



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, June 17, 2025 at 9:30 AM

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

A. Pledge of Allegiance

B. New Business

B1. Pre-Application/Concept Review for an Adaptive Re-use Application for John J. Marshall: to convert two historic manufacturing buildings at **18 Burnside Street & 1 Resolute Lane**, into eleven (11) residential dwelling units. Assessor's Plat 16, Lot 48 & 39, Zone: Manufacturing and within the Historic District. Owner: Halsey C. Herreshoff Trustee/Applicant: John J. Marshall

C. Adjournment

Date Posted: June 10, 2025

Posted By: mbw

Rego & Rego

Attorney At Law
443 Hope Street
Bristol, Rhode Island 02809

Alfred R. Rego, Jr.
John G. Rego
John J. Rego*
RI and MA

Area Code 401
Telephone 253-2500
Facsimile 254-0235
al@rego-law.com

May 27, 2025

Town of Bristol
10 Court Street
Bristol, RI 02809

Re: Adaptive Reuse Application - 18 Burnside Street and 1 Resolute Lane.

Gentlemen:

On behalf of the applicant, I submit preliminary plans for review under Rhode Island's Adaptive Reuse statute (R.I. Gen. Laws § 45-24-31 et seq.). This proposal involves the redevelopment of property located on 18 Burnside Street and 1 Resolute Lane in Bristol, within the Downtown Historic District and on the eastern shore of Bristol Harbor.

The application (buyer and seller) seeks approval for the adaptive reuse of historic manufacturing buildings—structures which are currently underutilized and in varying states of disrepair. One of the primary buildings (1 Resolute Lane) is in need of substantial structural rehabilitation due to advanced deterioration. The project proposes converting these buildings into eleven (11) residential condominium units, in a manner that preserves and respects their historic character while addressing longstanding vacancy and functional obsolescence.

The redevelopment will be consistent with the guidelines established by the Rhode Island Historic Preservation & Heritage Commission and the Bristol Historic District Commission. It is also subject to oversight by the Coastal Resources Management Council due to its location within the coastal zone.

Public utilities, including sewer and water, are available to the site. The plan includes at least eleven (11) on-site parking spaces at the 1 Resolute Lane site, in compliance with applicable zoning requirements.

This adaptive reuse project directly advances the goals of the Town's Comprehensive Plan, which encourages the revitalization of deteriorated, underperforming structures through sustainable and historically sensitive redevelopment. The proposal will not result in any negative environmental impacts. On the contrary, it mitigates ongoing decay and safeguards a valuable architectural and cultural resource through thoughtful reinvestment.

Importantly, the project conforms with existing zoning for residential condominium use, and promotes compact, environmentally responsible development by reusing an existing footprint rather than new construction of 18 Burnside Street.

We appreciate your consideration of this application and welcome the opportunity to present this transformative rehabilitation proposal for your review and input.

Sincerely,

Alfred R. Rego, Jr.

APPLICATION FORM AND SUBMISSION CHECKLIST FOR
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

Preapplication Conference - An initial meeting between developers and the Town which affords developers the opportunity to present their proposals informally and to receive comments and directions from the Town and other agencies.

Concept Plan - A drawing with accompanying information showing the basic elements of a proposed land development plan or subdivision as used for pre-application meeting and early discussions, and classification of the project within the approval process.

The following completed application form and Items A, B, and C from the attached checklist shall be submitted to the Administrative Officer for a meeting with the Technical Review Committee (TRC).

Date of Submission May 27 , 2025 TRC Meeting Date_____

APPLICATION FORM

1. Name, address, and telephone number of the property owner: c/o 401 253-2500 John G. Rego, Esq.
Halsey C. Herreshoff, Trustee c/o P O Box 687, Bristol, RI 02809

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted): John J. Marshall 760-420-3301
950 Warren Avenue, East Providence, RI 02914

3. Assessor’s plat and lot number(s): Plat 16 Lots 48 and 39

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): M

5. Area of the parcel: lot 48 3,649 sq ft lot 39 4,651 sq st

6. Proposed number of buildable lots, dwellings or other proposed improvements: 2

7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

Plat 16, lots 19,, 20 & 21 Herreshoff Maritime Museum
Burnside Street, Bristol, RI

Initial
M

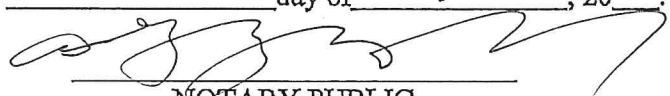
TOWN OF BRISTOL
COMMUNITY DEV.
2025 MAY 2
PM 3:26

A list showing the names and addresses of all abutting and adjacent property owners shall be attached to this application.

Signature of Owner/Applicant John J Marshall Date 5/22/2025

Notarized:

Subscribed and sworn to before me this 22 day of May, 2025.




NOTARY PUBLIC

HALSEY C. HERMESHOFF, TRUSTEE
HALSEY C. HERMESHOFF, REVOCABLE TRUST
Halsey C. Hermeshoff, Trustee
By John J. Marshall in Fact

Signature of Owner/Applicant _____ Date 5/27/25

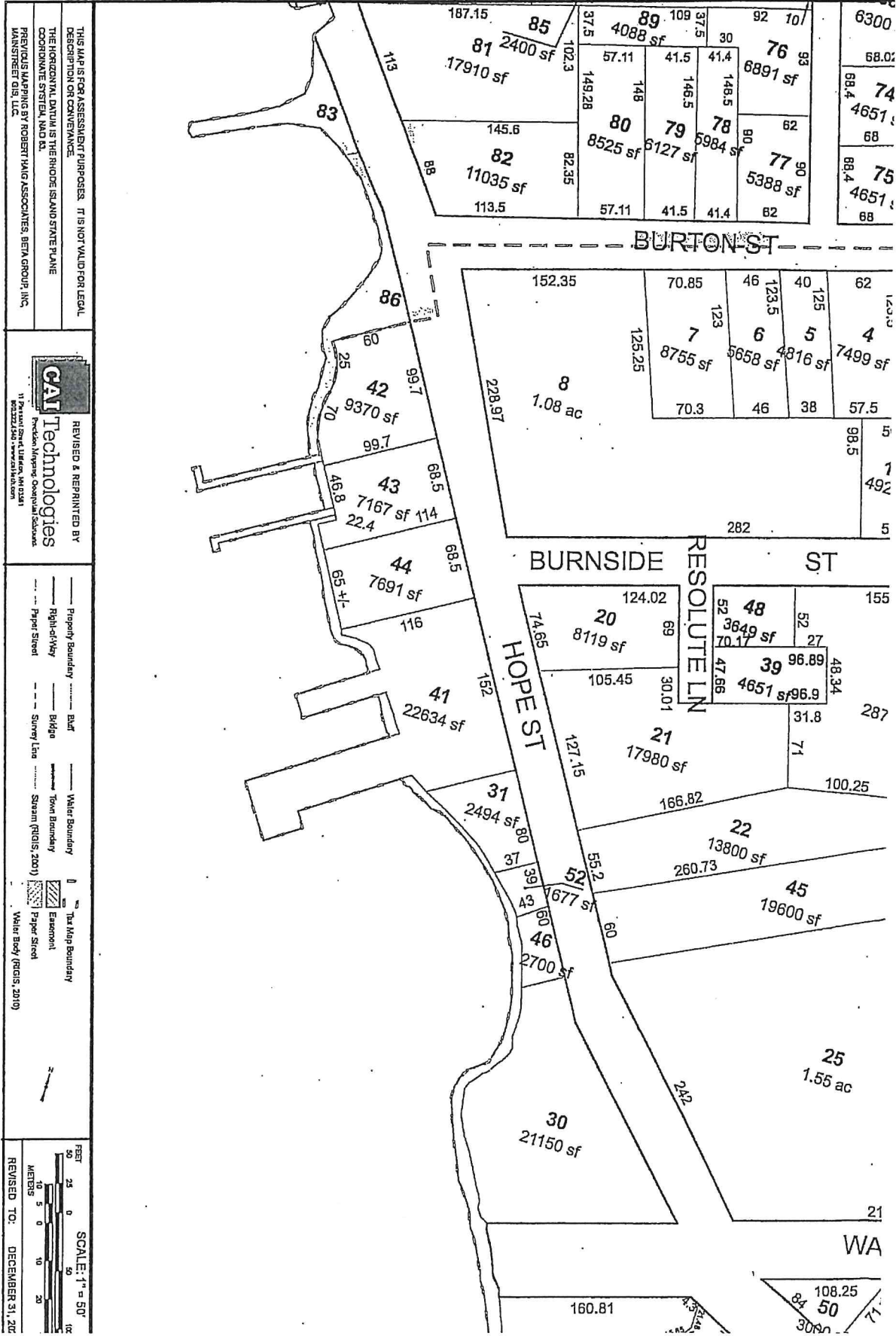
Notarized:

Subscribed and sworn to before me this 27 day of May, 2025.



NOTARY PUBLIC

Alfred R. Rego, Jr.
Notary Public
State of Rhode Island
Term Expires 08/24/2029 ID# 12839



APPENDIX A

PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

APPLICATION AND CHECKLIST FOR:

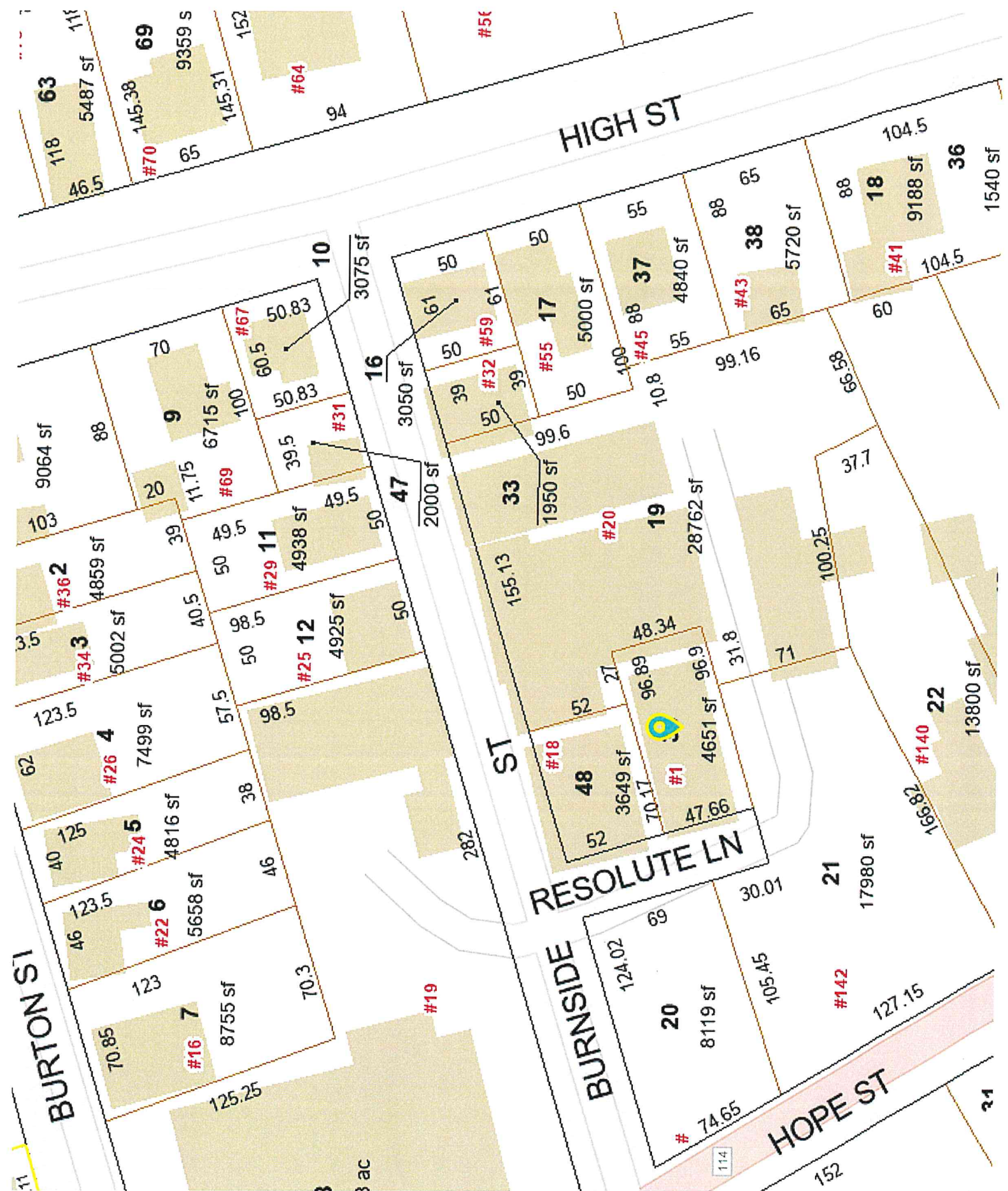
- Administrative Subdivision (Optional by Town or Applicant)
- Minor Subdivision (Optional by Town or Applicant)
- Major Subdivision and Land Development (Required)
- Development Plan Review (Optional by Town or Applicant)

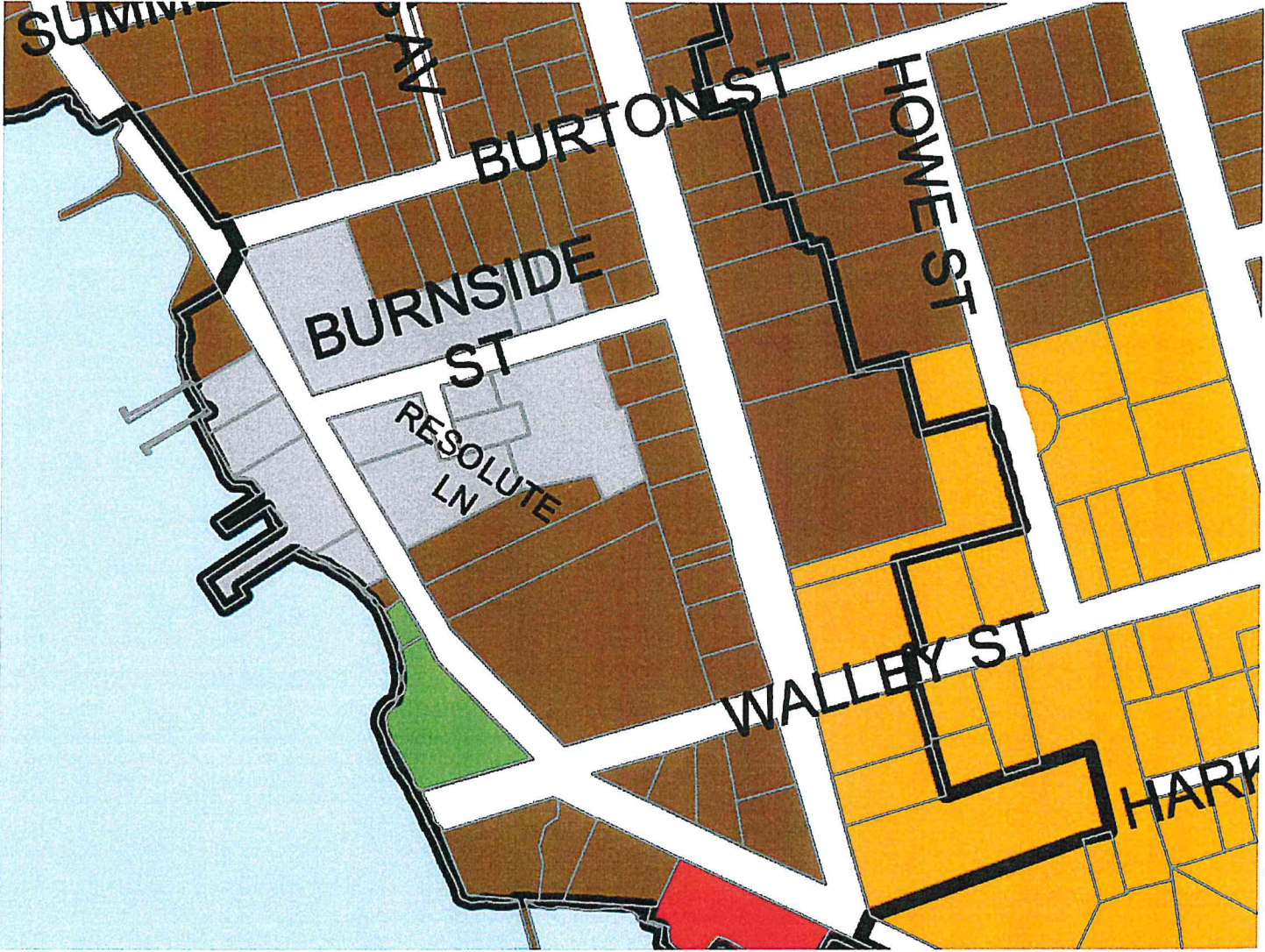
SUBMISSION CHECKLIST
PREAPPLICATION CONFERENCE AND CONCEPT
REVIEW

	Date & Initials of Reviewer
A. Plan of Existing Conditions - Five (5) blueline or photocopies of the subject property no larger than 24" x 36" as it currently exists including locations and dimensions of existing lots if the proposed subdivision constitutes a replat or if the development consists of several lots and all natural features such as existing contours at five (5) foot intervals.	
B. Concept Plans - Five (5) blueline or photocopies no larger than 24" x 36" of the concept plan for the development showing, at a minimum, the following information:	
1. Name of proposed subdivision or development;	
2. Name and address of the property owner and applicant;	
3. Name, address, and telephone number of preparer;	
4. Date plan prepared, with revision date(s) (if any);	
5. Graphic scale and north arrow;	
6. Assessor's Plat and lot number(s) of the subject property;	
7. Zoning district(s) of the subject property. If more than one district, zoning boundary lines must be shown;	
8. Perimeter boundary lines of the entire tract under the applicant's ownership;	
9. Area of the subject property and proposed number of buildable lots, dwellings or other proposed improvements;	
10. Location, names, and pavement and right-of-way widths of existing streets adjacent to the subject property;	
11. Names of abutting property owners and property owners immediately across any adjacent streets;	
12. Location and dimension of existing easements and rights-of-way adjacent to or within the subject property, if any;	
13. Notation of existing ground cover and approximate location of wooded areas (if any);	
14. Approximate location of wetlands, watercourses or coastal features, and other significant natural or manmade features (i.e. stone walls) within and immediately adjacent to the subdivision parcel, if any;	
15. Location and approximate size of existing buildings on or immediately adjacent to the subject property, if any; including, historic designation, if applicable;	
16. Proposed improvements including streets, lots, lot lines with approximate lot areas and dimensions and building envelopes;	
17. A notation of the existing on-site utilities (gas, water, sewer, electric), if any;	
18. Proposed connections with existing water supply and sanitary sewer systems, or a notation that wells and ISDS are proposed;	
19. Provisions for collecting and discharging stormwater;	

SUBMISSION CHECKLIST, CONT.


	Date & Initials of Reviewer
20. Notation on the plan if the subject property is located within any of the following areas: Town Overlay Districts, Special Flood Hazard Areas, or Coastal Resources Management Council jurisdiction.	
C. Supporting Materials -	
1. One (1) copy of a narrative report providing the general description of the existing physical environment and existing use(s) of the property; and, the general description of the uses and type of development proposed by the applicant;	
2. A reduced copy of plans required in Items A and B above (minimum size 8 1/2" x 11", maximum size 11"x 17");	
3. Completed Application Form.	

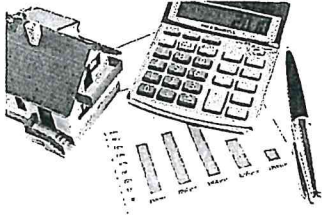




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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Assessment

Prior Assessments

Location and Owner

Building Information

Sale Information

Map/Lot016-0039-000

Account1040

State Code07 - Industrial

Card1/1

User Account08-0687-10

Land\$174,100

Building\$167,700

Card Total\$341,800

Parcel Total\$341,800

Fiscal YearLand ValueBuilding ValueOutbuilding ValueTotal Value

2024\$134,100\$138,800\$0\$272,900

2023\$134,100\$138,800\$0\$272,900

2022\$134,100\$138,800\$0\$272,900

2021\$276,500\$88,400\$0\$364,900

Location1 RESOLUTE LANE

OwnerHERRESHOFF, HALSEY C. TRUSTEE (50%) ETAL

Owner2

Owner3

Address125 HOPE ST

Address2

Address3BRISTOL RI 02809

DesignWhseStor

Year Built1940

HeatForced Warm Air

Fireplaces0

Rooms0

Bedrooms0

Bathrooms

Above Grade Living Area3,708 SF

Sale DateSale PriceLegal ReferenceInstrument

04/24/2024\$02242-28Quit Claim

09/12/2023\$02223-72Trustee

07/12/2021\$02122-196Quit Claim

03/20/2008\$01426-3Quit Claim

03/14/2008\$01425-20Quit Claim

02/25/2004\$01096-26Trustee

02/25/2004\$01096-22Executor

03/14/1985\$0260-39

Picture Not Available

36

65

FFL(2340)

65

19

SFLFFL(684)

19

36

Building Sub Areas

Sub Area

1st FLOOR

2nd FLOOR

Net Area

3,024 SF

684 SF

Land Information

Land Area0.107 AC

ZoningM

View-

NeighborhoodCI3

Yard Item(s)

https://data.nereval.com/PropertyDetail.aspx?town=Bristol&accountnumber=1040&card=1

1/2

02/15/1985	\$0	259-263
05/19/1978	\$0	219-481
01/01/1969	\$0	172-1114

Click To Open AxisGIS Maps

21-J-12000

04/24/2024
09:25:04 AM
2 Pages
QUIT CLAIM DEED
Bk: 2242 Pg: 28
Instr: 2024-793

QUITCLAIM DEED

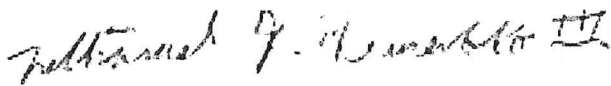
KNOW ALL MEN BY THESE PRESENTS, that I, NATHANAEL G. HERRESHOFF, III, of 43 Mayfaire Circle, Westampton, New Jersey 08060, for consideration paid in the amount of One Dollar (\$1.00) and other good and valuable consideration, grant an undivided Forty (40%) interest to NATHANAEL G. HERRESHOFF, III, in his capacity as Trustee of the "NATHANAEL G. HERRESHOFF, III, REVOCABLE TRUST," under that certain Revocable Trust Agreement dated, August 28, 2002, as amended and restated in its entirety on May 1, 2013, with an address of 43 Mayfaire Circle, Westampton, New Jersey 08060, with QUITCLAIM COVENANTS:

SEE ATTACHED EXHIBIT A

The consideration for this conveyance is such that no documentary stamps are required. This transfer is by way of gift and no withholding is required under RIGL 44-30-71.3.

Subject to taxes and assessments assessed as of December 31, 2023.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

WITNESS my hand and seal this 17th day of April, 2024.

Nathanael G. Herreshoff, III

STATE OF Florida
COUNTY OF Collier

In the City/Town of Naples on the 17th day of April, 2024, before me personally appeared NATHANAEL G. HERRESHOFF, III, to me known and known by me or proved through satisfactory evidence to be the party executing the foregoing instrument, and acknowledged that he executed said instrument for the purpose stated therein as his free act and deed.

GLORIA ITZEL VASQUEZ
Notary Public-State of Florida
Commission # HH 465217
My Commission Expires
October 17, 2027


Notary Public

21-J-12000

EXHIBIT A

That certain parcel of land, with all buildings and improvement thereon, situated southerly on Burnside Street, on the easterly side of Resolute Lane, in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc. said point being fifty-two (52) feet southerly of said Burnside Street as measured along the westerly line of said Herreshoff land, said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Willow Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land; thence turning an interior angle of 90°-43'-30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Sousa Foundation, Inc. ninety-six and 90/100 (96.90) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range thereof and distant ninety-six and 89/100 (96.89) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Sousa Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and 89/100 (96.89) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinafter referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

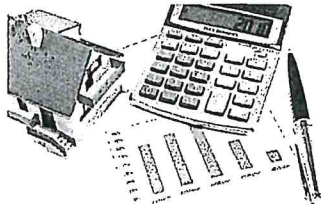

For a source of title, see deeds in Book 259 Page 263,
Book 260 Page 39, Book 1096 Page 22, and in Book 1096 Page 26.

PROPERTY ADDRESS:

1 Resolute Lane
Bristol, RI 02809
Plat 16 Lot 39

Received for record at Bristol, RI
4/24/2024 09:35:04 AM

CATALIS[®]
Bristol, RI



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

Parcel Identification

Map/Lot016-0048-000

Account1049

State Code07 - Industrial

Card1/1

User Account50-0086-56

Assessment

Land\$344,600

Building\$238,700

Card Total\$583,300

Parcel Total\$583,300

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$265,300	\$197,500	\$0	\$462,800
2023	\$265,300	\$197,500	\$0	\$462,800
2022	\$265,300	\$197,500	\$0	\$462,800
2021	\$273,500	\$172,800	\$0	\$446,300

Location and Owner

Location18 BURNSIDE ST

OwnerHERRESHOFF, HALSEY C. TRUSTEE

Owner2

Owner3

AddressP.O. BOX 687

Address2

Address3BRISTOL RI 02809

Building Information

DesignWhseStor

Year Built1890

HeatWall Furnace

Fireplaces0

Rooms0

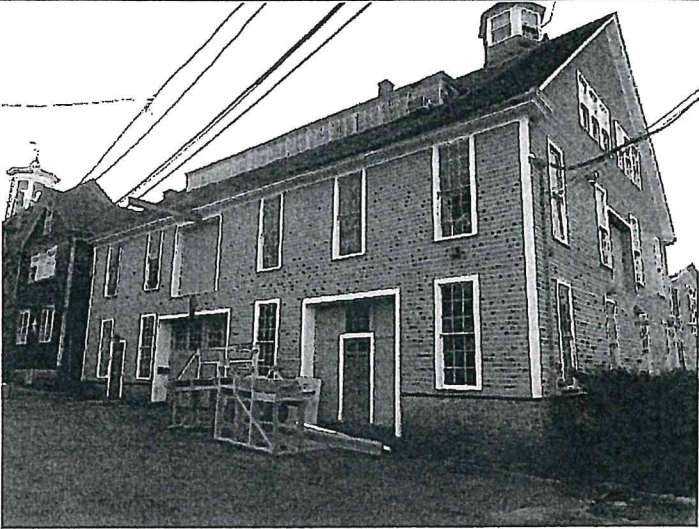
Bedrooms0

Bathrooms

Above Grade Living Area8,125 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
11/20/2024	\$0	2264-319	Quit Claim
06/17/2019	\$0	1985-200	Quit Claim
06/17/2019	\$0	1985-197	Quit Claim
06/17/2019	\$0	1985-194	Quit Claim
05/16/1975	\$0	199-82	
01/01/1968	\$0	171-10	
01/01/1963	\$0	149-27	
01/01/1963	\$0	136-52	



65

HST
SFL
FFL
(3250)

50

Building Sub Areas

Sub Area	Net Area
1st FLOOR	3,250 SF
2nd FLOOR	3,250 SF
HALF STORY	1,625 SF

Land Information

Land Area

0.084 AC

https://data.nereval.com/PropertyDetail.aspx?town=Bristol&accountnumber=1049

1/2

01/01/1954	\$0	126-550	Zoning	M
01/01/1931	\$0	103-33	View	-
01/01/1927	\$0	97-16	Neighborhood	CI3
<div><div></div></div> <div>Click To Open AxisGIS Maps</div>			Yard Item(s)	

11/20/2024
08:55:07 AM
3 Pages
QUIT CLAIM DEED
Bk: 2264 Pg: 319
Instr: 2024-2687

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, HALSEY PROPERTIES, LLC, a Rhode Island Limited Liability Company having its principal place of business at P.O. Box 687, Bristol, Rhode Island 02809, for consideration paid in the amount of One Dollar (\$1.00) and other good and valuable consideration, grant to HALSEY C. HERRESHOFF, in his capacity as Trustee of the "HALSEY C. HERRESHOFF REVOCABLE TRUST," under that certain Revocable Trust Agreement dated September 18, 2020, and any amendments thereto, with an address of PO Box 687, Bristol, Rhode Island 02809, with QUITCLAIM COVENANTS:

SEE ATTACHED EXHIBIT A


Being the same premises conveyed to this grantor by deed of HALSEY C. HERRESHOFF, and recorded on June 17, 2019, in the Records of Land Evidence in the Town of Bristol, State of Rhode Island, in Book 1985 at Page 200.

The consideration for this conveyance is such that no documentary stamps are required. This transfer is by way of gift and no withholding is required under RIGL 44-30-71.3.

Subject to taxes and assessments assessed as of December 31, 2023.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

IN WITNESS WHEREOF, HALSEY PROPERTIES, LLC, has caused this instrument to be executed by its Manager thereunto duly authorized on this 19th day of November, 2024.

HALSEY PROPERTIES, LLC

By: HALSEY C. HERRESHOFF, MANAGER

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In the Town of Bristol on the 19th day of November, 2024, before me personally appeared, HALSEY C. HERRESHOFF, the manager of HALSEY PROPERTIES, LLC, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said corporation, and acknowledged that he executed said instrument with proper authority for the purpose stated therein as his free act and deed in his said capacity and the free act and deed of said limited liability company.


Notary Public

JOHN G. REGO
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID 12941
COMMISSION EXPIRES 6/16/2025

21-J-12000

EXHIBIT A

That parcel of land, with the buildings and improvements thereon, situated on the southerly side of Burnside Street in the Town of Bristol in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Burnside Street at the southeasterly corner of said Burnside Street and Resolute Lane, formerly known as Willow Lane; thence easterly bounding northerly on Burnside Street 70 feet and 2 inches to land now or lately of Jesse P. Sousa Foundations, Inc.; thence southerly bounding easterly on the last mentioned land 52 feet to a corner; thence turning at right angles and running westerly bounding southerly on the last mentioned land 70 feet and 2 inches, more or less, to said Resolute Lane; thence northerly bounding westerly on said Resolute Lane 52 feet to said Burnside Street.

Together with rights appurtenant and subject to exceptions and reservations set forth or referred to in deed in Book 103 at Page 33.

Meaning and intending to convey Lot 48 on Tax Assessors' Plat 16, for reference purposes only.

Received for record at Bristol, RI
11/20/2024 08:55:07 AM

[Signature]

PROPERTY ADDRESS:
18 BURNSIDE STREET
BRISTOL, RI 02809



100 feet Abutters List Report

Bristol, RI
May 27, 2025

Subject Property:

Parcel Number:	16-39	Mailing Address:	HERRESHOFF, HALSEY C. TRUSTEE
CAMA Number:	16-39		(50%) ETAL
Property Address:	1 RESOLUTE LANE		125 HOPE ST
			BRISTOL, RI 02809

Abutters:

Parcel Number:	16-12	Mailing Address:	FANTINI, JOANNE
CAMA Number:	16-12		169 HOPE ST
Property Address:	25 BURNSIDE ST		BRISTOL, RI 02809

Parcel Number:	16-19	Mailing Address:	HERRESHOFF MARINE MUSEUM
CAMA Number:	16-19		P. O. BOX 450
Property Address:	20 BURNSIDE ST		BRISTOL, RI 02809

Parcel Number:	16-20	Mailing Address:	HERRESHOFF MARINE MUSEUM
CAMA Number:	16-20		P. O. BOX 450
Property Address:	BURNSIDE ST		BRISTOL, RI 02809

Parcel Number:	16-21	Mailing Address:	HERRESHOFF MARINE MUSEUM
CAMA Number:	16-21		P. O. BOX 450
Property Address:	142 HOPE ST		BRISTOL, RI 02809

Parcel Number:	16-22	Mailing Address:	BARLOW, WILLIAM V. & BARLOW,
CAMA Number:	16-22		MILDRED M. TRUSTEES,
Property Address:	140 HOPE ST		140 HOPE ST
			BRISTOL, RI 02809

Parcel Number:	16-48	Mailing Address:	HERRESHOFF, HALSEY C. TRUSTEE
CAMA Number:	16-48		P.O. BOX 687
Property Address:	18 BURNSIDE ST		BRISTOL, RI 02809

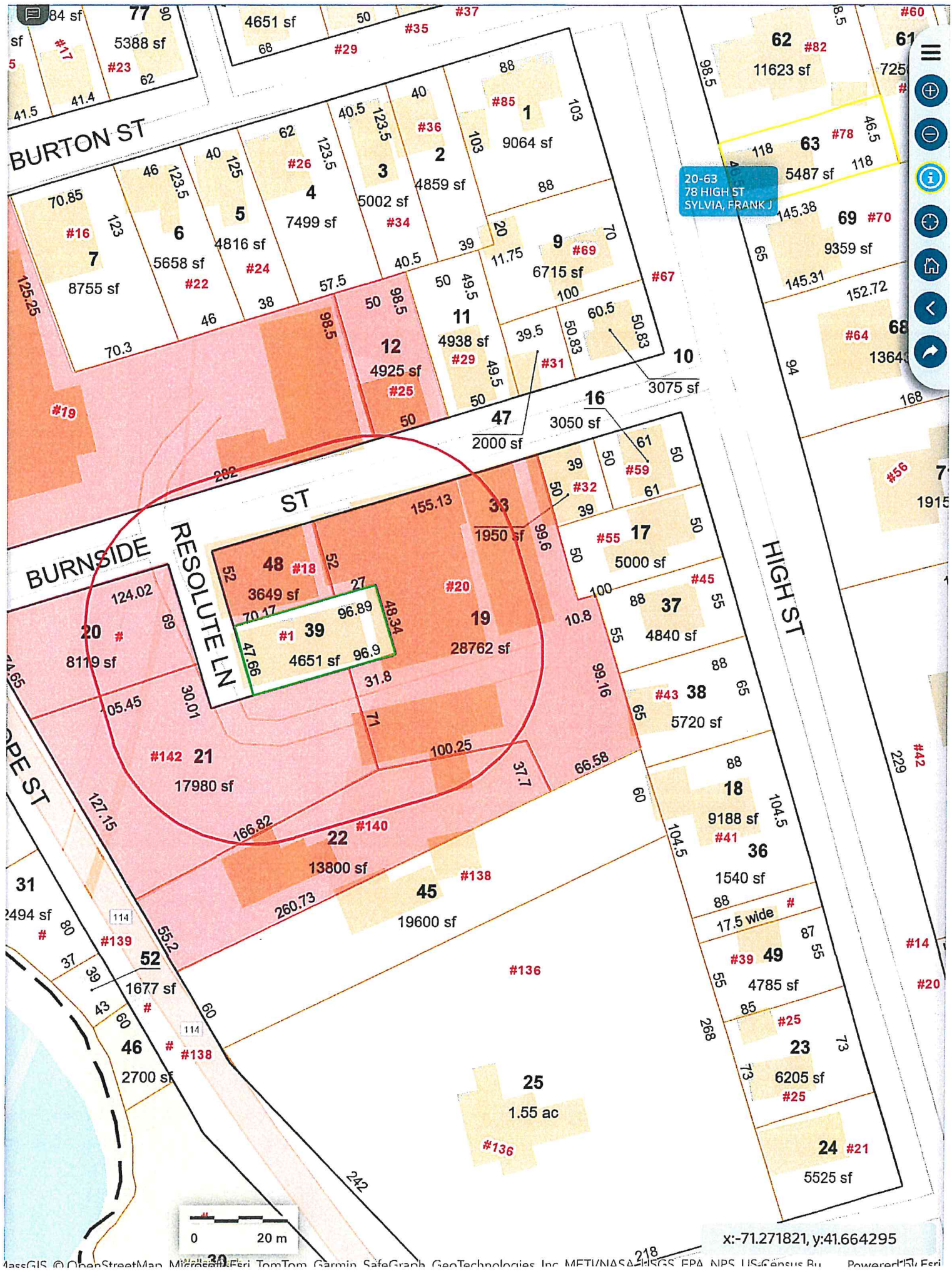
Parcel Number:	16-8	Mailing Address:	HH ACQUISITIONS LLC
CAMA Number:	16-8-001		19 BURNSIDE ST
Property Address:	19 BURNSIDE ST		BRISTOL, RI 02809

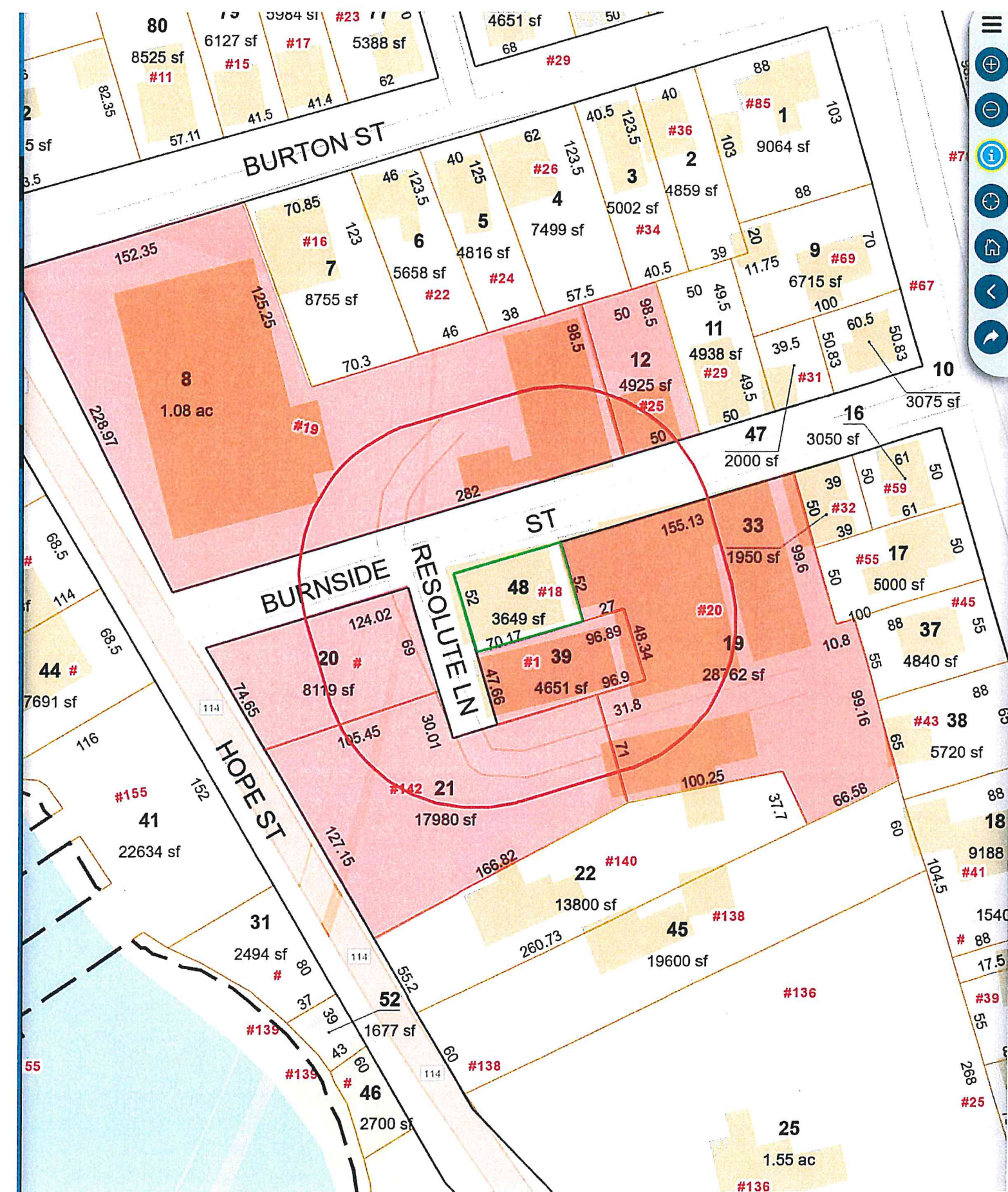
Parcel Number:	16-8	Mailing Address:	HERRESHOFF MARINE MUSEUM
CAMA Number:	16-8-002		P. O. BOX 450
Property Address:	17 BURNSIDE ST		BRISTOL, RI 02809

Parcel Number:	16-8	Mailing Address:	HERRESHOFF MARINE MUSEUM
CAMA Number:	16-8-003		P. O. BOX 450
Property Address:	1 BURNSIDE ST		BRISTOL, RI 02809



www.cai-tech.com







100 feet Abutters List Report

Bristol, RI
May 27, 2025

Subject Property:

Parcel Number: 16-48
CAMA Number: 16-48
Property Address: 18 BURNSIDE ST

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE
P.O. BOX 687
BRISTOL, RI 02809

Abutters:

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

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

Parcel Number: 16-19
CAMA Number: 16-19
Property Address: 20 BURNSIDE ST

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

Parcel Number: 16-20
CAMA Number: 16-20
Property Address: BURNSIDE ST

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

Parcel Number: 16-21
CAMA Number: 16-21
Property Address: 142 HOPE ST

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

Parcel Number: 16-39
CAMA Number: 16-39
Property Address: 1 RESOLUTE LANE

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE
(50%) ETAL
125 HOPE ST
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

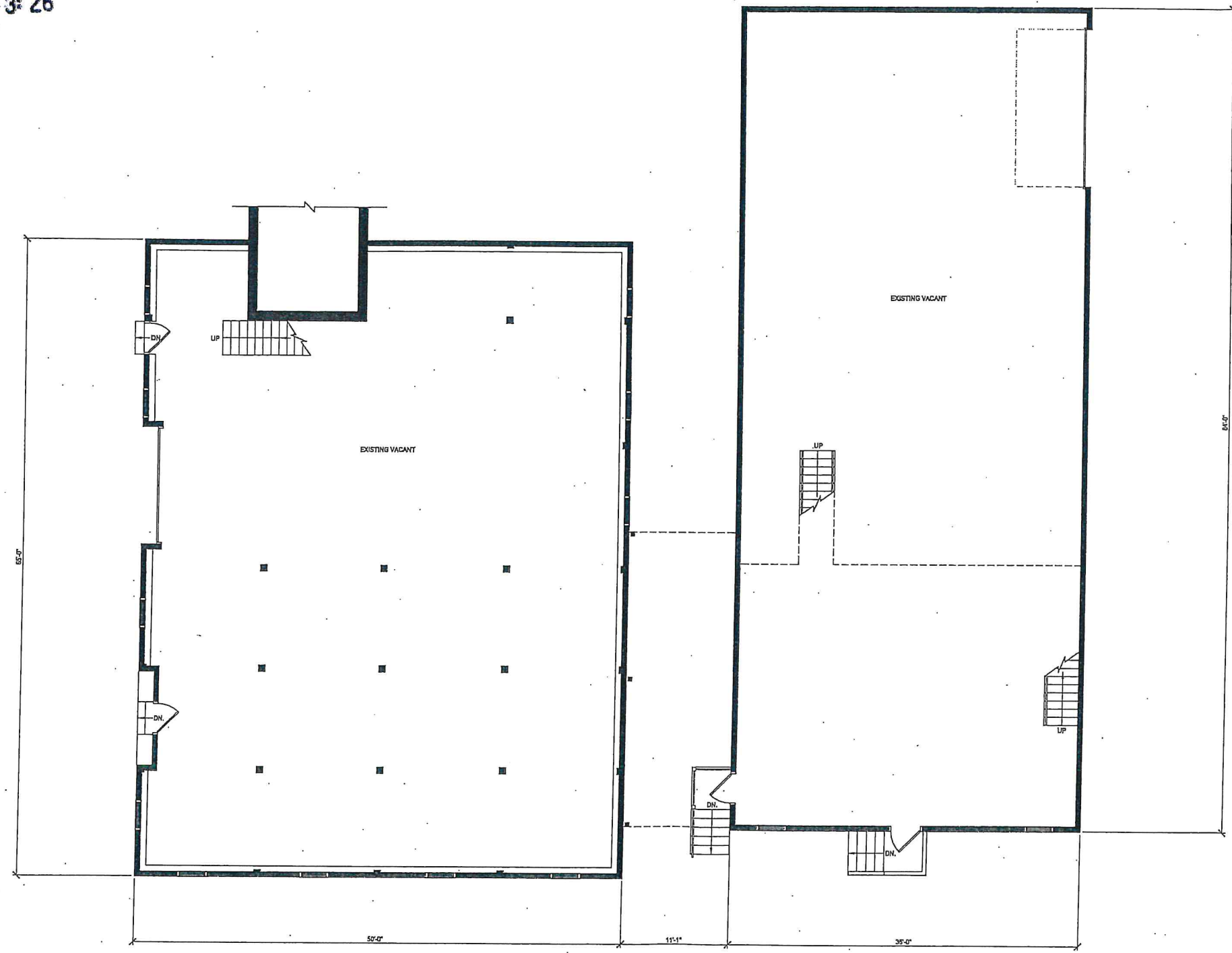
Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809



www.cai-tech.com

TOWN OF BRISTOL
COMMUNITY DEV.

2025 MAY 27 PM 3: 26



1 EXISTING FIRST FLOOR PLAN
3/18" = 1'-0"

401

ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mazzler, Cyndi Garlicki

REVISION	DATE
REVISION 1	07/15/2024

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

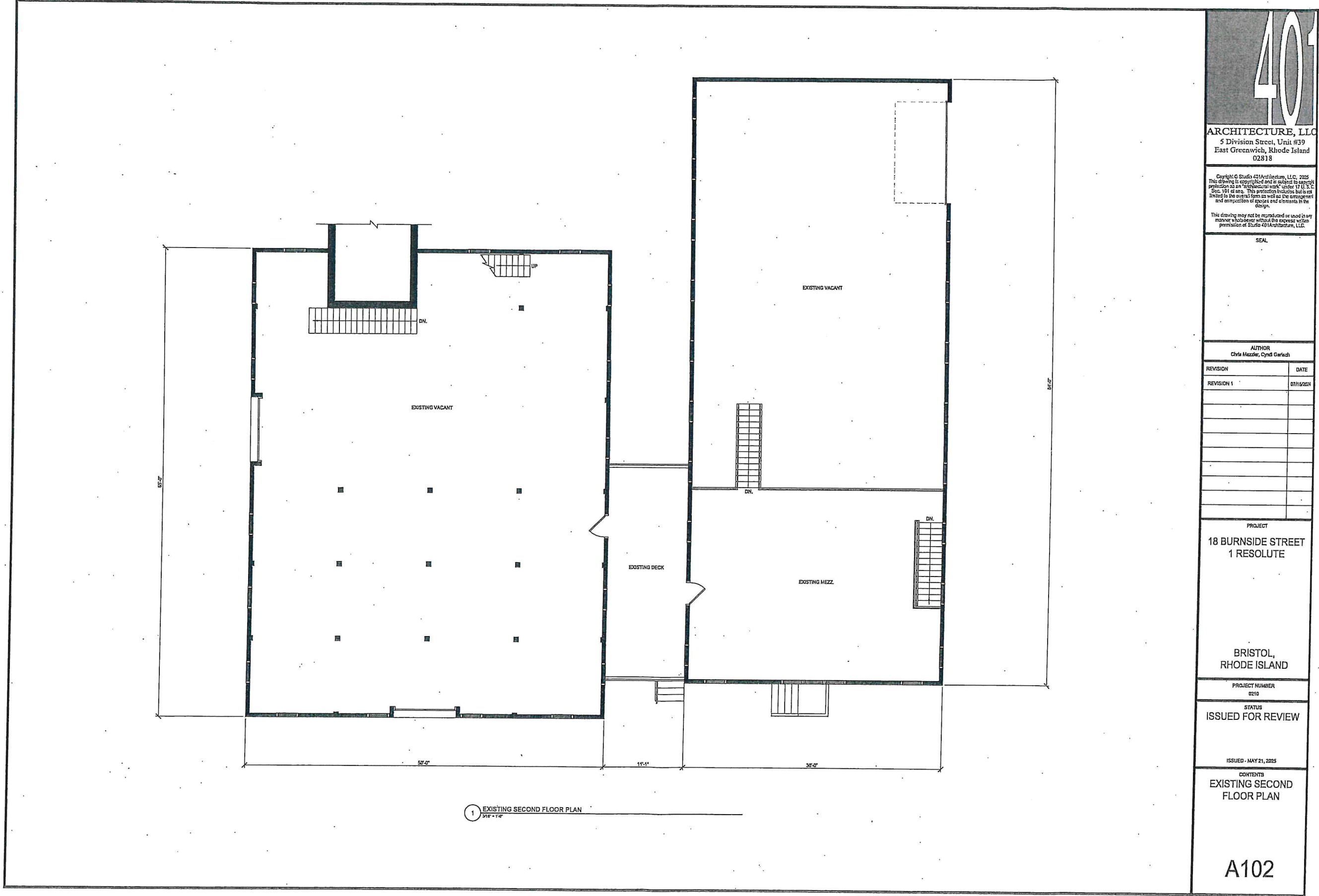
PROJECT NUMBER
0210

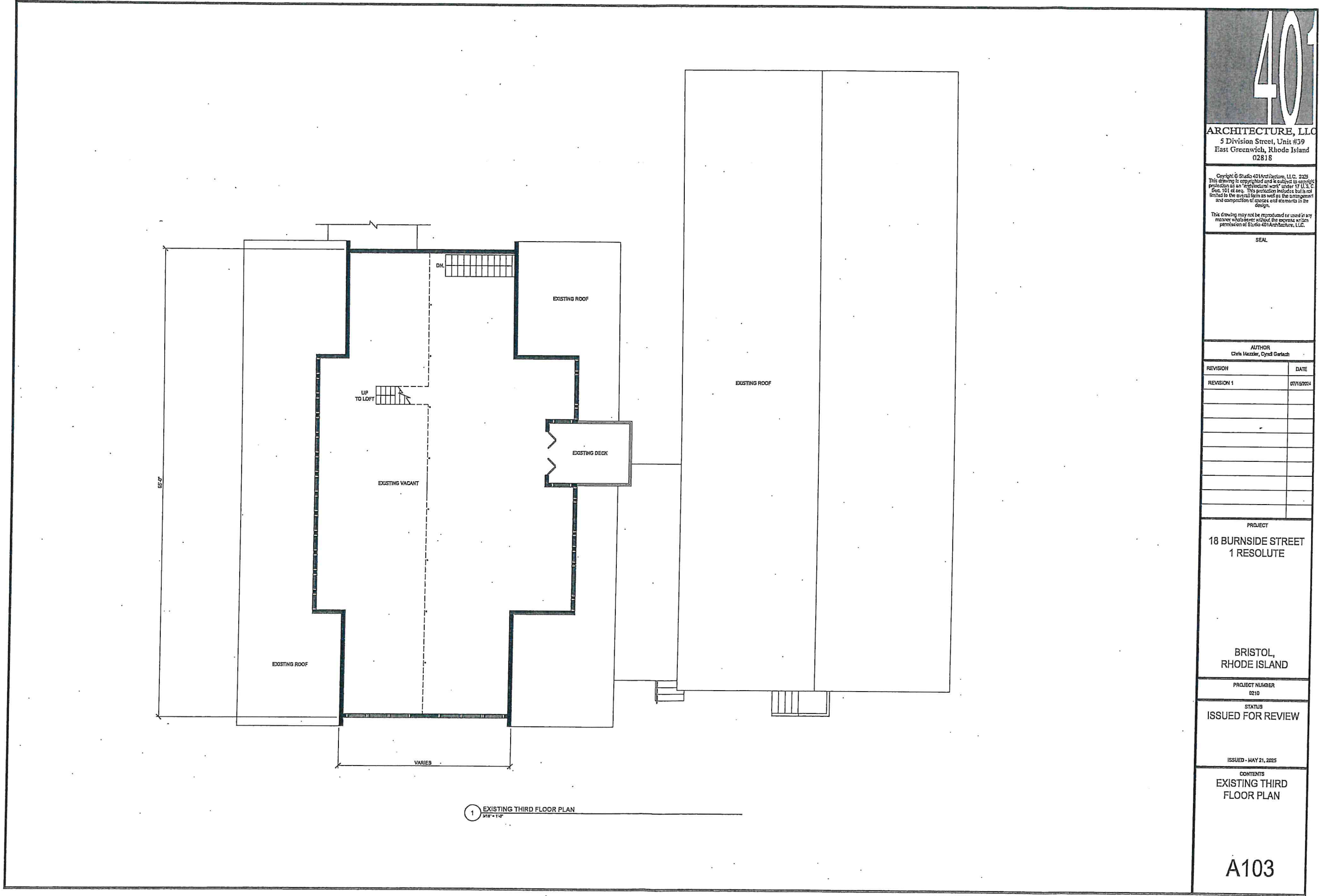
STATUS
ISSUED FOR REVIEW

ISSUED - MAY 21, 2025

CONTENTS
EXISTING FIRST
FLOOR PLAN

A101







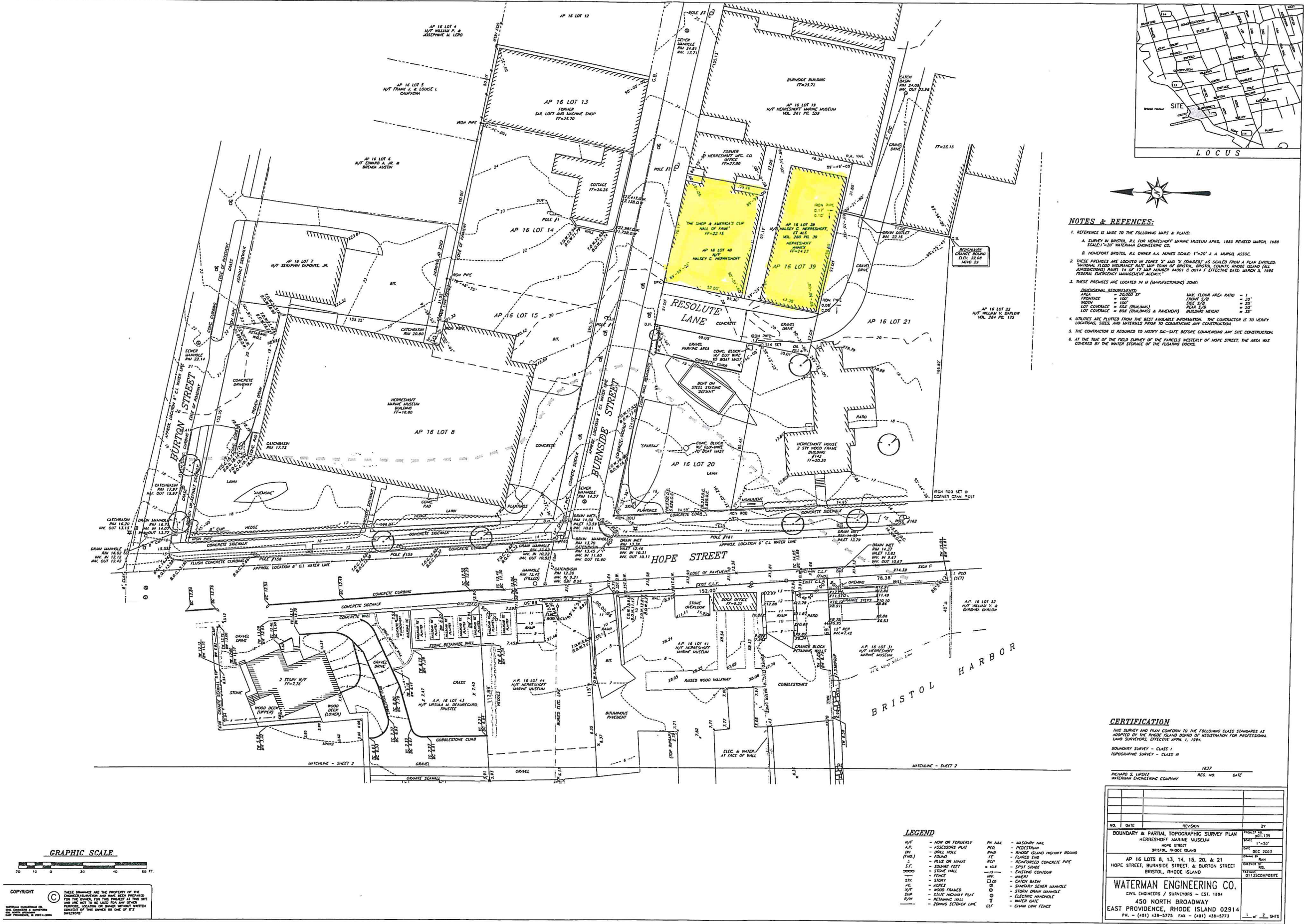
18 Burnside Street
Bristol, Rhode Island

Studio 401 Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



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NOTES & REFERENCES:

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
A. SURVEY IN BRISTOL, R.I. FOR HERRESHOFF MARINE MUSEUM APRIL, 1983 REVISED MARCH, 1988
SCALE: 1"=20' WATERMAN ENGINEERING CO.
B. HOMEPORT BRISTOL, R.I. OWNER A.A. HUNES SCALE: 1"=20' J. A. HUNES ASSOC.
- THESE PREMISES ARE LOCATED IN ZONES "Y" AND "Y (ENHANCED)" AS SHOWN ON A PLAN ENTITLED: "ZONING, FLOOD INSURANCE RATE MAP TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PART 14 OF 17 MAP NUMBER 14001 C 0014 F EFFECTIVE DATE, MARCH 5, 1998 FEDERAL EMERGENCY MANAGEMENT AGENCY."
- THESE PREMISES ARE LOCATED IN U (MANUFACTURING) ZONE.
- UTILITIES ARE PLOTTED FROM THE BEST AVAILABLE MATERIALS. THE CONTRACTOR IS TO VERIFY LOCATIONS, SIZES, AND MATERIALS PRIOR TO COMMENCING ANY CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO NOTIFY DGS-SAFE BEFORE COMMENCING ANY SITE CONSTRUCTION.
- AT THE TIME OF THE FIELD SURVEY OF THE PARCELS WESTERLY OF HOPE STREET, THE AREA WAS COVERED BY THE WATER STORAGE OF THE FLYING DOCKS.

CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS I
TOPOGRAPHIC SURVEY - CLASS III

RICHARD S. LIPSKI		REC. NO.	DATE
WATERMAN ENGINEERING COMPANY			
NO.		REVISION	BY
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN		PROJECT NO.	211135
HERRESHOFF MARINE MUSEUM		SCALE	1"=20'
HOPE STREET		SHEET	211135
BRISTOL, RHODE ISLAND		DATE	DEC 2003
AP 16 LOTS 8, 13, 14, 15, 20, & 21		DRAWN BY	RAM
HOPE STREET, BURNSIDE STREET, & BURTON STREET		CHECKED BY	REL
BRISTOL, RHODE ISLAND		DATE	01/15/2004
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS / SURVEYORS - EST. 1884			
450 NORTH BROADWAY			
EAST PROVIDENCE, RHODE ISLAND 02914			
PH. - (401) 438-5775 FAX - (401) 438-5773			
		1 of 2 SHEETS	