE FINISHED FLOOR



GARAGE / GROUND FLOOR

1/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 36250

508.641.3816
rpooleB2@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

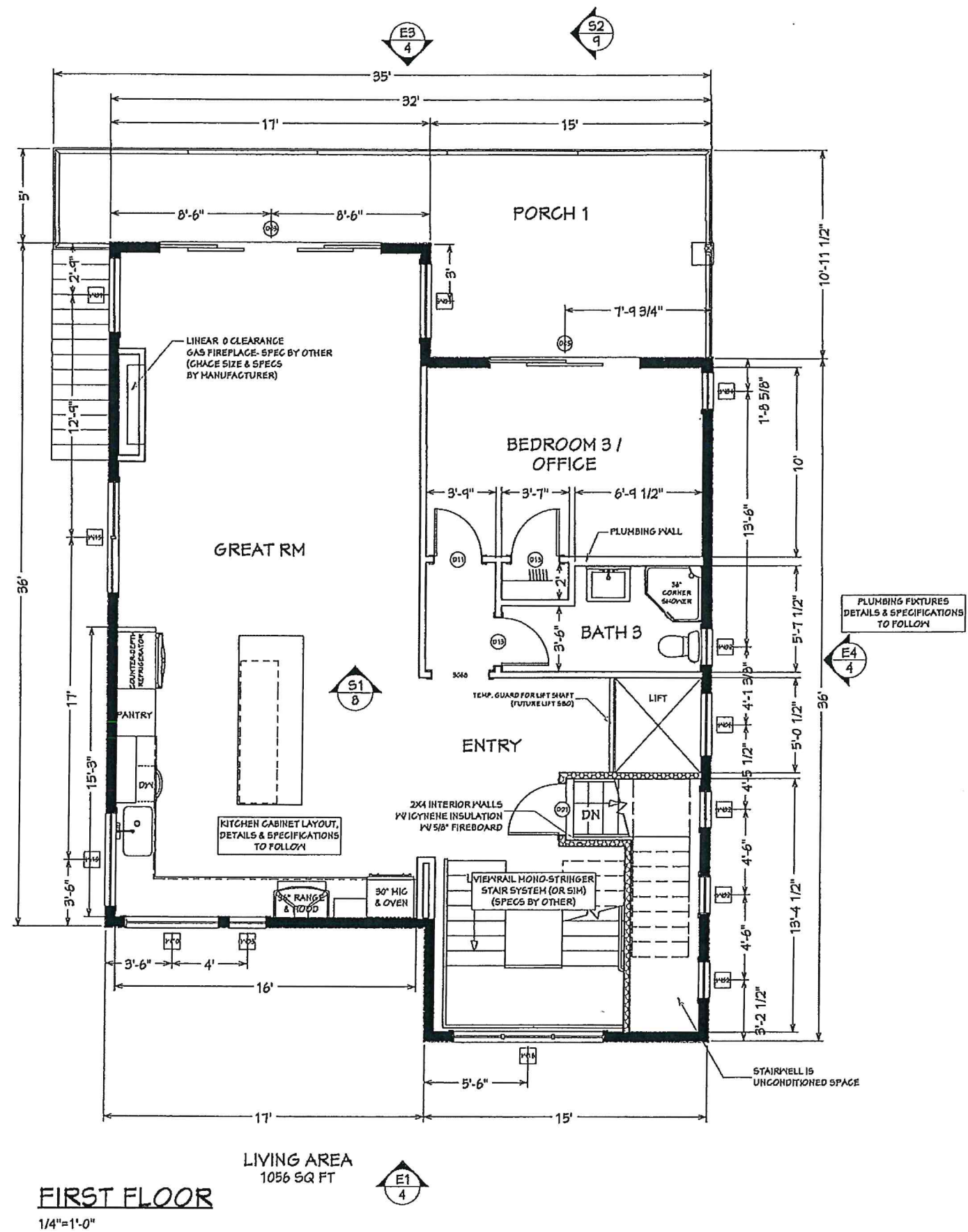
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SCALE:

AS NOTED

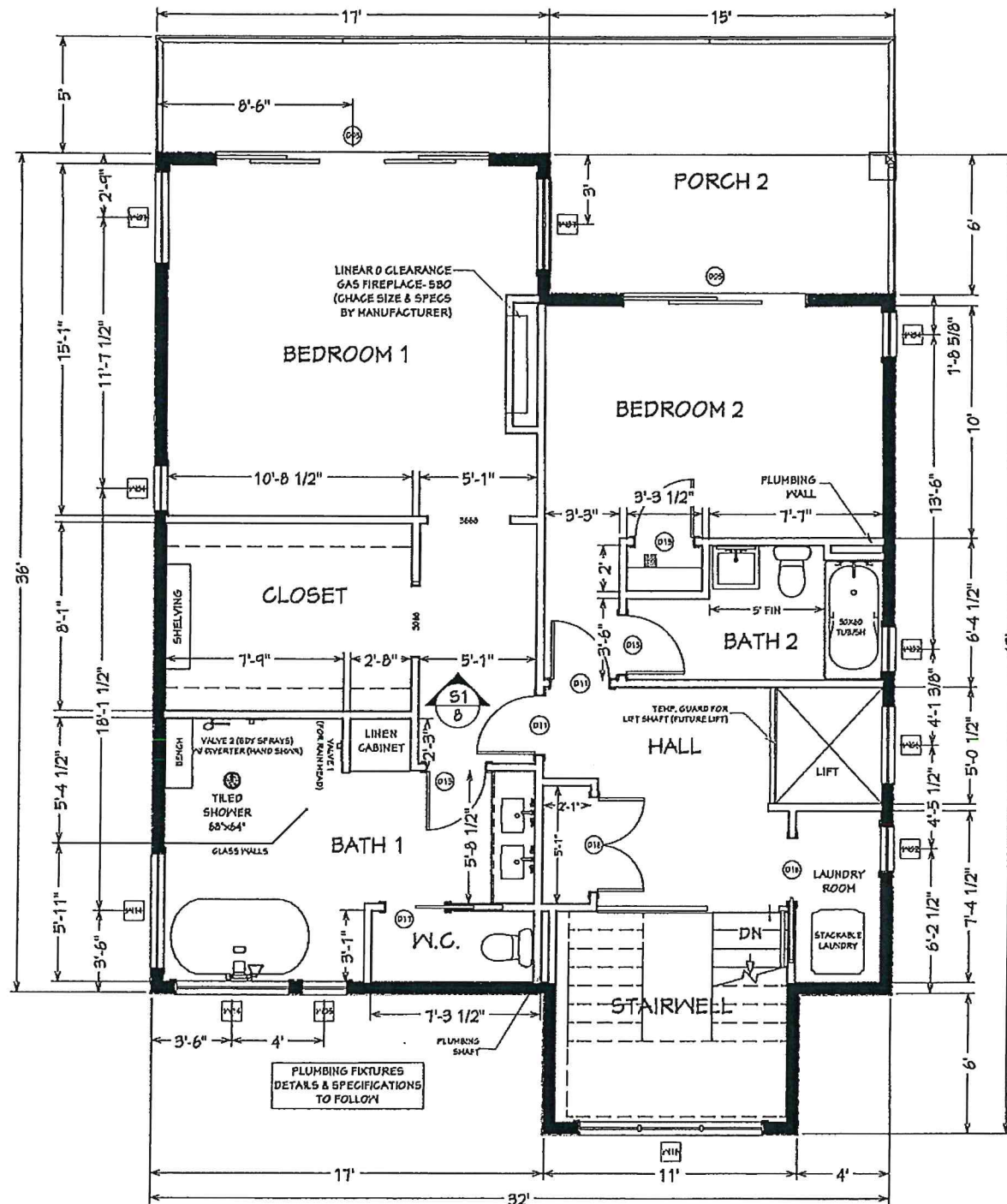
SHEET NUMBER:

1 / 10



*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 508.641.3816 rpoole02@gmail.com
JOB INFORMATION:
JOSEPH PARDINI BRISTOL, RI
DATE: 10/20/2025
SHEET NAME:
SCALE: AS NOTED
SHEET NUMBER: 2 / 10



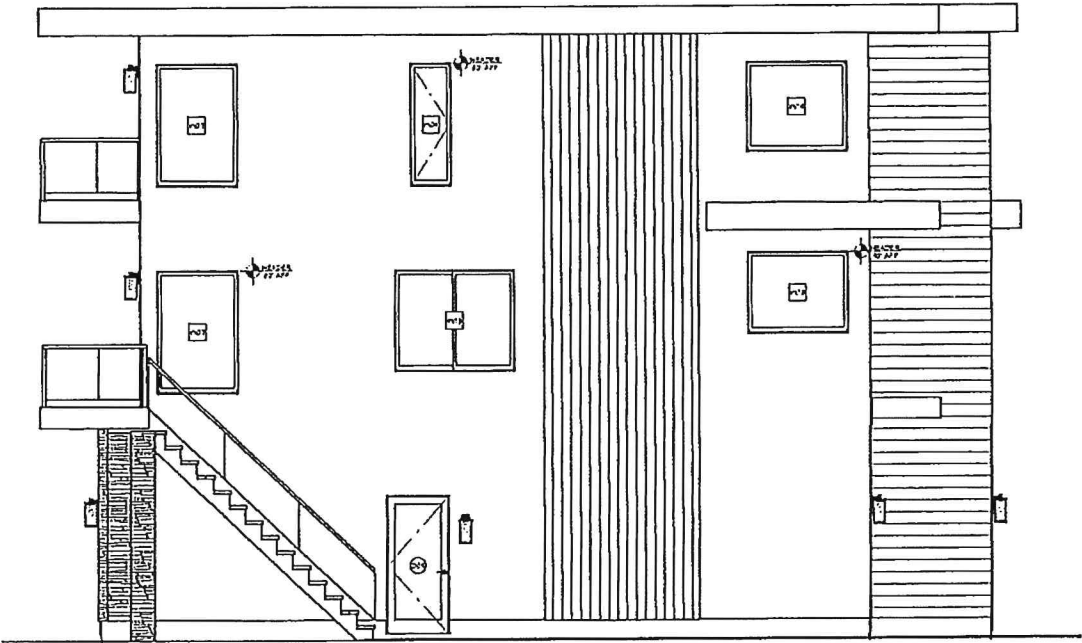
SECOND FLOOR LIVING AREA
102 SQ FT
1/4"=1'-0"

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FIELD PRIOR TO CONSTRUCTION

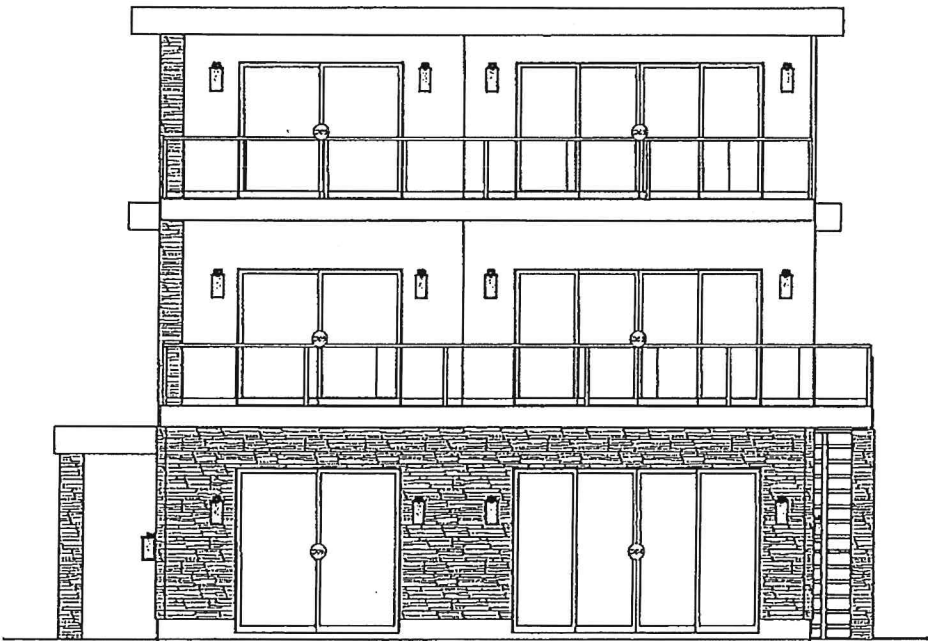
CERTIFICATION:
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 500.641.3816 rjpoole82@gmail.com
JOB INFORMATION: JOSEPH PARDINI BRISTOL, RI
DATE: 10/20/2025
SHEET NAME:
SCALE: AS NOTED
SHEET NUMBER: 3 / 10



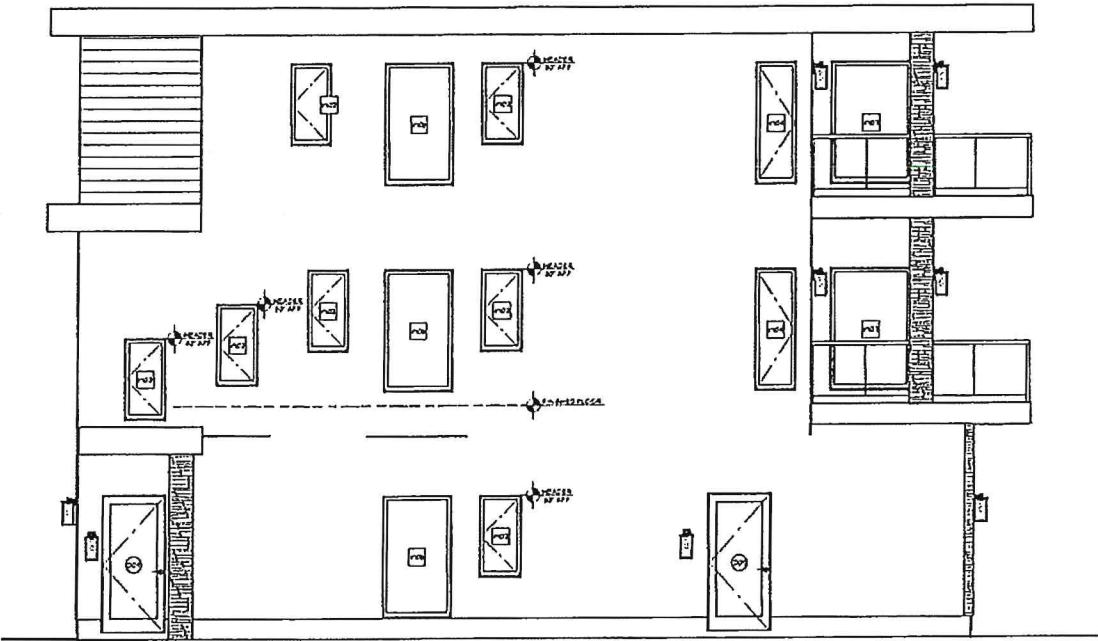
E1: ELEVATION
3/16"=1'-0"



E2: ELEVATION
3/16"=1'-0"



E3: ELEVATION
3/16"=1'-0"



E4: ELEVATION
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:
RP Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 508.641.3916 rpooler82@gmail.com
JOB INFORMATION:
JOSEPH PARDINI BRISTOL, RI
DATE:
10/20/2025
SHEET NAME:
SCALE:
AS NOTED
SHEET NUMBER:
4 / 10

Door Schedule														
SD Exterior Elevation	Number	Label	Qty	Size	Width	Height	Fire	R/O	Description	Header	Thickness	Code	Manufacturer	Comments
	D01	0090	1	0090	96"	108"			48"X111"	Garage-Avanle 3 Panel 18"	2"X12"X104" (3)	1 3/4"		
	D02	12090	1	12090	144"	108"			146"X111"	Garage-Avanle 3 Panel 18"	2"X12"X152" (3)	1 3/4"		
	D03	FYNGD111068-4	2	11468 L/R EX	141"	79 1/2"			142 1/2"X80 1/4"	Ext. Quad Slider-Glass Panel	2"X12"X145 1/2" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D04	FYNGD111068-4	1	11480 L/R EX	141"	95 1/2"			142 3/4"X96 1/4"	Ext. Quad Slider-Glass Panel	2"X12"X145 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D05	FYNGD8068 L	2	71168 L EX	95 1/4"	79 1/2"			96 3/4"X80 1/4"	Ext. Slider-Glass Panel	2"X12"X99 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D06	FYNGD8080 L	1	71180 L EX	95 1/4"	95 1/2"			96 3/4"X96 1/4"	Ext. Slider-Glass Panel	2"X12"X99 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D07	2868	1	2868 L IN	32"	80"	Yes		34"X82 1/2"	Hinged-Commercial Door 6	2"X6"X31" (2)	1 3/8"		
	D08	3068	1	3068 R IN	36"	80"	Yes		38"X82 1/2"	Hinged-Door P01	2"X6"X41" (3)	1 3/8"		
	D09	3068	3	3068 L EX	36"	80"			38"X83"	Ext. Hinged-Glass Panel	2"X10"X41" (3)	1 3/4"		
	D11	2668	3	2668 L IN	30"	80"			32"X82 1/2"	Hinged-Door P01	2"X6"X35" (2)	1 3/8"		
	D13	2668	5	2668 R IN	30"	80"			32"X82 1/2"	Hinged-Door P01	2"X6"X35" (2)	1 3/8"		
	D15	3068	1	3068 L IN	36"	80"			38"X82 1/2"	Hinged-Door P01	2"X6"X41" (3)	1 3/8"		
	D16	4068	1	4068 L/R IN	48"	80"			50"X82 1/2"	Double Hinged-Door P01	2"X8"X53" (2)	1 3/8"		
	D17	2668	1	2668 R	30"	80"			61 1/4"X84 1/2"	Pocket-Door P01	2"X8"X64 1/4" (2)	1 3/8"		
	D18	2868	1	2868 R	32"	80"			65 1/4"X84 1/2"	Pocket-Door P01	2"X8"X68 1/4" (2)	1 3/8"		

Window Schedule (based on Andersen 400 series Storm Watch)												
SD Exterior Elevation	Number	Label	Qty	Width	Height	R/O	Tempered	Description	Header	Code	Manufacturer	Comments
	W02	G14	7	24 1/8"	48"	24 5/8"X48 1/2"		Single Casement-HL	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W03	G14	1	24 1/8"	48"	24 5/8"X48 1/2"		Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W04	G16	3	24 1/8"	71 7/8"	24 5/8"X72 5/8"	Yes	Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W05	G145	1	24 1/8"	52 13/16"	24 5/8"X53 5/16"	Yes	Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W06	P3560	3	40 13/16"	71 7/8"	41 5/16"X72 3/8"	Yes	Fixed Glass	2"X10"X44 5/16" (3)		ANDERSEN 400 w/ STORM WATCH	
	W07	P4060	4	48"	71 7/8"	48 1/2"X72 5/8"	Yes	Fixed Glass	2"X10"X51 1/2" (3)		ANDERSEN 400 w/ STORM WATCH	
	W10	P5040	2	59 7/8"	48"	60 3/8"X48 1/2"		Fixed Glass	2"X10"X63 3/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W14	P5045	2	59 7/8"	52 13/16"	60 3/8"X53 5/16"	Yes	Fixed Glass	2"X10"X63 3/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W15	G65	1	71 1/4"	59 1/4"	72"X60"	Yes	Sliding Window	2"X10"X75" (3)		ANDERSEN 400 w/ STORM WATCH	
	W16	CUSTOM	2	96"	86"	97"X81"	Yes	Fixed Unit- muled	2"X10"X100" (3)		ANDERSEN 400 w/ STORM WATCH	

GENERIC DOOR & WINDOW SCHEDULES
*SEE MANUFACTURER'S SPECS FOR
ROs AND FURTHER DETAILS

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
D I S I G N

REBECCA POOLE
NCIDQ.36250

508.641.3816
rjpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

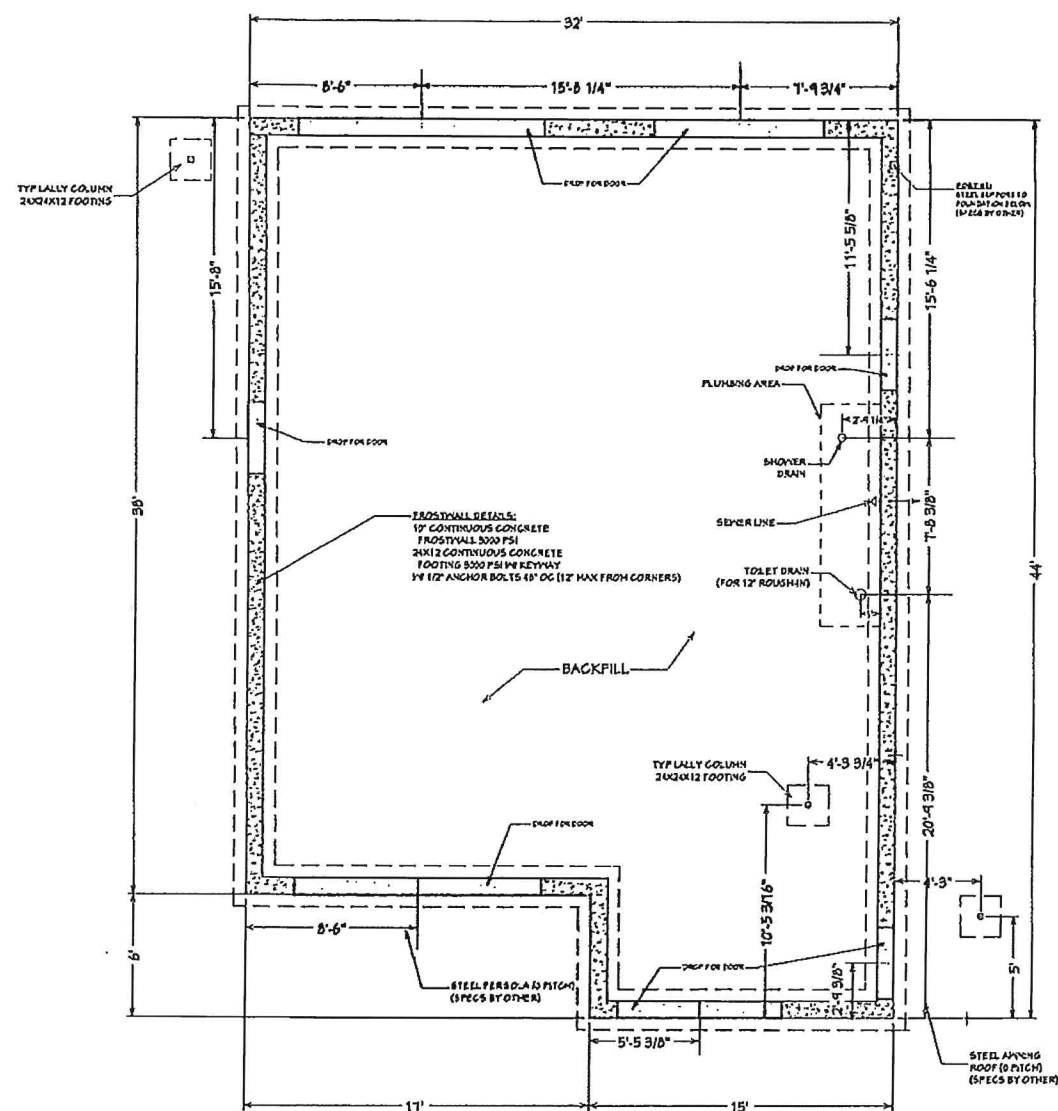
DATE:
10/20/2025

SHEET NAME:

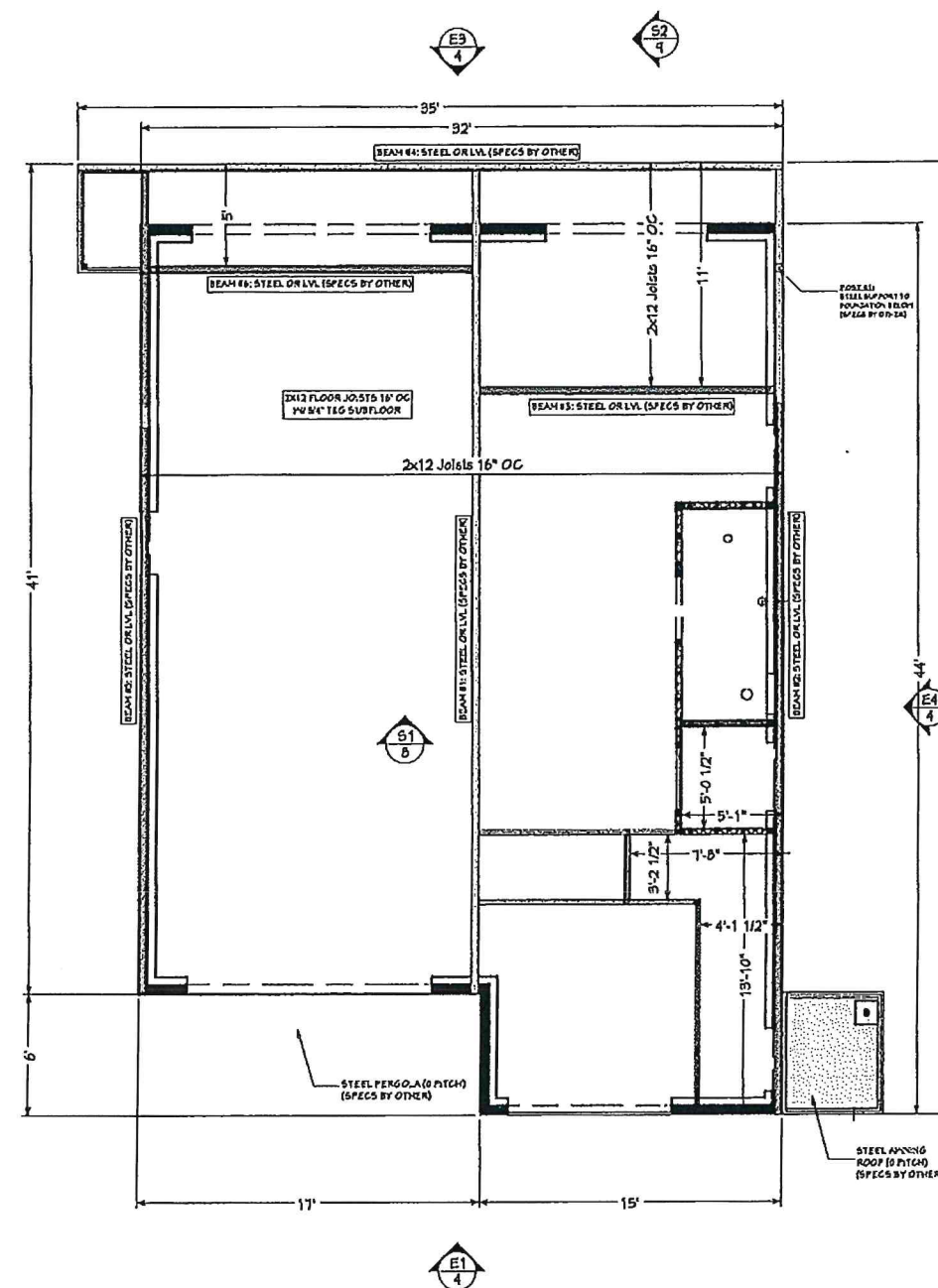
SCALE:
AS NOTED

SHEET NUMBER:

5 / 10



FOUNDATION LAYOUT

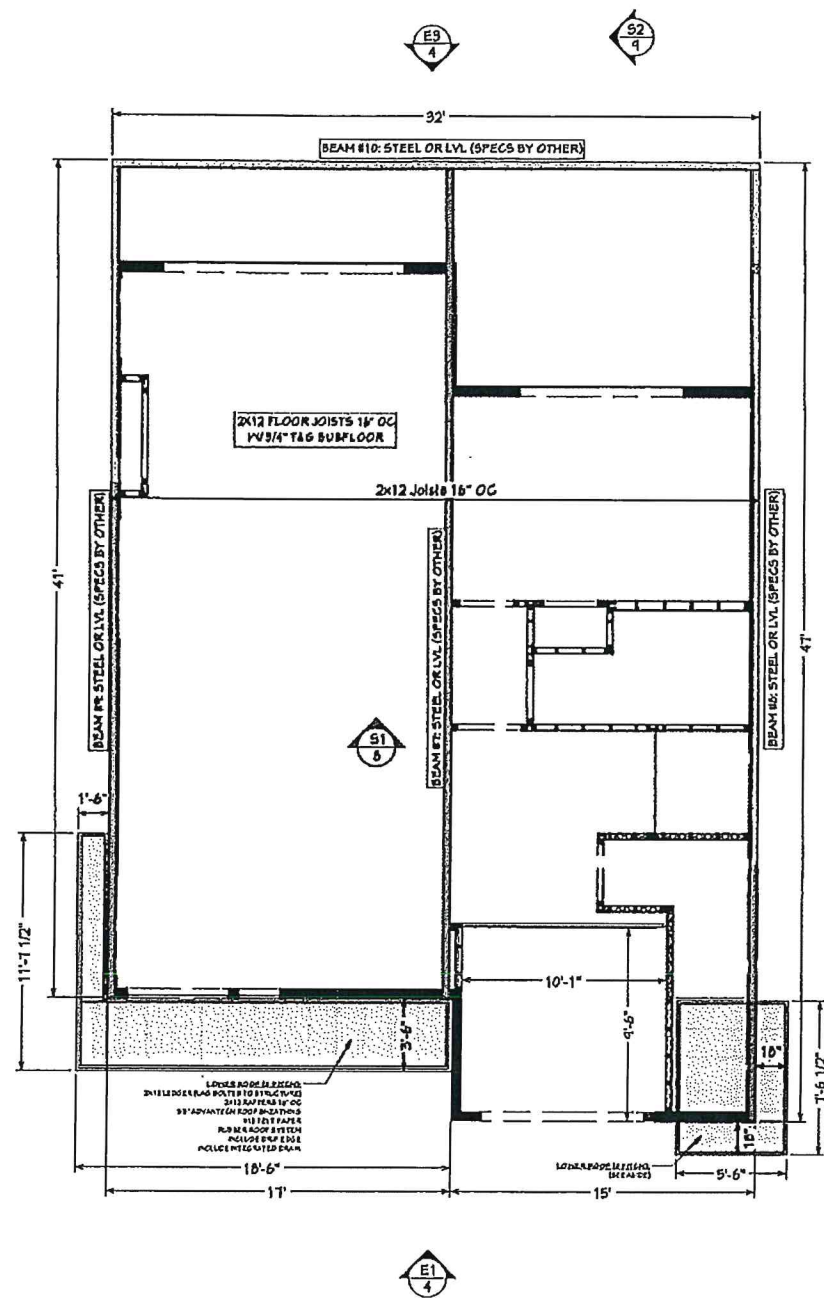
$$3/16'' = 1'-0''$$


FIRST FLOOR JOIST LAYOUT

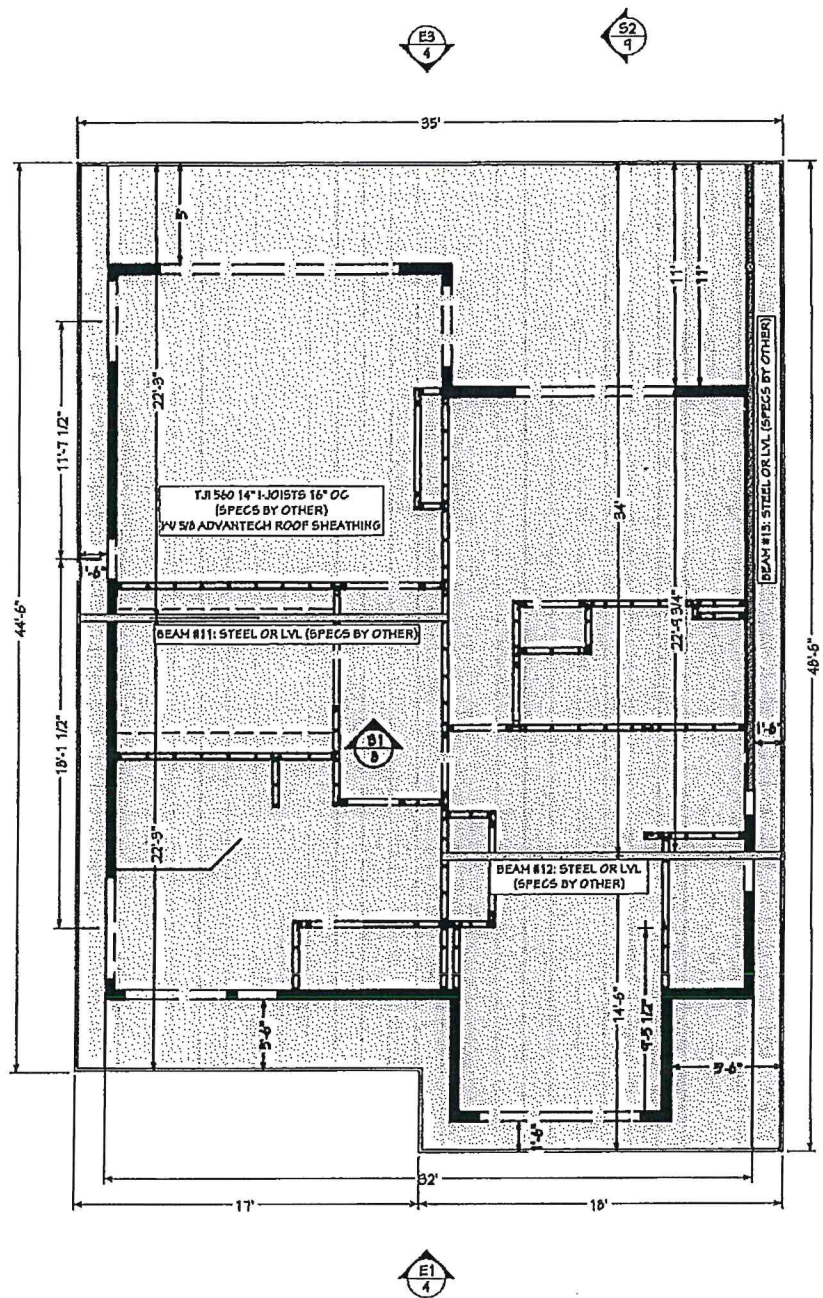
$$3/16'' = 1'-0''$$

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:	
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ.36250 508.641.3816 rjpoole82@gmail.com	
JOB INFORMATION:	JOSEPH PARDINI BRISTOL, RI
DATE:	10/20/2025
SHEET NAME:	
SCALE:	AS NOTED
SHEET NUMBER:	6 / 10



SECOND FLOOR JOIST LAYOUT & LOWER ROOFS
3/16"=1'-0"



UPPER ROOF: RAFTER LAYOUT
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 3625D

508.641.3016
rpoolt82@gmail.com

JOB INFORMATION:

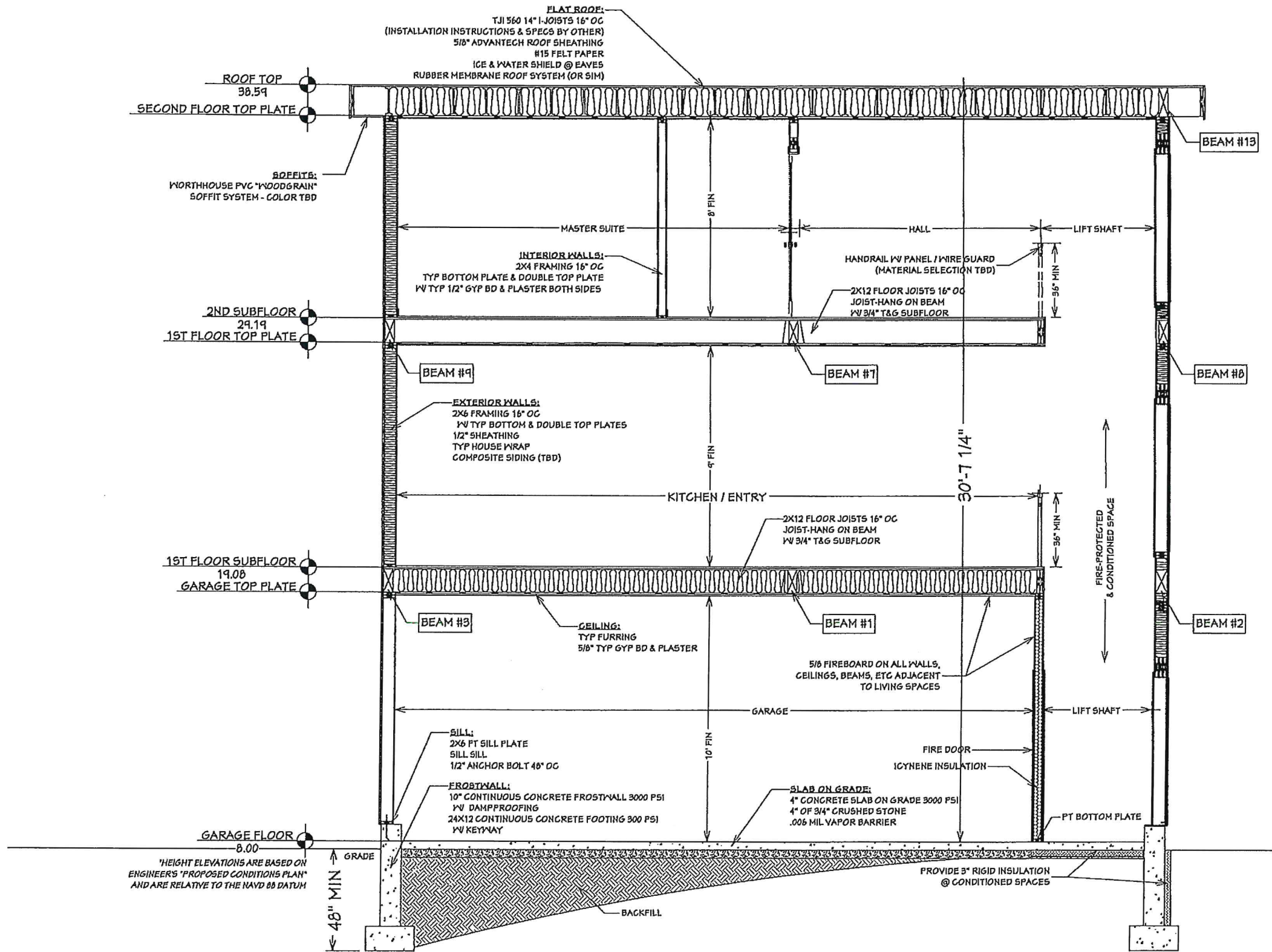
JOSEPH PARDINI
BRISTOL, RI

DATE:
10/20/2025

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:
7 / 10



S1: BUILDING SECTION

3/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ, 36250

508.641.3016
rjpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

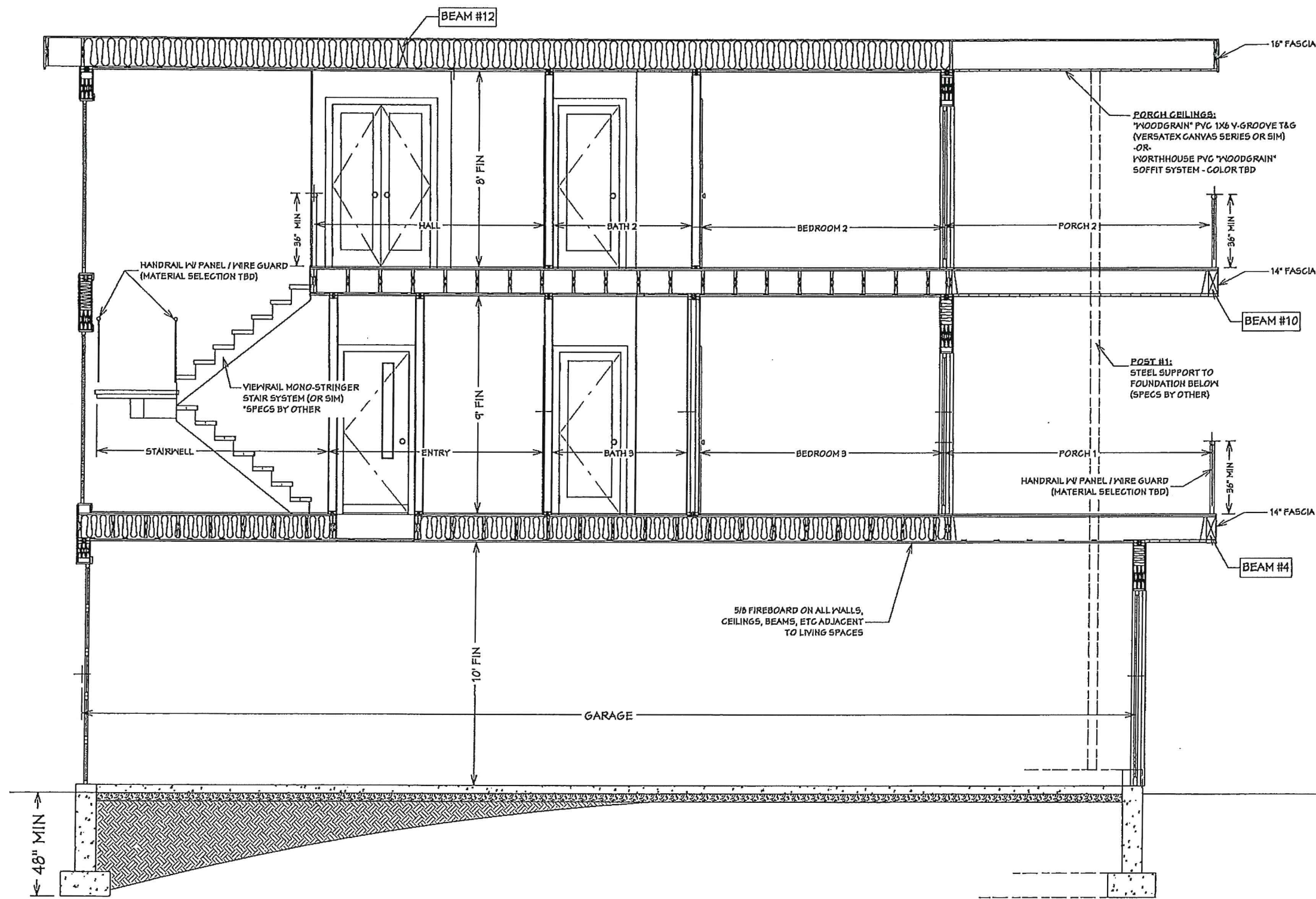
SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

8 / 10



S2: BUILDING SECTION
3/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 36250

508.641.3816
rjpoole02@gmail.com

OWNER INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:
10/20/2025

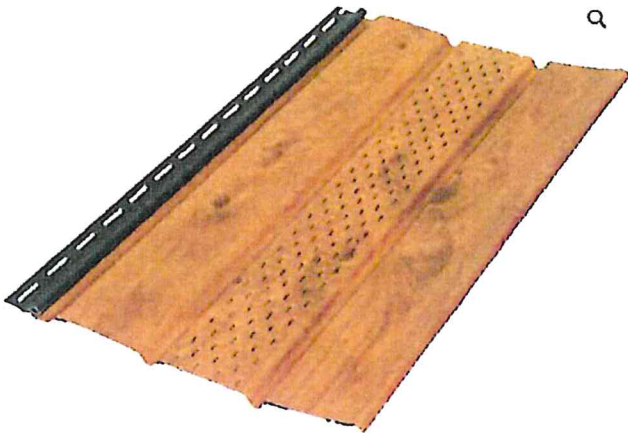
SHEET NAME:

SCALE:
AS NOTED

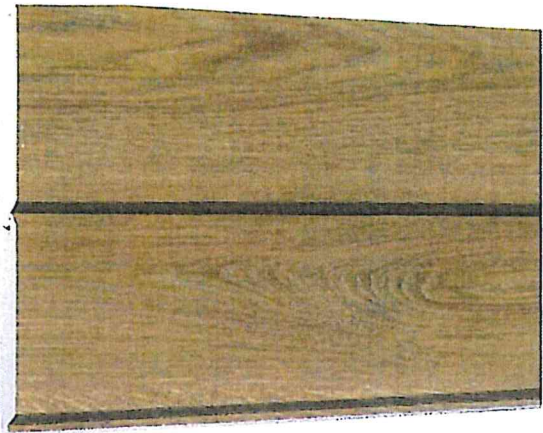
SHEET NUMBER:
9 / 10



VIEWRAIL MONO-STRINGER STAIR SYSTEM
Flight Mono Floating Stairs, Stair Kils | Viewrail Flight



NORTHOUSE "WOODGRAIN"
PVC SOFFIT SYSTEM
COLOR TBD
Soffits - Vented Panel (Wood Grain) - Wordhouse Online Shop



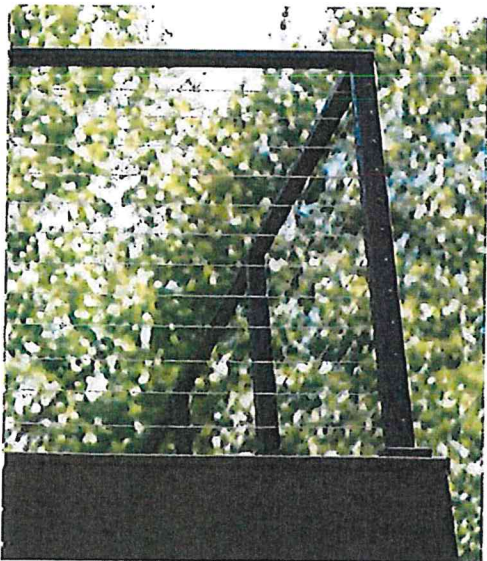
1X6 PVC V-GROOVE T&G
VERSATEX CANVAS SYSTEM
COLOR TBD
Canvas Series by VERSATEX - Versatex - PVC Trim



JAMES HARDIE
ARCHITECTURAL PANEL SIDING
COLOR TBD
Hardie@Architectural Panel Siding | James Hardie



VIEWRAIL GLASS RAIL SYSTEM (DESIGN TBD)
Glass Fence: Fencing Panels, Pros & Cons, | Viewrail



VIEWRAIL CABLE RAIL SYSTEM (DESIGN TBD)
Express Cable Railing - Viewrail

RECOMMENDED MATERIALS

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ, 36250

508.641.3016
rpoole02@gmail.com

YOU INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

10 / 10



3 Slocum Street - 300' Radius

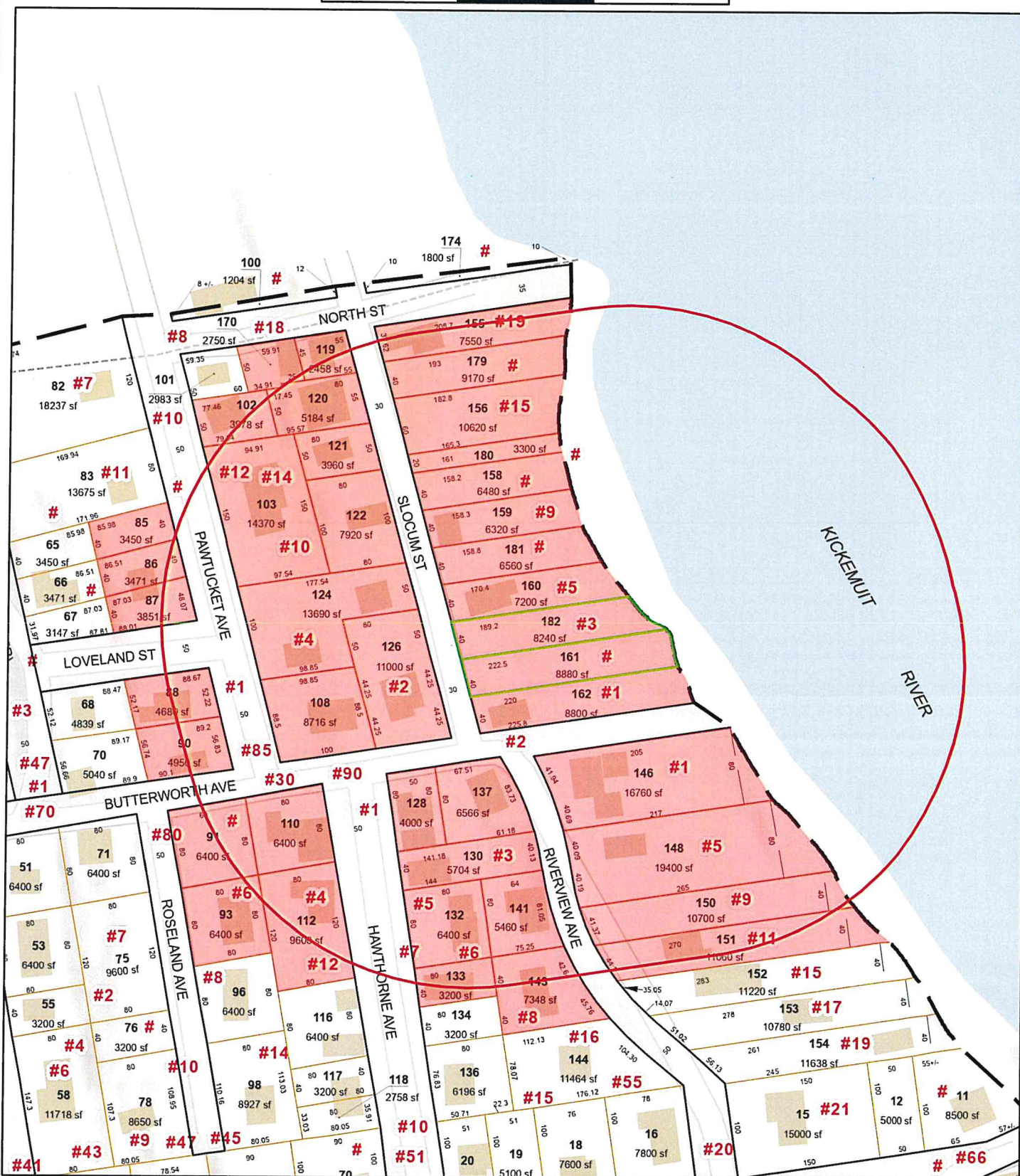
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

November 12, 2025



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



300 feet Abutters List Report

Bristol, RI
November 12, 2025

Subject Property:

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: 3 SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Abutters:

Parcel Number: 121-102
CAMA Number: 121-102
Property Address: 10 PAWTUCKET AVE

Mailing Address: MITCHELL, CARL R. TRUSTEE
2500 G.A.R HIGHWAY
SEEKONK, MA 02777

Parcel Number: 121-103
CAMA Number: 121-103
Property Address: 12 PAWTUCKET AVE

Mailing Address: LEACH, KAREN M. & ALAN D TRUSTEES

12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-108
CAMA Number: 121-108
Property Address: 30 PAWTUCKET AVE

Mailing Address: BOURASSA, MARK R & LAURIE A TE
30 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-110
CAMA Number: 121-110
Property Address: 90 BUTTERWORTH AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-112
CAMA Number: 121-112
Property Address: 4 HAWTHORNE AVE

Mailing Address: AZEVEDO, BARBARA A & LYNCH,
ROBIN A CO-TRUSTEES
4 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 121-119
CAMA Number: 121-119
Property Address: 18 SLOCUM ST

Mailing Address: LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-120
CAMA Number: 121-120
Property Address: 16 SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-121
CAMA Number: 121-121
Property Address: 14 SLOCUM ST

Mailing Address: D'ANGELO, ROBERT & DEBRA TE
14 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-122
CAMA Number: 121-122
Property Address: 10 SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES

12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-124
CAMA Number: 121-124
Property Address: 4 SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH T
4 SLOCUM ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-126 CAMA Number: 121-126 Property Address: 2 SLOCUM ST	Mailing Address: MARSHALL, WAYNE P & DONNA M TE 2 SLOCUM ST BRISTOL, RI 02809
Parcel Number: 121-128 CAMA Number: 121-128 Property Address: 1 HAWTHORNE AVE	Mailing Address: CUNARD, EDWARD TRUSTEE EDWARD K CUNARD LIV TRUST 7020 MINEOLA RD ENGLEWOOD, FL 34224
Parcel Number: 121-130 CAMA Number: 121-130 Property Address: 3 HAWTHORNE AVE	Mailing Address: MARCACCIO RENEE L 50 GARDNER AVENUE N PROVIDENCE, RI 02911
Parcel Number: 121-132 CAMA Number: 121-132 Property Address: 5 HAWTHORNE AVE	Mailing Address: KAREN SCHMID C/O FRANK VARGAS 5 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 121-133 CAMA Number: 121-133 Property Address: 7 HAWTHORNE AVE	Mailing Address: GRONO, WALTER J 7 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 121-137 CAMA Number: 121-137 Property Address: 2 RIVERVIEW AVE	Mailing Address: ARAKELIAN, GREGORY G. 2510 PENNY ROYAL PL RESTON, VA 20191
Parcel Number: 121-141 CAMA Number: 121-141 Property Address: 6 RIVERVIEW AVE	Mailing Address: SOUSA, BRIAN N. DIANE TE 6 RIVERVIEW AVENUE BRISTOL, RI 02809
Parcel Number: 121-143 CAMA Number: 121-143 Property Address: 8 RIVERVIEW AVE	Mailing Address: PEZZI, ROBERT J & PEGGY TE 8 RIVERVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-146 CAMA Number: 121-146 Property Address: 1 RIVERVIEW AVE	Mailing Address: FARMER, JOSEPH B. & PAMELA D. TRUSTEES 1 RIVERVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-148 CAMA Number: 121-148 Property Address: 5 RIVERVIEW AVE	Mailing Address: BUTTERWORTH IMPROV ASSOC C/O LAURIE BOURASSA 30 PAWTUCKET AVE BRISTOL, RI 02809
Parcel Number: 121-150 CAMA Number: 121-150 Property Address: 9 RIVERVIEW AVE	Mailing Address: MARCACCIO, ADAM J 50 GARDNER AVENUE N PROVIDENCE, RI 02911
Parcel Number: 121-151 CAMA Number: 121-151 Property Address: 11 RIVERVIEW AVE	Mailing Address: TWAROG, FRANK & MARTIN, MARY A E I TE 11 RIVERVIEW AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-155
CAMA Number: 121-155
Property Address: 19 SLOCUM ST

Mailing Address: CAPRON, LAWRENCE P & JUDITH L TE
19 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-156
CAMA Number: 121-156
Property Address: 15 SLOCUM ST

Mailing Address: MENASHI, DARA TRUSTEE
150 PAUL ST #201
BROOKLINE, MA 02446

Parcel Number: 121-159
CAMA Number: 121-159
Property Address: 9 SLOCUM ST

Mailing Address: VARRICHIONE, LOUIS IV & GINA TE
50 SANDRA CT
BRISTOL, RI 02809

Parcel Number: 121-160
CAMA Number: 121-160
Property Address: 5 SLOCUM ST

Mailing Address: PARDINI, RANDY S. & ANDRADE, LINDA
A TRUSTEES
5 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-162
CAMA Number: 121-162
Property Address: 1 SLOCUM ST

Mailing Address: CAPOZZOLI, SALVATORE JR &
JOSEPHINE LE HANON, SHARON ANN
TRUSTEE
1 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-170
CAMA Number: 121-170
Property Address: 4 NORTH ST

Mailing Address: SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

Parcel Number: 121-179
CAMA Number: 121-179
Property Address: SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-180
CAMA Number: 121-180
Property Address: SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-181
CAMA Number: 121-181
Property Address: SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: 3 SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Parcel Number: 121-85
CAMA Number: 121-85
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-86
CAMA Number: 121-86
Property Address: 15 PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-87
CAMA Number: 121-87
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-88
CAMA Number: 121-88
Property Address: 1 LOVELAND AVE

Mailing Address: WARE, CRYSTAL F & ADAM P TE
1 LOVELAND AVE.
BRISTOL, RI 02809

Parcel Number: 121-90
CAMA Number: 121-90
Property Address: 85 BUTTERWORTH AVE

Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE
85 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-91
CAMA Number: 121-91
Property Address: ROSELAND AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-93
CAMA Number: 121-93
Property Address: 6 ROSELAND AVE

Mailing Address: EARLEY, JARED ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809



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ARAKELIAN, GREGORY G.
2510 PENNY ROYAL PL
RESTON, VA 20191

EARLEY, JARED
ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809

MARSHALL, WAYNE P &
DONNA M TE
2 SLOCUM ST
BRISTOL, RI 02809

AZEVEDO, BARBARA A &
LYNCH, ROBIN A CO-TRUSTEE
4 HAWTHORNE AVE
BRISTOL, RI 02809

FARMER, JOSEPH B. & PAMEL
1 RIVERVIEW AVE
BRISTOL, RI 02809

MASCENA, MARIE H TRUSTEE
REVOCABLE LIVING TRUST AG
16 SLOCUM ST
BRISTOL, RI 02809

BAGWELL, SANDRA J &
SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

GALEGO, JOSEPH J & ELIDIA
85 BUTTERWORTH AVE
BRISTOL, RI 02809

MENASHI, DARA TRUSTEE
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BROOKLINE, MA 02446

BAGWELL, SANDRA J &
SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

GRONO, WALTER J
7 HAWTHORNE AVE
BRISTOL, RI 02809

MITCHELL, CARL R. TRUSTEE
2500 G.A.R HIGHWAY
SEEKONK, MA 02777

BOURASSA, MARK R &
LAURIE A TE
30 PAWTUCKET AVE
BRISTOL, RI 02809

KAREN SCHMID
C/O FRANK VARGAS
5 HAWTHORNE AVE
BRISTOL, RI 02809

OLIVEIRA, LIBERAL ET UX
LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

BUTTERWORTH IMPROV ASSOC
C/O LAURIE BOURASSA
30 PAWTUCKET AVE
BRISTOL, RI 02809

LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809

CAPOZZOLI, SALVATORE JR &
HANON, SHARON ANN TRUSTEE
1 SLOCUM ST
BRISTOL, RI 02809

LEACH, ALAN D. & KAREN M.
12 PAWTUCKET AVE
BRISTOL, RI 02809

OSMANSKI, JOSEPH T
4 SLOCUM ST
BRISTOL, RI 02809

CAPRON, LAWRENCE P &
JUDITH L TE
19 SLOCUM ST
BRISTOL, RI 02809

LEACH, KAREN M. & ALAN D
12 PAWTUCKET AVE
BRISTOL, RI 02809

PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

CUNARD, EDWARD TRUSTEE
EDWARD K CUNARD LIV TRUST
7020 MINEOLA RD
ENGLEWOOD, FL 34224

MARCACCIO RENEE L
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

PARDINI, RANDY S. &
ANDRADE, LINDA A TRUSTEES
5 SLOCUM ST
BRISTOL, RI 02809

D'ANGELO, ROBERT &
DEBRA TE
14 SLOCUM ST
BRISTOL, RI 02809

MARCACCIO, ADAM J
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

PEZZI, ROBERT J &
PEGGY TE
8 RIVERVIEW AVE
BRISTOL, RI 02809

SOUSA, BRIAN N.
DIANE TE
6 RIVERVIEW AVENUE
BRISTOL, RI 02809

SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

TWAROG, FRANK &
MARTIN, MARY A E I TE
11 RIVERVIEW AVE
BRISTOL, RI 02809

VARRICHIONE, LOUIS IV &
GINA TE
50 SANDRA CT
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WARE, CRYSTAL F & ADAM P
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BRISTOL, RI 02809