TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL
Nathan T. Calouro, *Chairman*
Mary A. Parella, *Vice Chairwoman*
Antonio A. Teixeira
Timothy E. Sweeney
Aaron J. Ley

Council Clerk
Melissa Cordeiro

Town Council Meeting
Wednesday, October 28, 2026 at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island
***Amended Agenda**

In-Person Participation Only

The public may VIEW the meeting live by using the following link https://us06web.zoom.us/j/82199661429, or by visiting zoom.com meeting code 821-9966-1429. Please be advised, this link will **NOT** allow for public participation and access, or live stream is not guaranteed.

Please be advised that the council intends to discuss and/or act upon each and every item appearing on this agenda

Present:

Meeting Dates:

November 18, 2026 - Town Council Meeting
December 7, 2026 - Reorganizational Meeting

The Pledge of Allegiance

Motion RE: Consent Agenda - To Approve the Consent Agenda

A. Submission of Minutes of Previous Meeting(s)

A1. Town Council (draft) Meeting Minutes - October 7, 2026

B. Public Hearings

B1. **Community Development Block Grant (CDBG) Application**
Public hearing regarding proposed activities for inclusion in the Town of Bristol's 2026 Community Development Block Grant application, including Renovation of the Walley School building – $500,000;

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

the Renovation of the Looking Upwards Property – $125,000; and the Bristol Home Repair Program- Amt. TBD.

Also under consideration is the adoption of a resolution authorizing the Town to file the CDBG application.

B2. Albert Quito, Quito's Shellfish and Restaurant, Inc. 411 Thames Street, request Transfer of Class BV Liquor License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of Licensed Premises (new ownership – Adam Oppenheimer, Frank Martucci, and Anthony Guaetta) **(see also D1, D2, D3) (continued from October 7th)**

a. Notice of Claim - Alan Sousa, Bay View Farms d/b/a Mello's Fruit

b. Notice of Claim - McLaughlin & Moran, Inc.

c. Notice of Claim - Southern Glazer's Wine and Spirits and Mancini Beverage

d. Notice of Claim - NPTLC, LLC d/b/a Newport Lobster Company

e. Notice of Claim - Empire Bottling Works

f. Notice of Claims - MS Walker of RI, Inc. and Johnson Brothers of RI, Inc.

g. recommendation - Town Administrator and Chief of Police

h. recommendation - Town Administrator and Fire Chief

i. recommendation - Town Administrator and Director of Community Development

j. D'Amico Burchfield - letter to request to withdraw transfer of BV Liquor License (received at meeting 10/7)

k. Town Solicitor -Superior Court filing (received at meeting 10/7)

C. Ordinances

C1. Ordinance No. 2026-13, Chapter 17, Article II, Alcoholic Beverage Establishments, Section 17-82, Number of Licenses *(to reduce the number of Class BVL licenses from six (6) to five (5); remove the number of Class T licenses; and change the Class BT license classification to Class BH, establishing one (1) Class BH license)* **(2nd reading)**

D. Licensing Board - New Petitions

D1. Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for transfer of Class BV Liquor License with Expansion of Licensed Premises (transfer from Albert Quito, Quito's Restaurant & Bar) **(see also B2, D2, D3) (continued from October 7th)**

a. Notice of Claim - Alan Sousa, Bay View Farms d/b/a Mello's Fruit

b. Notice of Claim - McLaughlin & Moran, Inc.

c. Notice of Claim - Southern Glazer's Wine and Spirits and Mancini Beverage

d. Notice of Claim - NPTLC, LLC d/b/a Newport Lobster Company

e. Notice of Claim - Empire Bottling Works

f. Notice of Claims - MS Walker of RI, Inc. and Johnson Brothers of RI, Inc.

g. recommendation - Town Administrator and Chief of Police

h. recommendation - Town Administrator and Fire Chief

i. recommendation - Town Administrator and Director of Community Development

D2. Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for Victualling License **(see also D1, D3) (continued from October 7th)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Community Development

d. recommendation - Town Administrator and Water Pollution Control

D3. Anthony Guaetta, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for Dancing & Entertainment License **(see also D1, D2) (continued from October 7th)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. letter of concern - Howard G. Sutton, President Stone Harbour Homeowners Association

D4. Paula Morrissette, for the James D. Riley Foundation, request for Mobile Food Establishment Event Permit for Saturday, November 21, 2026 (rain date - Sunday, November 22, 2026) from 4:00 PM - 7:30 PM for the Bristol Santa House - Opening Day Party **(see also D5)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Public Works

D5. Paula Morrissette for the James D. Riley Foundation, request for One Day Dancing & Entertainment License for Saturday, November 21, 2026 (rain date - Sunday, November 22, 2026) from 4:00 PM - 7:30 PM for the Bristol Santa House - Opening Day Party **(see also D4)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

D6. Fatima Milhomens, St. Elizabeth's Church, Santo Cristo Committee, 577 Wood Street request for One Day Dancing

& Entertainment License for a Dinner Fundraiser, November 14, 2026, from 6:00 PM - 11:00 PM

a. recommendation - Town Administrator and Police Chief

b. recommendation - Town Administrator and Fire Chief

D7. Nhuong Thi Voccio, A New Beginning Salon & Spa, 93 Gooding Avenue, request for Tattoo License (Permanent Makeup)

a. recommendation - Town Administrator and Police Chief

b. recommendation - Town Administrator and Dept. of Community Development

E. Licensing Board - Renewals

F. Petitions - Other

F1. Denise DiOrio Javery, 26 Tanglewood Drive, Riverside request for Off-Season Parking Rental Cost Adjustment from $125 to $75

a. recommendations- Town Administrator and Harbor Master

b. recommendation - Town Administrator and Harbor Commission

F2. Emilio F. Volpicelli, 4 Adelaide Avenue - request for accessible parking spot in front of residence

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Director of Public Works

F3. Patricia Fonseca, 21 Massasoit Avenue request to reduce speed limit on Massasoit Avenue from 25 MPH to 10 MPH

a. recommendation - Town Administrator and Chief of Police

F4. Bristol Police Department request to amend the Town Ordinance to reduce the posted speed limit on Charles Street and Richmond Street from 25 MPH to 20 MPH to reflect current signage.

G. Appointments

G1. Brenda Turchetta, Executive Director, Mount Hope Trust - request to Amend Bylaws of Mount Hope Trust (Article IV, Section 2, Paragraph 3)

G2. Harbor Commission Advisory Committee - 1 three-year, unexpired term, set to expire July 2029

a. James Ferrato, 23 Noyes Avenue - interest/appointment

b. Timothy Sebst, 7 Basswood Drive- (*withdrawn at this time)*

H. Old Business

H1. Richard Rocha, 9 Jessica Drive, requests the installment of two stop signs at the intersection of Kathy Court and Jessica Drive **(continued from August 19th**

H2. Councilman Ley: Discussion and consideration of the potential impacts of data centers on the Town and related zoning regulations regarding their construction and siting in Bristol **(continued from August 19th)**

a. Community Development Director Williamson, - Proposed Zoning Amendment regulating Artificial Intelligence (AI) Data Centers

I. Other New Business Requiring Town Council Action

I1. *Town Administrator Contente –Request for Consideration of the Sale of the Reynolds School Building, 253 High Street- Including Presentation and Discussion of the Highlights of the Draft Request for Proposals (RFP) for the Sale of the Property. (Any Proposed Sale is*

Subject to a Subsequent Public Hearing and Town Council Approval)

I2. *Councilman Sweeney - Bristol Christmas Festival & Austrian Market (December 5 & 6, 2026). Review and discuss the status and coordination of the event between the Bristol Christmas Festival Committee, Town of Bristol, Unity Park LLC, and Roger Williams University. Possible votes, including regarding the Memorandum of Agreement.

CF. Citizens Public Forum

PERSONS WISHING TO SPEAK DURING THE CITIZENS PUBLIC FORUM MUST NOTIFY THE COUNCIL CLERK PRIOR TO THE COMMENCEMENT OF THE MEETING

J. Bills & Expenditures

K. Special Reports

K1. BCWA Tri Town Monthly Report September 24, 2026

L. Town Solicitor

M. Executive Sessions

M1. Executive Session pursuant to RIGL § 42-46-4, (a)(2) potential litigation(s) and all pending litigation(s)

M2. Executive Session pursuant to RIGL§ 42-46-4 (a) (1)- Any discussions of the job performance, character, or physical or mental health of a person or persons

Consent Agenda Items:

(CA) AA. Submission of Minutes - Boards and Commissions

Approval of consent agenda = "motion to receive and place these items on file"

(CA) AA1. Zoning Board of Review Meeting Minutes - September 14, 2026

(CA) AA2. Bristol Fire Department Board of Engineers Meeting Minutes - October 5, 2026

(CA) AA3. Bristol Harbor Commission Meeting Minutes - October 5, 2026

(CA) AA4. Town of Bristol Housing Authority Meeting Minutes - August 20, 2026

(CA) AA5. Town of Bristol Housing Authority Meeting Minutes - September 02, 2026

(CA) AA6. Town of Bristol Housing Authority Meeting Minutes - October 01, 2026

(CA) AA7. Bristol Harbor Commission Meeting Minutes - October 5, 2026

(CA) AA8. Board of Canvassers Meeting Minutes - October 13, 2026

(CA) AA9. Bristol Planning Board Minutes - September 10, 2026

(CA) BB. Budget Adjustments

Approval of consent agenda = "motion to approve these adjustments"

(CA) BB1. Tax Assessor Leadem recommended Abatements & Additions - October 2026

(CA) CC. Financial Reports

Approval of consent agenda = "motion to receive and place these items on file"

(CA) DD. Proclamations, Resolutions & Citations

Approval of consent agenda = "motion to adopt these Proclamations, Resolutions and Citations as prepared and presented"

(CA) DD1. Citation - Bristol Land Conservation Trust 40th Anniversary

(CA) DD2. Citation - Caron Jewelers, Joe Caron and Diane Berube-Catanzaro

(CA) DD3. Citation - Tragmar Ale Works, Michael Godet and Chris Kerr

(CA) EE. Utility Petitions

Approval of consent agenda = "motion to approve these petitions"

(CA) FF. City & Town Resolutions Not Previously Considered

Approval of consent agenda = "motion to receive and place these items on file"

(CA) FF1. Town of Exeter Resolution 2026-22 - Requesting the Rhode Island General Assembly to Relieve Cities and Towns of the Unfunded Mandate to Prepare Emergency Action Plans for Privately Owned Dams, and to End the Penalizing of Municipalities for Owner Noncompliance

(CA) FF2. Town of Exeter Resolution 2026-21 - Supporting Glocester and Other Rhode Island Municipalities Seeking Reform of Dam Emergency Action Plan Requirements

(CA) GG. Distributions/Communications

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG1. Thank You - Samaritans of Rhode Island

(CA) GG2. Thank you - Herman Martin, North and Each Burial Ground Commission

(CA) GG3. Thank You - Edward Correia, Bristol Housing Authority

(CA) GG4. Greater Providence Board of Realtors - Information on Salute to Local Government event

(CA) GG5. FEMA Region I Mitigation Division - Public Notice upgrades to seawalls Independence Park and Maritime Center (Thames Street)

(CA) HH. Distributions/Notice of Meetings
(Office copy only)

Approval of consent agenda = "motion to receive and place these items on file"

(CA) HH1. Building Board of Appeals Agenda - October 7, 2026

(CA) HH2. Planning Board Meeting - October 8, 2026

(CA) HH3. Conservation Commission Meeting - October 6, 2026

(CA) HH4. Bristol Fourth of July Committee General Committee Meeting - October 13, 2026

(CA) HH5. Recreation Board Meeting - October 14, 2026

(CA) HH6. North and East Burial Grounds Commission Meeting - October 14, 2026

(CA) HH7. Bristol Housing Authority Board of Commissioners Meeting - October 8, 2026

(CA) HH8. Bristol Housing Authority Board of Commissioners Meeting Rescheduled - November 19, 2026

(CA) HH9. Bristol Fourth of July Committee 2027 General Committee Meetings

(CA) HH10. Bristol Housing Authority 2027 Board Meetings

(CA) HH11. Planning Board Comprehensive Plan Update Meeting - October 22, 2026

(CA) HH12. Bristol Planning Board Technical Review Committee Meeting - October 28, 2026

(CA) HH13. Bristol Planning Board Technical Review Committee Meeting - October 28, 2026

(CA) HH14. Bristol Christmas Festival Committee Meeting - October 21, 2026

(CA) HH15. Historic District Commission Meeting - November 05, 2026

(CA) II. Claims (Referrals)

Approval of consent agenda = "motion to refer these items to the Insurance Committee and at its discretion to the Interlocal Trust"

(CA) JJ. Miscellaneous Items Requiring Council Approval

Approval of consent agenda = "motion to approve these items"

(CA) KK. Curb cut petitions as approved by the director of public works

Approval of consent agenda = "motion to grant these curb cuts per the recommendation of, and conditions specified by, the Director of Public Works"

(CA) KK1. Jessica Vieira, 19 San Jose Drive - request for curb cut

a. recommendation - Town Administrator and Director of Public Works

Adjourned: _____

/mc

Posted: October 23, 2026

TOWN COUNCIL MEETING MINUTES-WEDNESDAY, OCTOBER 7, 2026

The council met on Wednesday, October 7 2026, and called to order at 6:00 p.m. in the Town Hall, Council Chambers, Council Chairman Calouro presiding:

PRESENT: Council Chairman, Nathan Calouro
Vice-Chairwoman, Mary Parella
Councilman, Antonio "Tony" Teixeira
Councilman, Timothy Sweeney
Councilman, Aaron Ley

ALSO PRESENT: Town Administrator, Steven Contente
Town Solicitor, Andy Teitz, Esq
Town Sergeant, Archie Martins

Pledge of Allegiance

Council Chair Calouro led the Council and audience in the Pledge of Allegiance.

6:00 PM Public Service Interviews and Appointments

1. Historic District Commission - 1 three-year, unexpired term, 2nd Auxiliary member set to expire July 2027

a. Blair Moore, 291 High Street - interest/appointment

The Council heard from Ms. Moore who expressed her interest in becoming a member of the Historic District Commission. Discussions ensued between members of the Council and Ms. Moore pertaining to Ms. Moore's qualifications and experiences. Ms. Moore also stated why she would consider herself to be a good fit for the position.

Sweeney/Parella- Voted unanimously to appoint Blair Moore to the Historic District Commission as 2nd Auxiliary member with a term set to expire in July 2027

2. Harbor Commission Advisory Committee - 2 three-year, unexpired terms, set to expire July 2029

a. James Ferrato, 23 Noyes Avenue - interest/appointment

The Council heard from Mr. Ferrato who expressed his interest in becoming a member of the Harbor Commission Advisory Committee. Discussions ensued between members of the Council and Mr. Ferrato pertaining to Mr. Ferrato's qualifications and experiences. Mr. Ferrato also stated why he would consider himself to be a good fit for the position.

b. Dr. Thomas Enright, 129 Poppasquash Road - interest/appointment

The Council heard from Dr. Enright who expressed his interest in becoming a member of the Harbor Commission Advisory Committee. Discussions ensued between members of the Council and Dr. Enright pertaining to Dr. Enright's qualifications and experiences. Dr. Enright also stated why he would consider himself to be a good fit for the position.

c. Timothy Serbst, 7 Basswood Drive- interest/appointment

Clerk Cordeiro noted for the record that Mr. Serbst notified the clerk's office in advance that he was not able to attend this evening meeting.

Ley/Sweeney– Voted unanimously to appoint Dr. Thomas Enright to to the Harbor Commission Advisory Committee with a term set to expire in July 2029; and continue the matter at another date to allow for the interview of Mr. Serbst.

- **Recess:**

At this point in the meeting, Council Chairman Calouro declared a brief recess from 6:50 PM until 7:00 PM.

7:00 PM Regular Order of Business

Pledge of Allegiance

Council Chair Calouro led the Council and audience in the Pledge of Allegiance.

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Motion RE: Consent Agenda - To Approve the Consent Agenda

Sweeney/Teixeira– Voted unanimously to approve the Consent Agenda as prepared and presented.

A. Submission of Minutes of Previous Meeting(s)

A1. Town Council Meeting Minutes (draft) - September 16, 2026

A2. Town Council Executive Session Meeting Minutes (sealed, council only) - September 16, 2026

Sweeney/Teixeira – Voted unanimously to approve the minutes of September 16, 2026 and the Executive Session Minutes of September 16, 2026 as prepared and presented.

Prior to the vote being taken, Clerk Cordeiro noted the amended regular meeting minutes correcting the spelling of Councilor Teixeira's name in items C3 and E1.

B. Public Hearings

B1. Albert Quito, Quito's Shellfish and Restaurant, Inc. 411 Thames Street, request Transfer of Class BV Liquor License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of Licensed Premises (new ownership – Adam Oppenheimer, Frank Martucci, and Anthony Guaetta) **(see also D1, D2, D3)**

a. Notice of Claim - Alan Sousa, Bay View Farms d/b/a Mello's Fruit

b. Notice of Claim - McLaughlin & Moran, Inc.

c. Notice of Claim - Southern Glazer's Wine and Spirits and Mancini Beverage

d. Notice of Claim - NPTLC, LLC d/b/a Newport Lobster Company

e. Notice of Claim - Empire Bottling Works

f. Notice of Claims - MS Walker of RI, Inc. and Johnson Brothers of RI, Inc.

g. recommendation - Town Administrator and Chief of Police

h. recommendation - Town Administrator and Fire Chief

i. recommendation - Town Administrator and Director of Community Development

Teixeira/Sweeney-Voted unanimously to continue the public hearing to the next meeting of October 28, 2026

Prior to the vote being taken, Clerk Cordeiro reported a late letter received at approximately 3:30 p.m. from the law office of D'Amico Burchfield stating that the applicant no longer sought transfer of the Class BV liquor license from Quito's. The correspondence marked "received at meeting" was provided at the Council dais. Chairman Calouro stated that he would not open the public hearing at that point and requested legal guidance.

Town Solicitor Teitz reported receiving a Superior Court restraining order involving Albert Quito. He explained that the order restrained Quito, entities or other persons controlled by him, and his attorneys from dissipating assets procured from the sale of the property at 411 Thames Street and the Quito's Restaurant business. Solicitor Teitz stated that the order had been entered in May and, to his knowledge, remained in effect. He recommended continuing the hearing and related applications to allow review of the order and a determination of which applications remained valid. Solicitor Teitz noted that a copy of the Superior Court restraining order would be provided to the Clerk's office as well as to the council.

At the Chairman's request, the solicitor recommended separate motions for the public hearing and the related licensing petitions.

At this point in the meeting the council suspends the regular order of business and combines agenda items D1, D2, and D3. In a motion made by Councilor Teixeira, seconded by Councilor Sweeney, moved to continue D1, D2, and D3 to the next council meeting of October 28, 2026.

It is hereby noted for the record that actions taken on these items are individually listed under their respective agenda headings as reflected herein.

Following the votes, attorney Katherine Hopkins, identifying herself as counsel for Serve Up Hospitality, clarified that the

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victualling and entertainment applications were new applications and were not transfers from Mr. Quito. Chairman Calouro acknowledged the distinction and stated that the Council would follow the solicitor's advice and continue the matters. He noted that no substantive dialogue had taken place beyond the solicitor's explanation. No reconsideration or additional vote followed.

C. Ordinances

C1. Ordinance No. 2026-13 Chapter 17, Article II Alcoholic Beverages Establishments, Section 17-82 Number of Licenses (Amendment to Liquor License Numbers and Classifications) **(1st reading***)(To reduce the number of* ***Class BVL licenses from six (6) to five (5);*** *remove the number of* ***Class T licenses;*** *and change the* ***Class BT license classification to Class BH****, establishing one* ***(1) Class BH*** *license.)*

Sweeney/Teixeira-Voted unanimously to consider this action to constitute the first reading of Ordinance #2026-13. Advertise in the local newspaper.

Prior tot the vote being taken Clerk Cordeiro explained that Pizza Wave had closed and recently relinquished its license, prompting the reduction in Class BVL limited licenses. She stated that preparing annual renewal notices provided an opportunity to review and correct the ordinance's classifications. The Bristol Harbor Inn hotel license had historically been associated with a tavern classification, while Class T actually designated a theater license. The proposed change would reflect the appropriate Class BH hotel classification. She also explained that Bristol no longer had Class BT tavern licenses and that the ordinance needed corresponding cleanup.

D. Licensing Board - New Petitions

D1. Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for transfer of Class BV Liquor License with Expansion of Licensed Premises (transfer from Albert Quito, Quito's Restaurant & Bar) **(see also B1, D2, D3)**

a. Notice of Claim - Alan Sousa, Bay View Farms d/b/a Mello's Fruit

b. Notice of Claim - McLaughlin & Moran, Inc.

c. Notice of Claim - Southern Glazer's Wine and Spirits and Mancini Beverage

d. Notice of Claim - NPTLC, LLC d/b/a Newport Lobster Company

e. Notice of Claim - Empire Bottling Works

f. Notice of Claims - MS Walker of RI, Inc. and Johnson Brothers of RI, Inc.

g. recommendation - Town Administrator and Chief of Police

h. recommendation - Town Administrator and Fire Chief

i. recommendation - Town Administrator and Director of Community Development

Teixeira/Sweeney – Voted unanimously to continue the matter to the next council meeting date of October 28, 2026.

D2. Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for Victualling License **(see also D1, D3)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Community Development

d. recommendation - Town Administrator and Water Pollution Control

Teixeira/Sweeney – Voted unanimously to continue the matter to the next council meeting date of October 28, 2026.

D3. Anthony Guaetta, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for Dancing & Entertainment License **(see also D1, D2)**

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a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. letter of concern - Howard G. Sutton, President Stone Harbour Homeowners Association

Teixeira/Sweeney – Voted unanimously to continue the matter to the next council meeting date of October 28, 2026.

D4. Tanya Kieron, Chair, Bristol Christmas Festival Committee request for Mobile Food Establishment Event Permit for Bristol Christmas Market 2026, December 5th-6th, 2026 from 12:00 PM - 5:00 PM, at Unity Park, 180 Franklin Street

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Public Works

Sweeney/Teixeira- Voted unanimously to grant this license per the recommendations received and conditions, if any, as delineated, and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies

Prior to the vote being taken, Tanya Kieron, Chair of the Bristol Christmas Festival Committee, presented the request for a Mobile Food Establishment Event Permit for the 2026 Bristol Christmas Market, December 5 and 6, 2026, from noon to 5:00 p.m. at Unity Park, 180 Franklin Street. Discussion of the event also addressed the entertainment and livestock request subsequently acted on under D5.

Ms. Kieron described plans to bring pygmy goats from a North Kingstown farm, dressed in Christmas attire, for family photo opportunities. She also reported that the committee was working with Audubon on a possible birds of prey demonstration; that feature had not yet been confirmed.

In response to a question about the layout, Ms. Kieron explained that craft and merchandise vendors would be indoors, while the goats and requested outdoor entertainment would be outside. She described multiple entertainment locations within Unity Park, including activity inside existing establishments. The discussion distinguished entertainment within the businesses from the outdoor entertainment covered by the committee's request.

Ms. Kieron thanked Joe Brito for making Unity Park and its resources available for the event for a third year. She stated that detailed questions concerning site logistics could be directed to Mr. Brito or his superintendents. Council members commented favorably on the submitted site diagrams.

D5. Tanya Kieron, Chair, Bristol Christmas Festival Committee request for one-day Dancing & Entertainment License(s) (with livestock) for Bristol Christmas Market 2026, December 5th-6th, 2026 from 12:00 PM – 5:00 PM, at Unity Park, 180 Franklin Street

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

Teixeira/Sweeney-Voted unanimously to grant this license per the recommendations received and conditions, if any, as delineated, and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies; contingent upon an agreement with the property owner providing that each party would be responsible for its own negligence.

Prior to the vote being taken, Town Solicitor Teitz explained that holding a Town event on private property raised an insurance issue different from prior events on public property. He reported consulting the Interlocal Trust and being advised that the Town would be covered because this was a Town event. He recommended making approval contingent upon an agreement with the property owner under which each party would be responsible for its own negligence.

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Town Solicitor Teitz illustrated the distinction between responsibility for an event activity, such as the goats, and responsibility for an existing property defect, such as a hole in the parking lot. During discussion, a participant asked whether the Town and Unity Park could instead add each other to their insurance policies for the two days. Town Solicitor responded that this might involve a cost and explained that the proposed agreement would set out each party's responsibility without requiring that approach. He stated that an agreement would help establish responsibility in advance rather than leave the parties to resolve it after a claim.

Joe Brito Jr., identifying his residence as Poppasquash Road in Bristol, stated that a memorandum of understanding was already being prepared and would be provided to the solicitor for review and signature by the parties. He explained that it was intended to clarify the arrangements and avoid gaps in responsibility.

D6. Heather Pacheco on behalf of the Bristol Merchants Association (BMA) requests a One-Day Dancing & Entertainment License on October 25, 2026, from 1:00 PM - 3:00 PM and request the use and closure of lower State Street, between Hope and Thames Street for the BMA Annual Halloween Walkabout

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Public Works

Teixeira/Ley-Voted unanimously to grant this license per the recommendations received and conditions, if any, as delineated, and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies

E. Licensing Board - Renewals

F. Petitions - Other

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G. Appointments

G1. Bristol Housing Authority - one 5-year unexpired term set to expire January 2031

a. Edward Correia, 46 Varnum Avenue - letter of resignation

b. Jeanne Bundy, 1 Tina Court - interest/appointment

Teixeira/Sweeney– Voted unanimously to accept this resignation and to instruct the Clerk to send a letter of thanks for service; and to advertise in the local paper. And to instruct the Clerk to set a special meeting for interviews to be held at the next council meeting of October 28, 2026, or at the convenience of the parties

Prior to the vote being taken, Clerk Cordeiro reported correspondence marked as received at the meeting from Debra Wadell, 22 Ambrose Drive, also expressing interest in appointment

G2. Fourth of July Committee - 2-year term set to expire September 2027 (proposed additional members)

a. recommendation - Fourth of July Chairwoman, Ana Barboza-Motta

Sweeney/Teixeira– voted unanimously in favor of the slate of candidates for the ensuing term based on the recommendation of the Chair.

G3. North & East Burial Grounds Commission - 1 five-year unexpired term set to expire January 2030

a. Herman Martin, 2 Pagnano Street - letter of resignation

b. Carol Gafford, 36 Church Street, Apt 1, Warren - interest/elevating full member

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Teixeira/Parella– Voted unanimously to accept this resignation and to instruct the Clerk to send a letter of thanks for service; elevate Carol Gafford to full member and to advertise in the local paper

At the conclusion of the board appointments, Chairman Calouro took a moment to express his deep gratitude and appreciation for all members of the community who volunteer their time to serve on one of the town's many boards and commissions. He acknowledged the invaluable contributions of these individuals, recognizing their commitment to the betterment of the community. Chairman Calouro emphasized the importance of their selfless efforts in helping to shape and enhance the town's governance. On behalf of himself and the members of the council he extended a heartfelt thank you to all those who dedicated their time and expertise to the collective well-being of the community.

H. Old Business

I. Other New Business Requiring Town Council Action

I1. BWRSD requests for use of Colt Fund for Replacement of Colt School Exterior Door, 570 Hope Street

Teixeira/Parella – Voted unanimously to appropriate funds from the Colt Funds account, in an amount not to exceed $30,000, for the replacement of the exterior door at Colt School, 570 Hope Street.

Prior to the vote being taken, Danielle Cabral, representing BWRSD, addressed the Council and explained that the existing door was unsuitable and had deteriorated over time.

Ms. Cabral noted that Legacy’s quotation of $27,892.98 was dated June 1 and could increase. She clarified that Legacy was listed on the MPA and was the only vendor willing to undertake the project and work with the historic review body.

The Council discussed authorizing up to $30,000 to accommodate a possible price increase. Ms. Cabral stated that the replacement would be custom made to reflect the original door, with drawings

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submitted for historic review before work began. Vice Chairwoman Parella seconded the motion, and the Treasurer confirmed, in response to Councilor Sweeney, that sufficient Colt Fund earnings were available.

CF. Citizens Public Forum
PERSONS WISHING TO SPEAK DURING THE CITIZENS PUBLIC FORUM MUST NOTIFY THE COUNCIL CLERK PRIOR TO THE COMMENCEMENT OF THE MEETING

J. Bills & Expenditures

K. Special Reports

L. Town Solicitor

M. Executive Sessions

Consent Agenda Items:

(CA) AA. Submission of Minutes - Boards and Commissions

Approval of consent agenda = "motion to receive and place these items on file"

(CA) AA1. RFL Board of Trustees Meeting Minutes - June 25, 2026

(CA) AA2. Bristol Planning Board Meeting Minutes - July 9, 2026

(CA) AA3. Zoning Board of Review Meeting Minutes - July 13, 2026

(CA) AA4. Bristol 250th Commission Meeting Minutes - June 9, 2026

(CA) AA5. Bristol Harbor Commission Meeting Minutes - September 14, 2026

(CA) AA6. BCWA Meeting Minutes - August 27, 2026

(CA) BB. Budget Adjustments

Approval of consent agenda = "motion to approve these adjustments"

(CA) CC. Financial Reports

DRAFT

Approval of consent agenda = "motion to receive and place these items on file"

(CA) CC1. Town Treasurer Carulli - YTD Budget Actuals for October 2026

(CA) DD. Proclamations, Resolutions & Citations

Approval of consent agenda = "motion to adopt these Proclamations, Resolutions and Citations as prepared and presented"

(CA) DD1. Resolution 2026-16-09-H1 Liquor License Applications (signed)

(CA) EE. Utility Petitions

Approval of consent agenda = "motion to approve these petitions"

(CA) FF. City & Town Resolutions Not Previously Considered

Approval of consent agenda = "motion to receive and place these items on file"

(CA) FF1. Town of Exeter Resolution No. 2026-20 Support of Municipalities Collaborating in Reviewing Analyzing and Responding to the 2025 Affordable Housing Laws

(CA) GG. Distributions/Communications

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG1. Town Administrator Contente - Bid Award Letter - Bid 1092 Property Survey for Drainage Easements - Sherry and Varnum

(CA) GG2. Agreement Between RI Council 94, AFSCME, AFL-CIO on Behalf of The Bristol Sewer Employees, Local 1853 and The Town of Bristol July 1, 2026-June 30, 2029 (signed)

(CA) GG3. Town Clerk Cordeiro, Annual Memo Public Bodies Meeting Postings and OMA Requirements

(CA) GG4. Town Council Letter of Support to Federal Designation of Sowams as a National Heritage Area

DRAFT

(CA) GG5. Town Administrator Contente - Bid Award Letter - Bid 1096 Full Revaluation Update

(CA) GG6. Town Administrator Contente - Bid Award Letter - Bid 1097 Guiteras School Sewer Line Replacement

(CA) HH. Distributions/Notice of Meetings
(Office copy only)

Approval of consent agenda = "motion to receive and place these items on file"

(CA) HH1. Conservation Commission Meeting - September 15, 2026

(CA) HH2. Bristol Fourth of July General Committee Meeting - September 17, 2026

(CA) HH3. RFL Board of Trustees Meeting - September 17, 2026

(CA) HH4. Bristol Christmas Festival Committee General Committee Meeting - September 14, 2026

(CA) HH5. Planning Board, Technical Review Committee Meeting- September 30, 2026

(CA) HH6. Bristol Fourth of July Committee Ball Subcommittee Meeting - September 28, 2026

(CA) HH7. Bristol Fourth of July Pageant Subcommittee Meeting - September 23, 2026

(CA) HH8. BCWA Board of Directors Meeting - September 24, 2026

(CA) HH9. Zoning Board of Review Meeting - October 5, 2026

(CA) HH10. BCWA - Properties Committee Meeting - October 1, 2026

(CA) HH11. Historic District Commission Meeting - October 1, 2026

(CA) HH12. Bristol Harbor Commission Meeting - October 5, 2026

(CA) HH13. Bristol Fourth of July Committee - Executive Board Meeting - October 6, 2026

(CA) HH14. Bristol Housing Authority Board of Commissioners Meeting - October 1, 2026

(CA) HH15. Bristol Christmas Festival Committee General Committee Meeting - October 5, 2026

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(CA) II. Claims (Referrals)

Approval of consent agenda = "motion to refer these items to the Insurance Committee and at its discretion to the Interlocal Trust"

(CA) II1. Christopher Fonseca, 4 Juniper Court - Claim for Damages

(CA) II2. Lori Bosi, 675 Hope Street - Claim for Damage

(CA) II3. Katey Mota, 6 Corte Reale Drive - Claim for Damages

(CA) II4. Rosalie Rivas, 247 Woodman Street, Fall River MA - Claim for Damages

(CA) JJ. Miscellaneous Items Requiring Council Approval

Approval of consent agenda = "motion to approve these items"

(CA) KK. Curb cut petitions as approved by the director of public works

Approval of consent agenda = "motion to grant these curb cuts per the recommendation of, and conditions specified by, the Director of Public Works"

(CA) KK1. Michelle Pacheco, 130 Wood Street - request for curb cut in front of residence

a. recommendation - Town Administrator and Director of Public Works

There being no further business, upon a motion by Councilman Sweeney, seconded by Councilman Ley and voted unanimously, the Chairman declared this meeting to be adjourned at 7:26 pm.

_____
Melissa Cordeiro, Town Clerk
Council Clerk

DRAFT

(401) 253-7000

LEGAL NOTICE

PUBLIC HEARING
TOWN OF BRISTOL
COMMUNITY DEVELOPMENT BLOCK GRANT

The Town of Bristol is preparing an application for a Community Development Block Grant to undertake the following activities and programs:

1) Public Facilities: Provide funding to support renovation of Walley School building at 260 High Street.
Amount: $500,000

2) Public Facilities: Provide funding to support renovations to a Looking Upwards property that houses adults with intellectual disabilities at 95 Sherry Avenue.
Amount: $125,000

3) Home Repair: Provide funding for the Bristol Home Repair Program, which addresses safety improvements and code violations for qualifying local residents.
Amount: TBD

A Public Hearing will be held on Wednesday, October 28, 2026 at 7pm in the Town Hall at 10 Court Street, for the purpose of obtaining citizens' views and comments concerning the proposed activities and programs. Written or oral comments may provided at the public hearing or to Diane Williamson, Director of Community Development prior to the public hearing by emailing dwilliamson@bristolri.gov. For any additional questions please contact the Bristol Community Development Department at 401-253-7000 ext. 126. The Town Hall is handicapped accessible. Individuals requiring language interpreter or reader services for the hearing impaired (TDD) or auxiliary aids for the vision impaired must contact the Town Clerk at 253-7000, 72 hours in advance of the meeting date.

Please run as a 2 column x 4 inch DISPLAY advertisement in the October 8, 2026 edition of the Bristol Phoenix and charge to the Town of Bristol, Planning Department CDBG account. For more information, please call Diane Williamson at 401 253-7000 x 126.

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Authorizing Resolution

The following certification must be completed and submitted as part of the final application:

This is certified as a true copy of a resolution adopted by the Council of the Town of Bristol at a meeting held on October 28, 2026.

WHEREAS, funds are available under the Rhode Island Community Development Block Grant Program, administered by the Executive Office of Commerce, Office of Housing and Community Development; and,

WHEREAS, the Governor of the State of Rhode Island has authorized the Director of said Department/Office to disburse such funds; and,

WHEREAS, it is in the interest of the citizens of the Town of Bristol that application be made to undertake a local Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF: BRISTOL

That the filing of this application for the amount of $625,000 to implement the activities proposed herein hereby authorized and that Steven Contente (Chief Executive Officer) is hereby authorized and directed to file this application with the Office of Housing and Community Development, to provide any additional information or documents required by said office, to make any assurances required in connection with this program, to execute an agreement with the State of Rhode Island and to otherwise act as the Representative of the Town of Bristol in all matters relating to this application and any award which may be based upon this application.

Date: October 28, 2026	Signature:
Seal:	Title: Chairman, Bristol Town Council

DRAFT

LICENSE REQUEST: **BV INTOXICATING BEVERAGE LICENSE TRANSFER**

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable Body to be granted a

Name of license holder: Serve Up Hospitality LLC

DBA: Q's Waterfront by O.M.G
(NAME OF ESTABLISHMENT)

ADDRESS OF ESTABLISHMENT: 411 Thames St Bristol RI 02809

Seller signature: _____ **Buyer signature:** _____

Print name: Albert P Quit **Print name:** Adam Oppenheimer

Proposed Hours of Operation: Mon-Thurs 11am - 9pm Fri, Sat, Sunday 11am - 10pm

**** PLEASE ATTACH SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED.**

Fee for License Transfer: $100 plus advertising costs.
(Annual Fee for License Renewal: $1300 per year plus advertising costs). Also required is Victualling License: $75/year (Payable after Council approves the license).

Please attend the Council Meeting on: 9.16.2026

PETITION MUST BE RETURNED BY FRIDAY AT 4PM TWO WEEKS PRIOR TO COUNCIL MEETING.

Date Received: _____

*SIGNATURE: _____

NAME: Frank A Mortucci
(PLEASE PRINT NAME OF BUYER)

ADDRESS: 14 Greylock Rd

TOWN: Bristol, RI 02809
(ADDRESS OF BUYER)

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TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

LICENSE REQUEST: **VICTUALLING LICENSE**
Expires: December 1st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

VICTUALLING LICENSE

NAME OF ESTABLISHMENT: Q's Waterfront by OMG (Serve UP Hospitalit LLC

ADDRESS: 411 Thames Street, Bristol RI 02809

APPLICANT NAME: Serve Up Hospitality Group LLC

HOURS OF OPERATION: ~~Mon-Sun~~ Mon-Thurs - 11am-9pm Fri, Sat, Sun - 11am-10pm

- ☐ **Victualling Petition & $75 License Fee** (payable after Council approves license)
- ☐ **Second Quarter Taxes must be paid** (call 253-7000 for amount due)
- ☐ **Fire Department Clearance 401-253-6912**
- ☐ **Water Pollution Control Clearance** (grease removal unit) 401-253-8877
- ☐ **RI Department of Health Clearance 401-222-2749**

Please attend the Council meeting on 9.11.24, 2024

Petition must be returned by _____, 2024

SIGNATURE: Frank J Martucci

NAME: Frank J Martucci

ADDRESS: 14 Greylock Rd

TOWN: Bristol

DA

BU

HC

EM

Date Received: _____

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

STATE OF RHODE ISLAND CITY/TOWN OF BRISTOL

BOARD OF LICENSE COMMISSIONERS
APPLICATION FOR LIQUOR LICENSE

RETAILER CLASS: A___ BH___ BM___ BT___ BV X BVL___ C___ E___ ED___ J___ T___ 2:00 A.M. ___

Business Structure: ☐ **Corporation** ☐ **Partnership** ☒ **LLC** ☐ **Individual**

Spruce Up Hospitality LLC
Name of Applicant/Corporation

Q's Waterfront By O.M.G
D/B/A

411 Thames Street Bristol RI
Address of Premise

401-253-4500
Phone Number of Business

Ema

State – Incorporated: Rhode Island Date of Incorporation: January 22ND 2025

Name, Address, Telephone of all Officers/Members with percentage ownership:

Frank Martucci 14 Greylock Rd Bristol RI 0280 33.3%
President/Member Name Address % Ownership

Anthony Guzetta 110 Stowe Riverside RI 0295 33.3%
Vice President/Member Name Address % Ownership

Treasurer Adam Oppenheimer 110 Hillside Ave Pawtucket 33.3%
Secretary/Member Name Address % Ownership

Treasurer/Member Name Address % Ownership

Name and Address of All Directors or Board Members, with percentage ownership:

Frank J. Martucci 14 Greylock RI Bristol RI 33%
Name Address Phone % Ownership

Adam Oppenheimer 110 Hillside Ave Pawtucket RI 33.3%
Name Address % Ownership

Anthony Guzetta 110 Stowe Ave Riverside RI 0915 33.3%
Name Address % Ownership

If application is on behalf of undisclosed principal or party, please give details:

N/A

Does Applicant Own Premises? Yes__ No X Is Property Mortgaged? Yes__ No__ **or** Leased? Yes X No__

Give Name and Address of Mortgagee (Bank or Mortgage Holder) or Lessor (Landlord) and Amount of Extent

Joe Ruggerio 411 Thames LLC. 411 Thames St 3yr $540,000
Name Address Amount - Term

Have any Officers, Members or Stockholders ever been arrested or convicted of a crime? Yes__ No X If yes, explain:

Is any other business to be carried on in Licensed Premises? Yes____ No X If yes, explain:

Is Applicant or any of its Officers, Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Title 3 of the RI General Laws? If yes, explain: NO

Is Applicant the owner or operator of any other business? If yes, explain: NO

State amount of capital invested in the business? $150,000.00

Do you have now, or will you be installing, a draught system Yes X No__

I hereby certify that the above statements are true to the best of my knowledge and belief:

Applicant Signature — Date: 9/1/24

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the applica or the revocation of the license in case one has been granted.
2. Corporation having 25 or more stockholders need not file a list of the names and addresses of stockholders - (Question #8)
3. Attention is called to the requirements RIGL §3-5-10:
   (A) All newly elected officers, members, or directors must be reported to the Board of License Commissioners within 30 days.
   (B) Any acquisition by any person of more than ten per cent (10%) of any class of corporate stock must be reported within 30 days.
   (C) Any transfer of fifty percent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer of a license.

APPLICATION FOR TRANSFER OF LICENSE ONLY

Transfer of Location _____ Name _____ Stock _____ Current Retail Class_____ Transfer of ownership ✓

Albert P Quito

Name of Transferor (applicant/old owner)

Quito's

d/b/a

Quill Dyke Rd

Address

The above hereby petitions the Licensing Board to transfer the said license to:

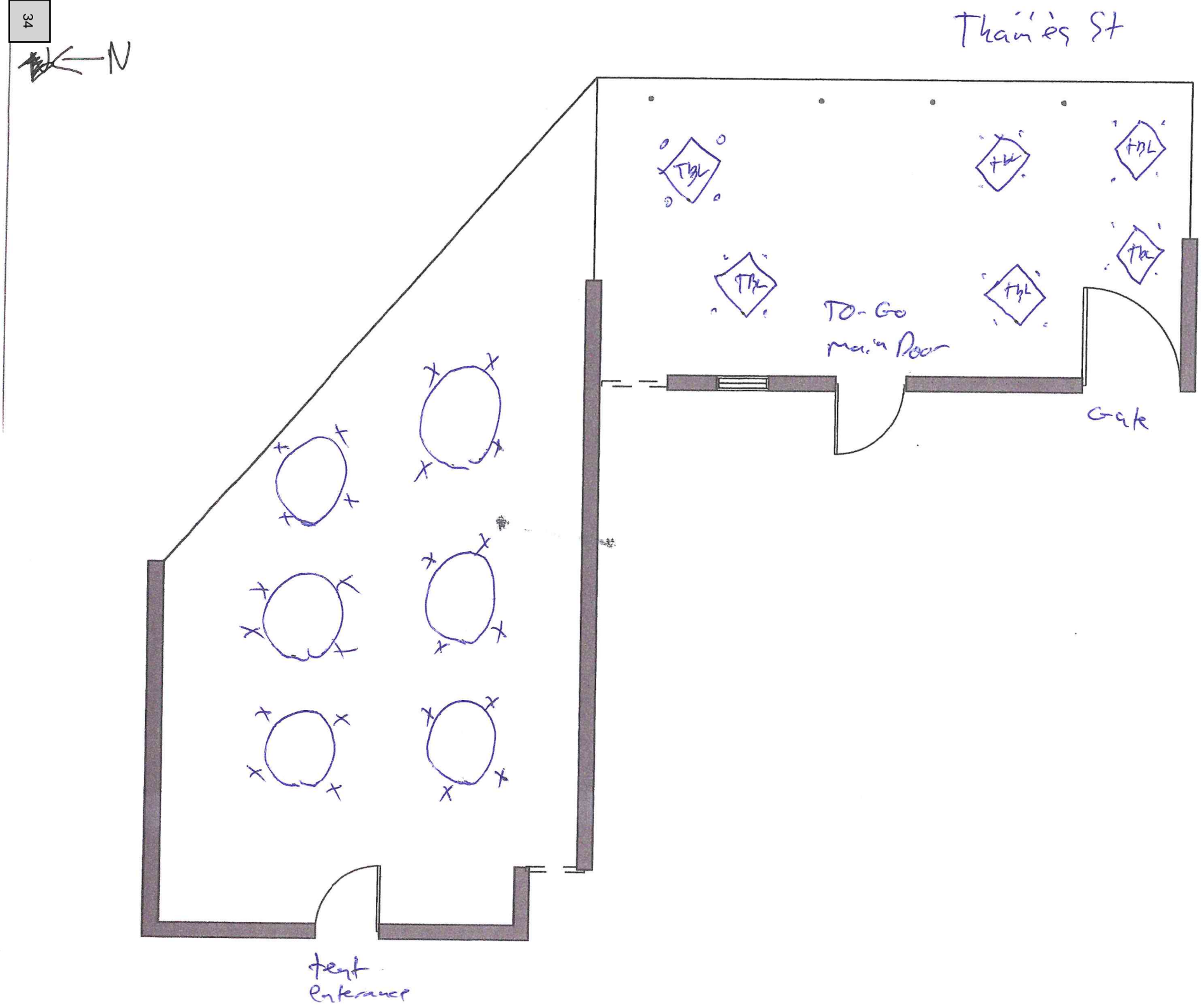
New Location (If any): _____

New Name (If any): Serve up Hospitality LLC Dba - Q's Waterfront by O.M.G

If change of stockholders, list old and new stockholders:

Signature of Transferor (old owner) — Date: 9-3-24

Signature of Transferee (New Owner) — Date: 9/4/


N
Thames St
TBL
TBL
TBL
TBL
TBL
TO-GO
main Door
Gate
tent
Entrance




Quito's
Restaurant & Bar

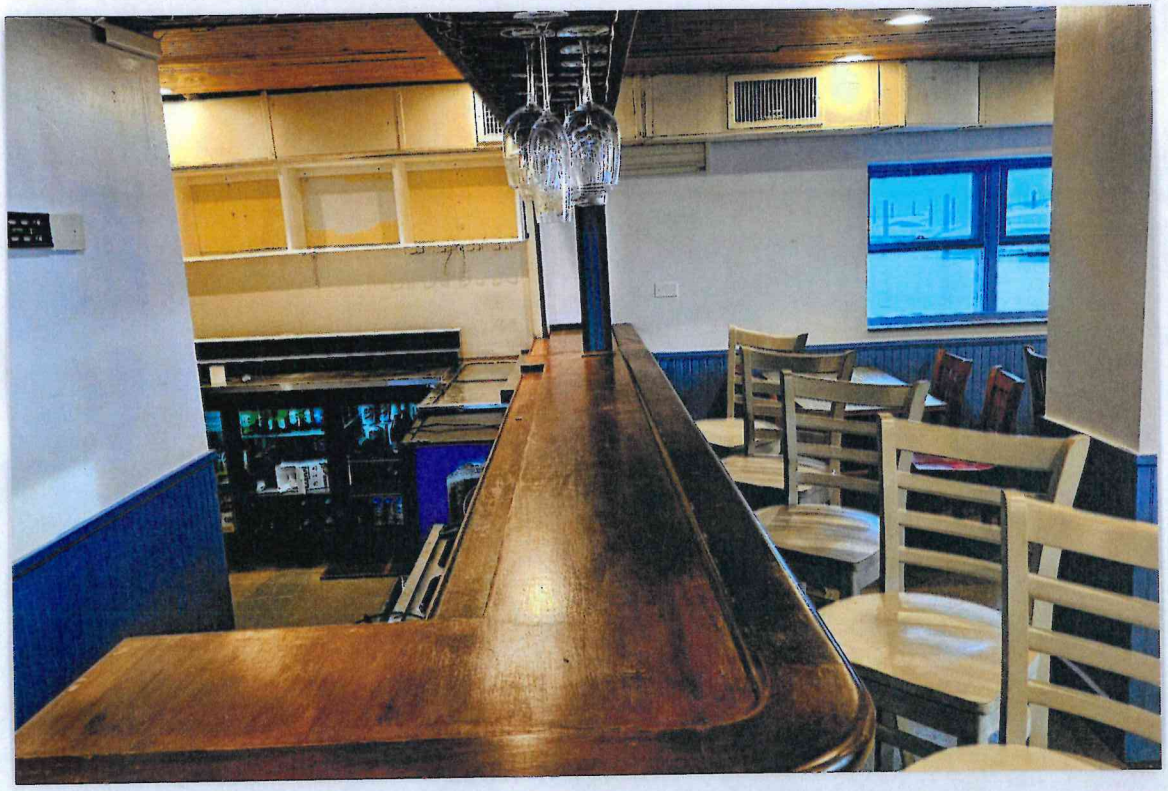




Interior -

Lanai

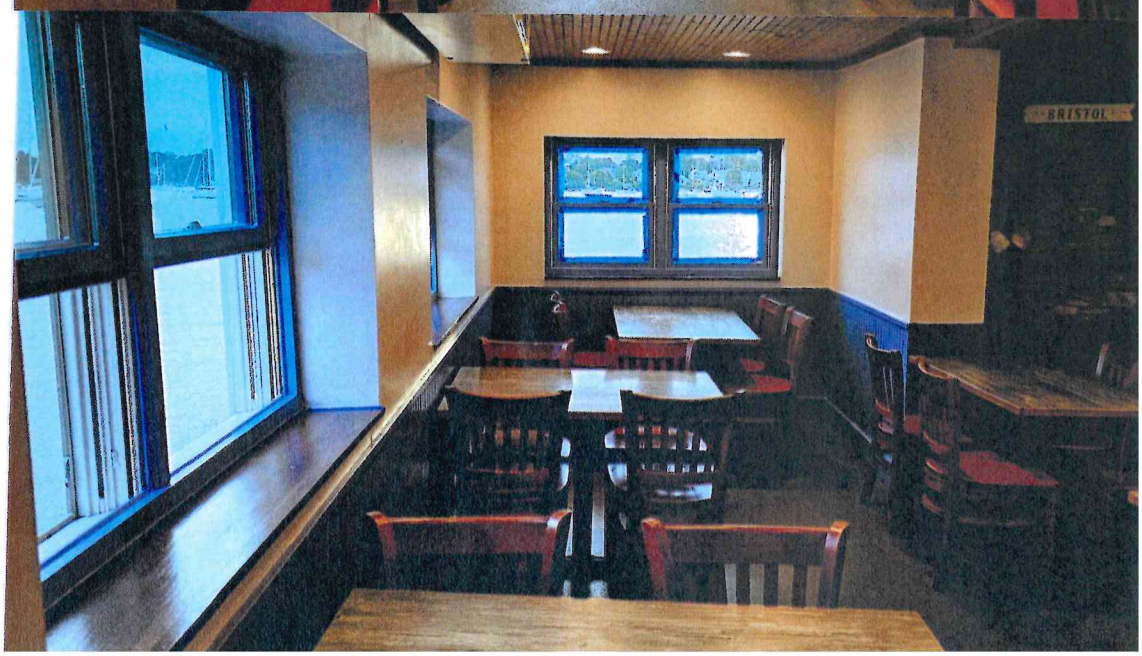
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BRISTOL


BRISTOL

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pepsi















Q's WATERFRONT
by O.M.G
BRISTOL, RHODE ISLAND

SIGNATURE COCKTAILS

Seaside Spritz $15
Caposaldo Prosecco • Lunazul blanco tequila • Aperol • dry vermouth • passionfruit • lemon

Lost Horizon — World Award-Winning Cocktail $14 N
Chairman's Reserve rums • Creole Shrubb • pineapple • key lime • shiitake-roasted cashew orgeat

Seaworthy $13
ISCO Seaflow gin • dry vermouth • pickled kelp brine • nori-fennel mist

The Floor is GUAVA!!! $13
Rhum agricole • Licor 43 • lime • guava soda

C-Doli $13
Pineapple-infused Teremana blanco tequila • bergamot • citrus oil

A Sight for Azore's Eyes $14
Chouriço fat-washed mezcal • Manzanilla sherry • dry vermouth • quince

Funnel Cake Espresso Martini $13 W-D
Tito's vodka • Caffè Borghetti • espresso • Fralinger Saltwater Taffy • cream • funnel cake • baker's dust

Deep Blue Sea $13
Espolon blanco tequila • blue curaçao • grapefruit • lime • coconut cream • Sakura bitters

Ravello D $13 D
Crema limoncello • lemon • cardamom • Prosecco

Q the Manhattan $15
Woodford Rye • Old Forester Bourbon • Carpano Rosso • Amaro dell'Etna • orange & black walnut bitters

Spicy Margarita $14
Cazadores blanco • Ancho Reyes Verde • lime • agave • black sea salt

Anchor $14
Bombay Cru gin • Carpano Bianco • Lillet • blue curaçao

The Island $15
Diplomático rum • guava • P.O.G. bitters

The "Q" ucumber $13
Crop Organic Cucumber vodka • Cocchi Americano • elderflower • citrus • agave

SIGNATURE COCKTAILS • CONTINUED

BEER & RTDS

Sam Adams Seasonal	$7
Blue Moon Belgian White	$7
Chair Two	$7
Ragged Island Seasonal Rotation	$8
Narragansett Fresh Catch	$7
Bud Light	$6
Miller Lite	$6
Coors Light	$6
Corona	$7
Stella Artois	$7
Guinness Stout	$7
Modelo Especial	$7
Whaler APA	$7
Pivotal Seasonal	$7
Sun Cruise RTD	$7
Truly Wildberry RTD	$7
High Noon Pineapple RTD	$8
Just the Haze 0.0	$7
Heineken 0.0	$7

SPIRIT-FREE COCKTAILS

Salted Pear & Thyme $9
Clarified pear • botanical spirit • thyme honey • lemon • sea air

Fig & Black Walnut Old Fashioned $9 N
Zero-proof whiskey • roasted fig • demerara • black walnut bitters

Black Tea Sour $9
Early Grey • zero-proof amaro • bergamot honey • lemon • sea air

WINE

	GLASS / BOTTLE
Vigneto Giardino Prosecco DOCG, *Valdobbiadene, Italy*	12 / 46
Martín Códax Albariño, *Rias Baixas, Spain*	13 / 49
Argiolas Costamolino Vermentino, *Sardinia, Italy*	12 / 43
Benvolio Pinot Grigio, *Friuli-Venezia Giulia, Italy*	11 / 45
Daou Sauvignon Blanc, *Paso Robles, California*	13 / 49
Planeta Rosé, *Nero d'Avola / Syrah, Sicily*	12 / 43
Planeta Frappato — Chilled, *Sicily, Italy*	12 / 43
The Seeker Pinot Noir, *France*	12 / 43
Substance Cabernet Sauvignon, *Columbia Valley, Washington*	13 / 45
The Walking Fool Red Blend by Caymus, *Suisun Valley, California*	15 / 59

WINE BY BOTTLE

Pikes 'The Tradition' Riesling, *Clare Valley, Australia*	44
Craggy Range Sauvignon Blanc, *New Zealand*	58
Jean-Marc Brocard Chablis, *Burgundy, France*	62
Caposaldo Moscato, *Friuli-Venezia Giulia, Italy*	46
Panamera 'Chapeau' Napa Valley White Blend, *California*	68
San Simeon Chardonnay, *Paso Robles, California*	48
St. Francis Pinot Noir, *Willamette Valley, Oregon*	58
Brancaia Tre Super Tuscan, *Tuscany, Italy*	62

ALLERGY & DIETARY GUIDE

SH Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SES Sesame • N Tree Nuts – used in preparation

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

Contemporary New England seafood
coastal classics · land & garden favorites

Q's WATERFRONT
by O.M.G

O's Waterfront by O.M.G • 2026 Guest Menu Draft
Pricing subject to final food cost validation

RAW & CHILLED

New England Oysters $4 ea. / $22 half doz.
Rotating local oysters • lemon • horseradish • house cocktail sauce • Vinho Verde-pink peppercorn mignonette

Oysters A la Diabla
with smoky roasted tomato-chipotle granita • lime

Raw Littlenecks $2.25 ea.
Native littlenecks • lemon • horseradish • cocktail sauce

Jumbo Shrimp Cocktail $3.75
Chilled jumbo shrimp • house cocktail sauce

Fluke Tiradito $19
Key lime & bitter orange cure • radish • toasted corn nuts • micro-cilantro • aji amarillo coconut tiger's milk

Tuna Crudo $18
Yellowfin tuna • avocado • citrus soy • sesame • jalapeño • crispy shallot

Shrimp Ceviche $18
Shrimp • seasonal citrus • jalapeño • tomato • bell pepper • EVOO • cilantro • red onion • avocado • tortilla crisps

Coastal Raw Bar Tower $59
6 oysters • 6 littlenecks • 4 jumbo shrimp • daily crudo • sauces & mignonette

Grand Coastal Seafood Tower $109
Whole chilled 1.25 lb lobster • 8 oysters • 8 littlenecks • 6 jumbo shrimp • daily crudo • cocktail sauce • mignonette • drawn butter

SOUPS

New England Clam Chowder $8 / $12
Native clams • potato • celery • onion • cream

Rhode Island Clear Chowder $8 / $12
Native clams • potato • celery • onion • clam broth

Lobster Bisque $11 / $15
Lobster • sherry

Seafood Stew $13 / $19
Tomato broth • lobster • shrimp • scallops • cod • calamari

STARTERS

Six / Twelve Clam Cakes $9 / $14
Quito's signature Rhode Island clam cakes

Caviar Clam Cake Bites $29
Mini O.M.G's clam cakes • crème fraiche • chive • caviar • lemon

Al Pastor Fried Wings $17
Double-fried wings • achiote-guajillo spice • charred pineapple reduction • pineapple cilantro crema

Portuguese Chouriço Corn Dog $15
Portuguese chouriço • cornmeal batter • hot honey mustard • pink peppercorn

Calamari Arepa $17
Fried calamari • sweet chili-guava glaze • corn arepa • avocado • pickled red onion

Brussels $13
Local smoked bacon bacon • hot honey • Parmesan

New England Clam Chowder Poutine $18
Seasoned fries • clam chowder • chopped sea clams • smoked bacon • cheese curds • parsley • cracked pepper

Coconut Baby Shrimp $17
Coconut crust • habanero-mango dipping sauce

Crab Cakes $19
Lump crab • honey-ginger sauce

Stuffed Quahog $9
Classic Rhode Island stuffie

Steamed Littlenecks $19
Garlic-white wine butter or tomato zuppa • grilled bread

Mussels $18
Garlic-white wine scampi or tomato zuppa • grilled bread

SALADS

Caesar $12
Romaine • Parmesan • croutons • house Caesar

Classic Italian Panzanella $14
Rustic bread • heirloom tomato • cucumber • red onion • capers • basil • red wine-oregano vinaigrette

Shaved Fennel & Blood Orange $15
Fennel • blood orange • watercress • Castelvetrano olives • preserved lemon vinaigrette • pistachio

Add Protein as selected
Chicken $9 · Shrimp $11 · Salmon $15 · Lobster MKT

HANDHELDS

Cold Lobster Roll $37
Hand picked lobster • mayo • dill • toasted brioche • one side

Warm Buttered Lobster Roll $37
Warm lobster • drawn butter • toasted brioche • one side

Fried Fish Sando $18
Cod • lettuce • tomato • tartar • brioche • one side

Smash Angus Burger $19
Grass-fed Angus • lettuce • tomato • brioche • one side

Chicken Sando $18
Buttermilk fried chicken • pickles • slaw • spicy aioli • potato roll

Whole Clam Roll $27
Whole belly clams • toasted roll • one side

Crispy Scup Tacos $19
Beer-battered local scup • blue corn tortillas • cabbage • charred pineapple-habanero salsa • cilantro crema

Lobster & Street Corn Quesadilla $24
Local lobster • Oaxaca cheese • charred corn • cotija • cilantro • chili-lime crema • flour tortilla

PASTA

Linguine & Littlenecks $29
Native littlenecks • garlic • white wine or tomato zuppa

O.M.G Bolognese $26
Barrington Butcher Blend • house tomato puree • tagliatelle

Seafood Medley Scampi $36
Littlenecks • shrimp • scallops • garlic-white wine sauce

Chicken Parmesan $24
Baffoni Farm's chicken • marinara • mozzarella • linguine

SEAFOOD MAINS

Lemon Butter Baked Cod $26
Atlantic cod • lemon • white wine • herbs • Pangrattato • two sides

Seafood Casserole $42
Scallops • shrimp • lobster • cod • butter • white wine • Pangrattato

Pan-Seared Salmon $32
Salmon • garlic • olive oil • white wine • herbs • two sides

Pan-Seared Daily Catch MKT
Chef's daily preparation

SEAFOOD MAINS · CONTINUED

Pan-Seared Scallops MKT
Atlantic sea scallops • seasonal preparation • two sides

Grill Seafood Trio MKT
Seasonal offerings • garlic-white wine • two sides

Steamed Lobster MKT
Lobster • drawn butter • two sides

Whole Catch of the Day MKT
Black sea bass • arroz mamposteao • escabeche onions • green herb chimichurri

FRIED NEW ENGLAND CLASSICS

Fish & Chips $25
Beer-battered cod • fries • slaw • tartar

Whole Belly Clam Dinner MKT
Whole clams • fries • slaw • tartar

Clam Strip Dinner $27

Fried Shrimp Dinner $27
Jumbo shrimp • fries • slaw • cocktail sauce

Fried Scallop Dinner $37
Sea scallops • fries • slaw • tartar

Two-Way Combination $36
Choose two: clams, strips, scallops, calamari, shrimp, oysters or cod

Fisherman's Platter $42
Cod • shrimp • scallops • whole belly clams • fries • slaw

LAND MAINS

Bistro Steak $36
8 oz sirloin • chimichurri • crispy smashed potatoes • seasonal vegetable

Chicken Milanese $28
Crispy chicken • arugula • tomato • parmesan • lemon vinaigrette

Stuffed Eggplant Involtini $24
Eggplant • herbed ricotta • capers • pine nuts •

Surf & Turf MKT
8 oz sirloin • lobster or shrimp • whipped potatoes • seasonal vegetable

O.M.G Steak & Stuffed Calamari $45
O.M.G seasoned Prime Iron Steak • calamari stuffed with Portuguese chouriço rice • pickled peppers

SIDES

French Fries $6
Sea salt

Rosemary Garlic Fries $8
Rosemary • garlic seasoning • malt vinegar aioli

Crispy Smashed Potatoes $8
Garlic • herbs • Parmesan

Charred Broccolini $8
Lemon • garlic • chili

House Coleslaw $6
Classic Coleslaw

Lobster Mac & Cheese MKT
Three cheese sauce • lobster • seasoned crumb

ALLERGY & DIETARY GUIDE

SF Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SE Sesame • TN Tree Nuts • used in preparation • GF Gluten-Free • GFO Gluten Free Option

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: September 3, 2026

RE: Albert Quito, Quito's Shellfish and Restaurant, Inc. 411 Thames Street, request Transfer of Class BV Liquor License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of licensed Premises (new ownership - Adam Oppenheimer, Frank Martucci, and Anthony Guaetta)

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **September 16, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, September 9, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

TOWN OF BRISTOL
PUBLIC HEARING
INTOXICATING BEVERAGE LICENSE
TRANSFER CLASS BV
WITH EXPANSION OF LICENSED PREMISES

Application for license to keep for sale and to sell intoxicating beverages, in accordance with Title 3 of the General Laws of 1956, and all amendments thereof, and additions thereto has been made at this office as follows:

ALBERT QUITO
QUITO'S SHELLFISH AND RESTAURANT, INC
411 THAMES STREET, BRISTOL

TO

ADAM OPPENHEIMER, FRANK MARTUCCI, AND ANTHONY GUAETTA
SERVE UP HOSPITALITY, LLC
d/b/a Q'S WATERFRONT BY O.M.G
411 THAMES STREET, BRISTOL

The Town Council will be in session on Wednesday, October 7, 2026, beginning at 7:00 PM at which time and place all persons remonstrating the granting of the above license are entitled to and will be heard. Said remonstrance must be filed on or before the time of hearing and must be accompanied with a plat.

Individuals requesting interpreter services for the deaf or hard of hearing must notify the Town Clerk's Office at 253-7000, 72 hours in advance of the hearing date.

er of the Town Council
a Cordeiro
CIL CLERK

September 24 & October 1, 2026

TOWN OF BRISTOL
PUBLIC HEARING
INTOXICATING BEVERAGE LICENSE
TRANSFER CLASS BV
WITH EXPANSION OF LICENSED PREMISES

Application for license to keep for sale and to sell intoxicating beverages, in accordance with Title 3 of the General Laws of 1956, and all amendments thereof, and additions thereto has been made at this office as follows:

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By Order of the Town Council

Melissa Cordeiro
COUNCIL CLERK

September 24 & October 1, 2026

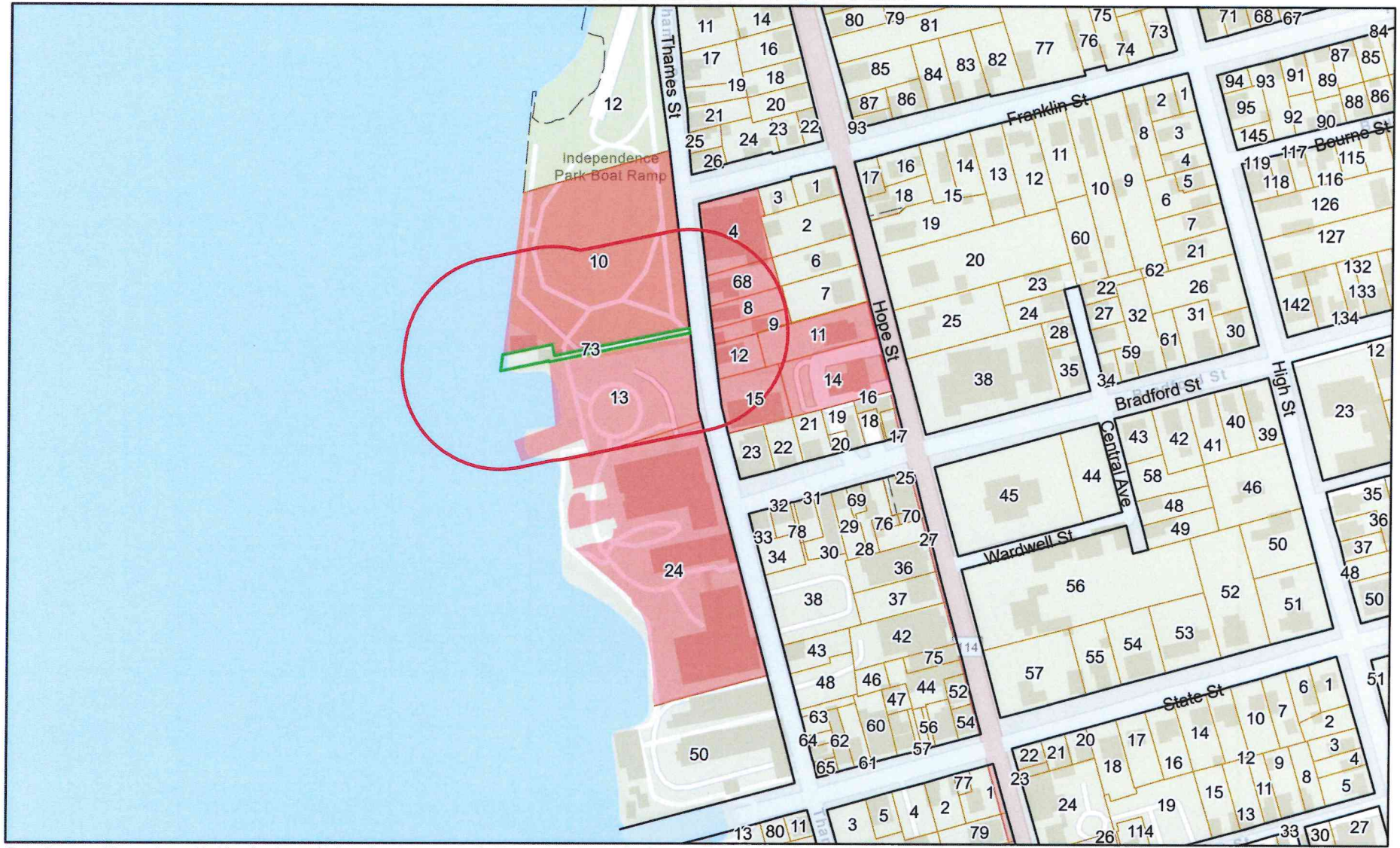
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

September 14, 2026

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



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

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Subject Property:

Parcel Number:	9-73	Mailing Address:	115 NAYATT ROAD, LLC
CAMA Number:	9-73		P.O. BOX 72
Property Address:	411 THAMES ST		BARRINGTON, RI 02806

Abutters:

Parcel Number:	9-10	Mailing Address:	STATE OF RHODE ISLAND
CAMA Number:	9-10		(INDEPENDENCE PARK)
Property Address:	THAMES ST		ONE CAPITAL HILL DOA-CBO 4TH FLOOR
			PROVIDENCE, RI 02908
Parcel Number:	9-11	Mailing Address:	SANSONE, AMELIA M. TRUSTEE THE
CAMA Number:	9-11		ELISA SANSONE TRUST-2013
Property Address:	617 HOPE ST		617 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	9-12	Mailing Address:	CARVARA, CYNTHIA N.
CAMA Number:	9-12		90 GRELOCK RD
Property Address:	392 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-14	Mailing Address:	BAYCOAST BANK C/O ACCOUNTS PAYABLE
CAMA Number:	9-14		330 SWANSEA MALL DR
Property Address:	601 HOPE ST		SWANSEA, MA 02777
Parcel Number:	9-15	Mailing Address:	DEALMEIDA, LOUIS A
CAMA Number:	9-15		406 THAMES ST
Property Address:	382 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	JOHNSON, PETER T. & ANDREA R. TE
CAMA Number:	9-24-001		345 THAMES ST, UNIT 101N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	SAUL, DEBRA A
CAMA Number:	9-24-002		345 THAMES ST, UNIT 102N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	SB2, LLC
CAMA Number:	9-24-003		345 THAMES ST, UNIT 110N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	BARRENECHEA, MARIO I. & ANA MARIA G. TE
CAMA Number:	9-24-004		345 THAMES ST, UNIT 104N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC
CAMA Number:	9-24-005		345 THAMES ST, UNIT 105N
Property Address:	345 THAMES ST		BRISTOL, RI 02809

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

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	DEMARCO, MICHAEL D. & ELIZABETH M. TE 345 THAMES ST, UNIT 106N BRISTOL, RI 02809
CAMA Number:	9-24-006		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST, UNIT 108N BRISTOL, RI 02809
CAMA Number:	9-24-008		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, UNIT 109N BRISTOL, RI 02809
CAMA Number:	9-24-009		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	HOLLAND, JOYCE A. TRUSTEE 345 THAMES ST, UNIT 110N BRISTOL, RI 02809
CAMA Number:	9-24-010		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 8 ALDEN PLACE UNIT 2 BRONXVILLE, NY 10708
CAMA Number:	9-24-011		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	KUFFNER, TAMARA A. TRUSTEE 345 THAMES ST, UNIT 202N BRISTOL, RI 02809
CAMA Number:	9-24-012		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	SHERMAN, MAX CHRISTOPHER & MARY B. TE 345 THAMES ST, UNIT 203N BRISTOL, RI 02809
CAMA Number:	9-24-013		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
CAMA Number:	9-24-014		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
CAMA Number:	9-24-015		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST, UNIT 206N BRISTOL, RI 02809
CAMA Number:	9-24-016		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	CAPODILUPO, PETER & JENNIFER C 345 THAMES ST, UNIT 207N BRISTOL, RI 02809
CAMA Number:	9-24-017		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	FITZPATRICK, CAROL A., TRUSTEE CAROL A FITZPATRICK REVOCABLE TRUST 345 THAMES ST, UNIT 208N BRISTOL, RI 02809
CAMA Number:	9-24-018		
Property Address:	345 THAMES ST		

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	SARKISIAN, HERBERT A. JANET E. TE 345 THAMES ST, UNIT 209N BRISTOL, RI 02809
CAMA Number:	9-24-019		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	ROEDIGER, HENRY L. III & MCDERMOTT, KATHLEEN B. TR 345 THAMES ST, UNIT 210N BRISTOL, RI 02809
CAMA Number:	9-24-020		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	ROSS, MICHAEL C & ASTRID L TRUSTEES 363 ADAMS ST DENVER, CO 80206
CAMA Number:	9-24-021		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	ZELINGER, ELIZABETH A & GERALD D TE 345 THAMES ST UNIT 302N BRISTOL, RI 02809
CAMA Number:	9-24-022		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	SHAMS, NICOLE 345 THAMES ST, UNIT 303N BRISTOL, RI 02809
CAMA Number:	9-24-023		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	PHILLIPS, JOHN S & KIMBERLY L TE 345 THAMES ST, UNIT 304N BRISTOL, RI 02809
CAMA Number:	9-24-024		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	HANKIN, ROBERT B & CHERYL B, TRUSTEES ROBERT B & CHERYL B HANKIN TRUST TC 345 THAMES ST, UNIT 305N BRISTOL, RI 02809-2955
CAMA Number:	9-24-025		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	LI, HSI-CHENG TRUSTEE 345 THAMES ST, UNIT 306N BRISTOL, RI 02809
CAMA Number:	9-24-026		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	SUTTON, HOWARD G. & SUTTON, KIMBERLY G. P. TRUSTEES 14685 KELSON CIRCLE NAPLES, FL 34114
CAMA Number:	9-24-027		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	FRIDOVICH, SHEILA CONSTANCE TRUSTEE 345 THAMES ST, UNIT 308N BRISTOL, RI 02809
CAMA Number:	9-24-028		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	RIPP, PETER & MARI TRUSTEES 345 THAMES ST UNIT N309 BRISTOL, RI 02809
CAMA Number:	9-24-029		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	JOHNSTON, EDWIN M III. & ALEXANDRA S. TE 345 THAMES ST, UNIT 310N BRISTOL, RI 02809
CAMA Number:	9-24-030		
Property Address:	345 THAMES ST		

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE 345 THAMES ST, UNIT 410N BRISTOL, RI 02809
CAMA Number:	9-24-031		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	PINK, LOIS & ANDREW TRUSTEES LOIS PINK REV LIV TRUST 345 THAMES ST, UNIT 402N BRISTOL, RI 02809
CAMA Number:	9-24-032		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BOLTON, ALICE C & FOREST E TE 345 THAMES ST, UNIT 403N BRISTOL, RI 02809
CAMA Number:	9-24-033		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES 345 THAMES ST, UNIT 404N BRISTOL, RI 02809
CAMA Number:	9-24-034		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST 345 THAMES ST, UNIT 405N BRISTOL, RI 02809
CAMA Number:	9-24-035		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	JACKSON, LISA R 345 THAMES ST, UNIT 406N BRISTOL, RI 02809
CAMA Number:	9-24-036		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	RHODE, GRANT F & KATZ, JUDITH TRUSTEES 345 THAMES ST, UNIT 407N BRISTOL, RI 02809
CAMA Number:	9-24-037		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
CAMA Number:	9-24-038		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	STONE HARBOUR 409 N LLC C/O HENRY KATZ 7918 STAYSAIL CT LAKEWOOD RANCH, FL 34202
CAMA Number:	9-24-039		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT 410N BRISTOL, RI 02809
CAMA Number:	9-24-040		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	DAVIDSON, ASIA MARIA TRUSTEE 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
CAMA Number:	9-24-041		
Property Address:	345 THAMES ST		
Parcel Number:	9-24	Mailing Address:	DUNN, JOHN G. JR TRUSTEE 345 THAMES ST, UNIT 502N BRISTOL, RI 02809
CAMA Number:	9-24-042		
Property Address:	345 THAMES ST		

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	DELL'ORO, JOHN DINO
CAMA Number:	9-24-043		345 THAMES ST, UNIT 503N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	SUGARMAN, LOUIS TRST ETAL JT
CAMA Number:	9-24-044		MARAGHY, PAUL
Property Address:	345 THAMES ST		345 THAMES ST, UNIT 504N
			BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	345 THAMES STREET, LLC
CAMA Number:	9-24-045		4823 S. ATLANTIC AVE
Property Address:	345 THAMES ST		PONCE INLET, FL 32127
Parcel Number:	9-24	Mailing Address:	LUCINI, GREGORY L & PATRICIA A TE
CAMA Number:	9-24-046		345 THAMES ST, UNIT 506N
Property Address:	345 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	SPANG, HENRY A IV & LINDA TE
CAMA Number:	9-24-047		343 THAMES ST, UNIT 101M
Property Address:	343 THAMES ST		BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	HICKEY, MICHAEL J. & KATHLEEN O.
CAMA Number:	9-24-048		TRUSTEES
Property Address:	343 THAMES ST		74 CARNEGIE HEIGHTS DR
			PORTSMOUTH, RI 02871
Parcel Number:	9-24	Mailing Address:	RATFORD, VINCENT FRANCIS &
CAMA Number:	9-24-049		RATFORD, MARGUERITE ELIZABETH
Property Address:	343 THAMES ST		TRUSTEES
			343 THAMES ST, UNIT 103M
			BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	ISRAEL, SCOTT & JAFFE, ALICE &
CAMA Number:	9-24-050		ISRAEL, JOEL & ISRAEL, NATHAN
Property Address:	343 THAMES ST		TRUSTEES
			4420 GALT OCEAN DR
			FORT LAUDERDALE, FL 33308
Parcel Number:	9-24	Mailing Address:	CIVALE, CHRISTOPHER J & BELLAMY,
CAMA Number:	9-24-051		KARA E TRUSTEES
Property Address:	343 THAMES ST		343 THAMES ST, UNIT 301M
			BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	FETTER, JANET M TRUSTEE JANET M
CAMA Number:	9-24-052		FETTER TRUST
Property Address:	343 THAMES ST		343 THAMES ST, UNIT 302M
			BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	GOODNOW, CHRISTOPHER B. &
CAMA Number:	9-24-053		ANDREA S. TRUSTEES
Property Address:	343 THAMES ST		343 THAMES ST, UNIT 303M
			BRISTOL, RI 02809
Parcel Number:	9-24	Mailing Address:	NASTRO, KIMBERLY & DAVID TE
CAMA Number:	9-24-054		343 THAMES ST, UNIT 304M
Property Address:	343 THAMES ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
CAMA Number:	9-24-055		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	JON & JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
CAMA Number:	9-24-056		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	TOLAND, ANDREW B. & ELISE T. (50%) TOLAND, JOHN L. (50%) TC 457 TUCKERMAN AVE MIDDLETOWN, RI 02842
CAMA Number:	9-24-057		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BROWN, LARRY TRUSTEE 341 THAMES ST UNIT 104S BRISTOL, RI 02809
CAMA Number:	9-24-058		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAMES ST, UNIT 105S BRISTOL, RI 02809
CAMA Number:	9-24-059		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST, UNIT 106S BRISTOL, RI 02809
CAMA Number:	9-24-060		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833
CAMA Number:	9-24-061		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
CAMA Number:	9-24-062		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	TOWEY, BRIDGET & TOWEY, MARK TE 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
CAMA Number:	9-24-063		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST, UNIT 110S BRISTOL, RI 02809
CAMA Number:	9-24-064		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES 14517 MARSALA WAY NAPLES, FL 34109
CAMA Number:	9-24-065		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809
CAMA Number:	9-24-066		
Property Address:	341 THAMES ST		

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST, UNIT 203S BRISTOL, RI 02809
CAMA Number:	9-24-067		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST, UNIT 204S BRISTOL, RI 02809
CAMA Number:	9-24-068		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST, UNIT 205S BRISTOL, RI 02809
CAMA Number:	9-24-069		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
CAMA Number:	9-24-070		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
CAMA Number:	9-24-071		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
CAMA Number:	9-24-072		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	MARTIN, WILLIAM R. & JOAN P. TE 691 15TH AVE SOUTH NAPLES, FL 34102
CAMA Number:	9-24-073		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST, UNIT 210S BRISTOL, RI 02809
CAMA Number:	9-24-074		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
CAMA Number:	9-24-075		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	SMITH, DEBORAH R. & ALLEN, CHRISTOPHER TE 341 THAMES ST, UNIT 302S BRISTOL, RI 02809
CAMA Number:	9-24-076		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
CAMA Number:	9-24-077		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST, UNIT 305S BRISTOL, RI 02809
CAMA Number:	9-24-079		
Property Address:	341 THAMES ST		

200 feet Abutters List Report

Bristol, RI
September 14, 2026

Parcel Number:	9-24	Mailing Address:	LYNCH, JOHN J TRUSTEE 341 THAMES ST, UNIT 306S BRISTOL, RI 02809
CAMA Number:	9-24-080		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST, UNIT 307S BRISTOL, RI 02809
CAMA Number:	9-24-081		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST, UNIT 308S BRISTOL, RI 02809
CAMA Number:	9-24-082		
Property Address:	341 THAMES ST		
Parcel Number:	9-24	Mailing Address:	FARBER, WILLIAM A. & JANICE M. TE 1339 WESTWAY DR SARASOTA, FL 34236
CAMA Number:	9-24-083		
Property Address:	341 THAMES ST		
Parcel Number:	9-4	Mailing Address:	JRA REALTY, LLC JONATHAN ARCARI 7 BALLISTER ST WAKEFIELD, MA 01880
CAMA Number:	9-4-001		
Property Address:	446-448 THAMES ST		
Parcel Number:	9-4	Mailing Address:	ELIZABETH GLORIA, LLC 444 THAMES ST BRISTOL, RI 02809
CAMA Number:	9-4-002		
Property Address:	446 THAMES ST		
Parcel Number:	9-68	Mailing Address:	MELLO, GARY R 565 WARREN AVE SWANSEA, MA 02777
CAMA Number:	9-68		
Property Address:	412 THAMES ST		
Parcel Number:	9-8	Mailing Address:	EAGLE AND IVY, LLC 37 FACTORY POND CIRCLE SMITHFIELD, RI 02917
CAMA Number:	9-8		
Property Address:	410 THAMES ST		
Parcel Number:	9-9	Mailing Address:	ALMEIDA, WALTER R. TRUSTEE OF THE RENATO FAMILY TRUST 282 STATE ST BRISTOL, RI 02809
CAMA Number:	9-9		
Property Address:	406 THAMES ST		

345 THAMES STREET, LLC
4823 S. ATLANTIC AVE
PONCE INLET, FL 32127

ALMEIDA, WALTER R. TRUSTE
RENATO FAMILY TRUST
282 STATE ST
BRISTOL, RI 02809

BARRENECHEA, MARIO I. & A
345 THAMES ST, UNIT 104N
BRISTOL, RI 02809

BAYCOAST BANK
C/O ACCOUNTS PAYABLE
330 SWANSEA MALL DR
SWANSEA, MA 02777

BERKELEY, DUNCAN & AMY T
67 CENTRAL ST
GEORGETOWN, MA 01833

BERNARDO, MATTHEW P
345 THAMES ST, UNIT 204N
BRISTOL, RI 02809

BOLTON, ALICE C & FOREST
345 THAMES ST, UNIT 403N
BRISTOL, RI 02809

BOUCHARD, KENNETH & RIKKI
KENNETH P & RIKKI HANSEN
25 RELIANCE DR
BRISTOL, RI 02809

BRAVE, ILENE E & DENNIS G
ILENE E BRAVE TRUST
PO BOX 906
BROOKLANDVILLE, MD 21022

BROWN, LARRY TRUSTEE
341 THAMES ST UNIT 104S
BRISTOL, RI 02809

BRUNING, KARLA
GANTZ, KATHLEEN
114 EAST 72ND ST APT 19A
NEW YORK, NY 10021

BUNN, JAMES BENNING SR &
BUNN, JACQUELINE BRYAN TE
8 ALDEN PLACE UNIT 2
BRONXVILLE, NY 10708

CAMOSCI, ROBERT E & GAIL
341 THAMES ST, UNIT 204S
BRISTOL, RI 02809

CAPODILUPO, PETER & JENNI
345 THAMES ST, UNIT 207N
BRISTOL, RI 02809

CARVARA, CYNTHIA N.
90 GRELOCK RD
BRISTOL, RI 02809

CASTRIOTTA, LAURA J - TRU
LAURA J CASTRIOTTA TRUST
345 THAMES ST, UNIT 410N
BRISTOL, RI 02809

CHRISTOPHER, JANET E TRUS
CHRISTOPHER FAMILY TRUST
345 THAMES ST, UNIT 108N
BRISTOL, RI 02809

CIVALE, CHRISTOPHER J &
BELLAMY, KARA E TRUSTEES
343 THAMES ST, UNIT 301M
BRISTOL, RI 02809

DAVIDSON, ASIA MARIA TRUS
345 THAMES ST, UNIT 501N
BRISTOL, RI 02809

DEALMEIDA, LOUIS A
406 THAMES ST
BRISTOL, RI 02809

DELL'ORO, JOHN DINO
345 THAMES ST, UNIT 503N
BRISTOL, RI 02809

DEMARCO, GREGORY M. &
AMY TRUSTEES
341 THAMES ST, UNIT 307S
BRISTOL, RI 02809

DEMARCO, MICHAEL D. & ELI
345 THAMES ST, UNIT 106N
BRISTOL, RI 02809

DUNN, JOHN G. JR TRUSTEE
345 THAMES ST, UNIT 502N
BRISTOL, RI 02809

EAGLE AND IVY, LLC
37 FACTORY POND CIRCLE
SMITHFIELD, RI 02917

ELIZABETH GLORIA, LLC
444 THAMES ST
BRISTOL, RI 02809

FALTEN, PAUL J. &
CAROL MILLIAN TE
341 THAMES ST, UNIT 105S
BRISTOL, RI 02809

FARBER, WILLIAM A. & JANI
1339 WESTWAY DR
SARASOTA, FL 34236

FETTER, JANET M TRUSTEE
JANET M FETTER TRUST
343 THAMES ST, UNIT 302M
BRISTOL, RI 02809

FITZPATRICK, CAROL A., TR
CAROL A FITZPATRICK REVOC
345 THAMES ST, UNIT 208N
BRISTOL, RI 02809

FLORIO, IRENE M TRUSTEE
IRENE M FLORIO TRUST
345 THAMES ST, UNIT 405N
BRISTOL, RI 02809

FRIDOVICH, SHEILA CONSTAN
345 THAMES ST, UNIT 308N
BRISTOL, RI 02809

GARRITY, JOHN
341 THAMES ST, UNIT 208S
BRISTOL, RI 02809

GOODNOW, CHRISTOPHER B. &
343 THAMES ST, UNIT 303M
BRISTOL, RI 02809

GRAY, ROBERT C & PATRICIA
341 THAMES ST, UNIT 210S
BRISTOL, RI 02809

HANKIN, ROBERT B & CHERYL
ROBERT B & CHERYL B HANKI
345 THAMES ST, UNIT 305N
BRISTOL, RI 02809-2955

HICKEY, MICHAEL J. &
KATHLEEN O. TRUSTEES
74 CARNEGIE HEIGHTS DR
PORTSMOUTH, RI 02871

HOLLAND, JOYCE A. TRUSTEE
345 THAMES ST, UNIT 110N
BRISTOL, RI 02809

HURST, JAMES WILLIAM & RA
HURST FAMILY 2012 TRUST
345 THAMES ST, UNIT 109N
BRISTOL, RI 02809

ISRAEL, SCOTT & JAFFE, AL
ISRAEL, NATHAN TRUSTEES
4420 GALT OCEAN DR
FORT LAUDERDALE, FL 33308

JACKSON, LISA R
345 THAMES ST, UNIT 406N
BRISTOL, RI 02809

JOHNSON, PETER T. & ANDRE
345 THAMES ST, UNIT 101N
BRISTOL, RI 02809

JOHNSTON, EDWIN M III. &
345 THAMES ST, UNIT 310N
BRISTOL, RI 02809

JON & JACQUELINE JORDAN R
6924 HICKORY HILL AVE
MCLEAN, VA 22101

JRA REALTY, LLC
JONATHAN ARCARI
7 BALLISTER ST
WAKEFIELD, MA 01880

KAWAOKA, ERIC J & ESTA TR
341 THAMES ST, UNIT 205S
BRISTOL, RI 02809

KITS VAN HEYNINGEN, ROBER
DEBRA A TE
18 FESSER AVE
BRISTOL, RI 02809

KUFFNER, TAMARA A. TRUSTE
345 THAMES ST, UNIT 202N
BRISTOL, RI 02809

LAPOINTE, WILLIAM H. &
LAPOINTE, DONNE M. TRUSTE
14517 MARSALA WAY
NAPLES, FL 34109

LEENUTAPHONG, DEBORAH LYN
NARUEKORN TRUSTEES
341 THAMES ST, UNIT 110S
BRISTOL, RI 02809

LEIBOWITZ, DAVID E &
PEGGY A TE
341 THAMES ST, UNIT 106S
BRISTOL, RI 02809

LI, HSI-CHENG TRUSTEE
345 THAMES ST, UNIT 306N
BRISTOL, RI 02809

LOUISE I. PLACIDO IRREVOC
KAUFMAN, BRETT A. TRUSTEE
345 THAMES ST, UNIT 410N
BRISTOL, RI 02809

LUCINI, GREGORY L &
PATRICIA A TE
345 THAMES ST, UNIT 506N
BRISTOL, RI 02809

LYNCH, JOHN J TRUSTEE
341 THAMES ST, UNIT 306S
BRISTOL, RI 02809

MARTIN, WILLIAM R. & JOAN
691 15TH AVE
SOUTH NAPLES, FL 34102

MCSTAY, JAMES P.
CHERYL A. ETUX TE
345 THAMES ST UNIT 205N
BRISTOL, RI 02809

MELLO, GARY R
565 WARREN AVE
SWANSEA, MA 02777

MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

NASTRO, KIMBERLY & DAVID
343 THAMES ST, UNIT 304M
BRISTOL, RI 02809

OBRIEN, MICHAEL T.
DENISE E. TE
345 THAMES ST, UNIT 206N
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA MURA
MATOOK, DEBORAH JOY TE
341 THAMES ST, UNIT 203S
BRISTOL, RI 02809

PETERSON, JEFFREY
519 GREGORY AVE
WILMETTE, IL 60091

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

RATFORD, VINCENT FRANCIS
RATFORD, MARGUERITE ELIZA
343 THAMES ST, UNIT 103M
BRISTOL, RI 02809

REIG, VIBEKE G TRUSTEE
VIBEKE REIG LIVING TRUST
341 THAMES ST, UNIT 305S
BRISTOL, RI 02809

RHODE, GRANT F & KATZ, JU
345 THAMES ST, UNIT 407N
BRISTOL, RI 02809

RIPP, PETER & MARI TRUSTE
345 THAMES ST UNIT N309
BRISTOL, RI 02809

ROEDIGER, HENRY L. III &
345 THAMES ST, UNIT 210N
BRISTOL, RI 02809

ROSS, MICHAEL C &
ASTRID L TRUSTEES
363 ADAMS ST
DENVER, CO 80206

ROWE, ABIGAIL CAMPBELL &
DAY, SARAH CAMPBELL TRUST
215 COTTONTAIL DRIVE
PORTSMOUTH, RI 02871

SANSONE, AMELIA M. TRUSTE
THE ELISA SANSONE TRUST-2
617 HOPE ST
BRISTOL, RI 02809

SARKISIAN, HERBERT A.
JANET E. TE
345 THAMES ST, UNIT 209N
BRISTOL, RI 02809

SAUL, DEBRA A
345 THAMES ST, UNIT 102N
BRISTOL, RI 02809

SB2, LLC
345 THAMES ST, UNIT 110N
BRISTOL, RI 02809

SHAMS, NICOLE
345 THAMES ST, UNIT 303N
BRISTOL, RI 02809

SHERMAN, MAX CHRISTOPHER
345 THAMES ST, UNIT 203N
BRISTOL, RI 02809

SMITH, DEBORAH R. & ALLEN
341 THAMES ST, UNIT 302S
BRISTOL, RI 02809

SPANG, HENRY A IV &
LINDA TE
343 THAMES ST, UNIT 101M
BRISTOL, RI 02809

STATE OF RHODE ISLAND
(INDEPENDENCE PARK)
ONE CAPITAL HILL DOA-CBO
4TH FLOOR
PROVIDENCE, RI 02908

STONE HARBOUR 409 N LLC
C/O HENRY KATZ
7918 STAYSAIL CT
LAKEWOOD RANCH, FL 34202

SUGARMAN, LOUIS TRST ETAL
MARAGHY, PAUL
345 THAMES ST, UNIT 504N
BRISTOL, RI 02809

SUTTON, HOWARD G. &
SUTTON, KIMBERLY G. P. TR
14685 KELSON CIRCLE
NAPLES, FL 34114

TETU, NORMAND P
GINNY L. TE
190 BICENTENNIAL DR
HOOKSETT, NH 03106

TOLAND, ANDREW B. & ELISE
TOLAND, JOHN L. (50%) TC
457 TUCKERMAN AVE
MIDDLETOWN, RI 02842

TOWEY, BRIDGET & TOWEY, M
341 THAMES ST, UNIT 109S
BRISTOL, RI 02809

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

FRANK MARTUCCI
14 GREYLOCK ROAD
BRISTOL, RI 02809

ALBERT QUITO
QUITO'S SHELLFISH & RESTAURANT
411 THAMES STREET
BRISTOL, RI 02809

Q'S WATERFRONT BY OMG
411 THAMES STREET
BRISTOL, RI 02809

ADAM OPPENHEIMER
110 HILLSIDE AVENUE
PAWTUCKET, RI 02860

ALBERT QUITO
95 Peaceful Way
Tiverton, RI 02878

2026 APR 24

Bay View Farms DBA Mello's Fruit

10 Case Ave

Seekonk Ma 02771

Contact : Alan Sousa 401-301-1330

aj_sousa@comcast.net

Re: Quito's outstanding Bill

Sir/ Madam,

Attached is a copy that Quito's owes Mello's Fruit from 2024. Numerous attempts to collect directly with Albert Quito who always said he has a buyer and the bill would be paid in full. To date this has not happened. I presentd the lien be placed on Quito's liquor license last year and have attached a copy . I am updating as no attempt nor payment has been made. In addition a UCC filing with Rhode Island Secratary of State has been filed. Also, attorneys Wieck & Deluca are representing Quito's mortgage sale on April 29th 2026. I again am informing the town of Bristol and the Town Solicitor that in both matters Mr Quito has not corresponded or made any sort of attempt to clear this matter up. My original document was filed with Bristol on September 26, 2025 at 1:43pm, see attached with the Town Clerks stamp. I may be reached at 401-301-1330.

Thank you,

Alan Sousa - President

Mello'sFruit

10 Case Avenue

Seekonk, MA 02771

aj_sousa@comcast.net

January 29, 2026

This letter is an overview of the past due balance between Quito's and Mello's Fruit. Customer had a good relationship up until September 2024 to when he stated he had plans to sell his business. His plans were to sell to the same group that had bought Brick Alley Pub and the Old Canteen. He asked that we give him time as it was a done deal. The deal did not happen and he closed for the season with a promise to pay in the Spring. The Spring came he opened and stated he had another buyer. This dragged the throughout the summer with Alan Sousa making no less then 10 visits asking the owner Albert to pay as littel as $100 a week towards the balance. The season ended no buyer and no payement. In addition money is owed to other vendors as well.

Original balance $4533.85

Interest acrueled over 15 month's and new total $4785.75

Administrative fee's $100.00

Total $4885.75

Alan Sousa President

Alan Sousa President

[redacted]uit and Produce - BayView Farms
69 Broadcommon Rd
Bristol, RI 02809-2771 USA
marie@mellosfruit.com

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2025 SEP 26 PM 1:18

Statement

TO
Albert
Quito's
PO Box 204
Bristol, RI 02809

STATEMENT NO. 1164
DATE 09/26/2025
TOTAL DUE $4,533.85
ENCLOSED

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
09/19/2024	Invoice #248644: Due 10/19/2024.	127.00	127.00
10/02/2024	Invoice #248759: Due 11/01/2024.	109.95	109.95
10/03/2024	Invoice #248944: Due 11/02/2024.	108.40	108.40
10/04/2024	Invoice #248988: Due 11/03/2024.	77.70	77.70
10/05/2024	Invoice #249016: Due 11/04/2024.	193.10	193.10
10/09/2024	Invoice #249077: Due 11/08/2024.	502.95	502.95
10/10/2024	Invoice #249115: Due 11/09/2024.	184.45	184.45
10/11/2024	Invoice #249127: Due 11/10/2024.	40.30	40.30
10/12/2024	Invoice #249177: Due 11/11/2024.	64.40	64.40
10/15/2024	Invoice #5144: Due 11/14/2024.	32.50	32.50
10/16/2024	Invoice #249294: Due 11/15/2024.	149.95	149.95
10/17/2024	Invoice #249327: Due 11/16/2024.	193.00	193.00
10/18/2024	Invoice #249367: Due 11/17/2024.	40.00	40.00
10/18/2024	Invoice #249227: Due 11/17/2024.	136.25	136.25
10/19/2024	Invoice #249235: Due 11/18/2024.	410.25	410.25
10/22/2024	Invoice #5158: Due 11/21/2024.	62.20	62.20
10/23/2024	Invoice #249470: Due 11/22/2024.	28.00	28.00
10/23/2024	Invoice #249451: Due 11/22/2024.	10.90	10.90
10/24/2024	Invoice #5165: Due 11/23/2024.	6.00	6.00
10/25/2024	Invoice #249501: Due 11/24/2024.	109.30	109.30
10/26/2024	Invoice #249530: Due 11/25/2024.	151.70	151.70
10/26/2024	Invoice #5175: Due 11/25/2024.	50.50	50.50
10/29/2024	Invoice #5179: Due 11/28/2024.	65.00	65.00
10/30/2024	Invoice #5184: Due 11/29/2024.	14.00	14.00
10/31/2024	Invoice #5186: Due 11/30/2024.	49.00	49.00
11/01/2024	Invoice #5192: Due 12/01/2024.	48.10	48.10
11/02/2024	Invoice #249668: Due 12/02/2024.	123.25	123.25
11/05/2024	Invoice #249690: Due 12/05/2024.	115.20	115.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	4,533.85	**$4,533.85**

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
11/06/2024	Invoice #5205: Due 12/06/2024.	51.25	51.25
11/06/2024	Invoice #249740: Due 12/06/2024.	70.50	70.50
11/07/2024	Invoice #249758: Due 12/07/2024.	31.90	31.90
11/08/2024	Invoice #249766: Due 12/08/2024.	135.00	135.00
11/09/2024	Invoice #249808: Due 12/09/2024.	112.10	112.10
11/12/2024	Invoice #249839: Due 12/12/2024.	101.50	101.50
11/16/2024	Invoice #249938: Due 12/16/2024.	199.50	199.50
11/19/2024	Invoice #249980: Due 12/19/2024.	69.55	69.55
11/22/2024	Invoice #250036: Due 12/22/2024.	159.35	159.35
11/23/2024	Invoice #250074: Due 12/23/2024.	45.05	45.05
11/27/2024	Invoice #250128: Due 12/27/2024.	105.00	105.00
11/29/2024	Invoice #250141: Due 12/29/2024.	75.60	75.60
12/03/2024	Invoice #250198: Due 01/02/2025.	112.00	112.00
12/04/2024	Invoice #250220: Due 01/03/2025.	62.20	62.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	4,533.85	**$4,533.85**



Rhode Island Department of State
1 STATE ST SUITE 401
PROVIDENCE, RI 02908
4018318099
WWW.RI.GOV

QUITOS RESTAURANT

Cashier: Lauren S.
10-Feb-2026 12:05:14P

Transaction **001376**

1	UCC-1 (3 or more pgs.)	$32.00
Subtotal		**$32.00**
Enhanced Access Fee (3.0%)		**$0.96**
Total		**$32.96**
DEBIT CARD SALE		
MASTERCARD 1925		$32.96

Retain this copy for statement validation

10-Feb-2026 12:05:54P
$32.96 | Method: CONTACTLESS
Mastercard Debit XXXXXXXXXXXX1925
Reference ID: 604100542340
Auth ID: 954824
MID: ********3999
AID: A0000000041010
AthNtwkNm: MASTERCARD

Thank you! vote.ri.gov #BeAVoter
Gracias! vote.ri.gov #SeaVotante

Clover ID: NBXQSKHAA3XBG
Payment RQAB9HYEX719W

Clover Privacy Policy
https://clover.com/privacy

[redacted]

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
Mello's Fruit - Alan Sousa President 401 301-1330

B. E-MAIL CONTACT AT SUBMITTER (optional)
AJ_Sousa@comcast.net

C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Mello's Fruit
10 Case Ave
Seekonk Ma 02771
c/o Alan Sousa

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

Print Reset

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
Quito's Restaurant

OR

1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
[redacted]	[redacted]		

1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
Po 204	Bristol	RI	02809	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
~~[redacted]~~ Quito	Albert		

2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
PO 204	Bristol	RI	02809	USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
Mello's Fruit

OR

3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
[redacted]	[redacted]		

3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
10 Case Ave	Seekonk	MA	02771	USA

4. COLLATERAL: This financing statement covers the following collateral:

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 07/01/23)

September 14, 2026

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

To Whom It May Concern:

In accordance with the provisions of Section 3 of the General Laws of Rhode Island (1956), as amended, please be advised that an objection is hereby made to the liquor license transfer of Quito's Rest to Serve Up Hospitality. Quito's Rest is indebted to McLaughlin & Moran as follows:

McLaughlin & Moran, Inc. ***$746.50***

The above indebtedness was incurred in the operation of the premises at 411 Thames Street.

In accordance with the above-quoted statute, it is respectfully requested that the said license not be transferred unless the indebtedness is paid in full.

Regards,

Denise Silva

Denise M. Silva
Credit Manager

RECEIVED AT MEETING

D5

Sinapi Law Associates Ltd.

2374 Post Rd Suite 201
Warwick, RI 02886

20 Cabot Blvd Suite 300
Mansfield, MA 02048

(401) 739-9690
sinapilaw.com

September 14, 2026

VIA EMAIL ONLY
Melissa Cordeiro
Town Clerk
Town of Bristol
c/o mcordeiro@bristolri.gov
Ten Court Street
Bristol, RI 02809

Re: **Our Clients:** **Southern Glazer's Wine and Spirits**
Mancini Beverage
Objection to license transfer of: **Quito's Rest. To Serve Up Hospitality**
Licensee Address: **411 Thames Street**

Dear Ms. Cordeiro,

The undersigned and this firm represent the above referred to client(s). On behalf of our client(s), we object to the above referred transfer because the licensee currently owes our client(s):

Southern Glazer's Wine and Spirits: $2,398
Mancini Beverage: $7,155

This debt was incurred in the operation of this licensee's business premises located in your municipality. Accordingly, in accordance with the provisions of Section 3-5-19 of the General Laws of Rhode Island (1956), as amended, **the undersigned objects to this proposed liquor license transfer** unless this indebtedness is paid to our client(s) in full.

Thank you for your attention to this matter, if you have any questions, please do not hesitate to contact me.

Very truly yours,

Gregory A. Mancini

Gregory A. Mancini

GAM/gam
cc: Client(s), via email

800 Aquidneck Avenue, Unit 1 | Middletown, RI 02842
(401) 846-8872

September 18, 2026

Town of Bristol Licensing Board
Town of Bristol
10 Court Street
Bristol, Rhode Island

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 18 PM 1:23

Re: Quito's Shellfish and Restaurant, Inc.

To members of the Licensing Board of the Town of Bristol,

In accordance with the pvosisions of Section 3-5-19 of The General Laws of RI (1956), as amended, please be advised that objection is hereby made to the liquor license transfer of Quito's Shellfish and Restaurant, Inc. for the reason that the applicant is indebted as follows, per the attached schedule:

NPTLC, LLC (dba Newport Lobster Company): $16,755.34

The above indebtedness was incurred in the operation of the premises at 411 Thames Street. In accordance with the above-cited statute, it is respectfully requested that the said license be not transferred unless the indebtedness is paid in full.

Sincerely,

NPTLC, LLC

/s/ Matthew Lyons
Matthew Lyons, Esq.
General Counsel

NPTLC LLC
PO Box 4500
Middletown, RI 02842 US
accounting@newport-lobster.com

Statement

TO
Quito's Restaurant & Bar
Quito's Restaurant & Bar
411 Thames St
Bristol, RI 02809

STATEMENT NO. 2367
DATE 09/16/2026
TOTAL DUE $16,755.34
ENCLOSED

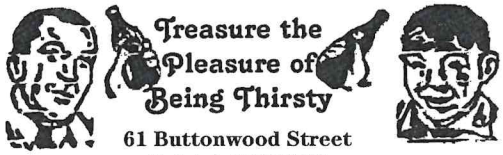
DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
10/05/2024	Invoice #230233: Due 10/05/2024.	1,346.00	1,137.74
10/06/2024	Invoice #230270: Due 10/06/2024.	1,374.35	1,374.35
10/09/2024	Invoice #230353: Due 10/09/2024.	451.50	451.50
10/11/2024	Invoice #230425: Due 10/11/2024.	1,029.82	1,029.82
10/12/2024	Invoice #230444: Due 10/12/2024.	1,387.25	1,387.25
10/13/2024	Invoice #230483: Due 10/13/2024.	510.00	510.00
10/17/2024	Invoice #230576: Due 10/17/2024.	549.99	549.99
10/18/2024	Invoice #230607: Due 10/18/2024.	857.00	857.00
10/19/2024	Invoice #230655: Due 10/19/2024.	1,003.59	93.01
10/20/2024	Invoice #230685: Due 10/20/2024.	800.92	211.50
10/22/2024	Invoice #230725: Due 10/22/2024.	816.26	816.26
10/24/2024	Invoice #230777: Due 10/24/2024.	476.00	476.00
11/03/2024	Invoice #231066: Due 11/03/2024.	707.50	707.50
11/29/2024	Invoice #231678: Due 11/29/2024.	1,177.50	1,177.50
11/30/2024	Invoice #231709: Due 11/30/2024.	336.50	336.50
12/01/2024	Invoice #231728: Due 12/01/2024.	218.50	218.50
12/05/2024	Invoice #231785: Due 12/05/2024.	60.00	60.00
12/07/2024	Invoice #231842: Due 12/07/2024.	574.00	574.00
12/08/2024	Invoice #231888: Due 12/08/2024.	125.00	125.00
01/08/2025	Invoice #INT010825: Due 01/08/2025.	389.31	389.31
02/08/2025	Invoice #INT020825: Due 02/08/2025.	395.15	395.15
03/08/2025	Invoice #INT030825: Due 03/08/2025.	401.09	401.09
04/08/2025	Invoice #INT040825: Due 04/08/2025.	407.10	407.10
05/08/2025	Invoice #INT050825: Due 05/08/2025.	413.20	413.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	276.00	268.13	264.27	15,946.94	**$16,755.34**

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
10/08/2025	Invoice #INT26082: Due 10/08/2025.	211.49	211.49
02/05/2026	Invoice #INT020526: Due 02/05/2026.	878.16	878.16
03/31/2026	Journal Entry #INTQ1: Interest Charge	240.29	240.29
04/30/2026	Journal Entry #INTQ2: Interest Charge	257.06	257.06
05/31/2026	Journal Entry #INTQ3: Interest Charge	260.67	260.67
06/30/2026	Journal Entry #INTQ4: Interest Charge	264.27	264.27
07/31/2026	Journal Entry #INTQ5: Interest Charge	268.13	268.13
08/31/2026	Journal Entry #INTQ6: Interest Charge	276.00	276.00

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	276.00	268.13	264.27	15,946.94	**$16,755.34**

EMPIRE BOTTLING WORKS



61 Buttonwood Street
Bristol, RI 02809

Tel. (401) 253-7117

September 21, 2026

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

Re: Quinto's Rest – 411 Thames Street
Liquor License Transfer

Dear Town Clerk:

Empire Bottling Works hereby submits its objection to the proposed transfer of the liquor license presently associated with Quinto's Rest at 411 Thames Street to Serve Up Hospitality.

As of this date, Quinto's Rest has an outstanding balance of $700.00 owed to Empire Bottling Works for goods and services provided in connection with the operation of the establishment.

Accordingly, Empire Bottling Works respectfully requests that the proposed liquor license transfer not be approved until the outstanding balance has been satisfied in full, consistent with the applicable provisions of Rhode Island General Law.

Please include this objection with the materials relating to the proposed license transfer.

Thank you for your attention to this matter.

Respectfully,

Edward R Borges

Edward R. Borges
Empire Bottling Works
61 Buttonwood Street
Bristol, RI 02809

PAUL J. PISANO
ATTORNEY

September 30, 2026

Bristol Licensing Board
Bristol Town Hall
10 Court Street
Bristo:, RI 02809

Fax: 401-253-2647 5490

Re: Quito's Shellfish and Restaurant

Gentlemen:

In Accordance with the provisions of Section 3-5-19 of The General Laws of RI (1956) as amended, please be advised that objection is hereby made to the liquor license transfer of **Quito's Shellfish and Restaurant** for the reason that the applicant is indebted as follows:

MS Walker of RI, Inc	$ 315.01
Johnson Brothers of RI, Inc.	$ 5179.46

The above indebtedness was incurred in the operation of the premises at 411 Thames Street, Bristol, RI.. In accordance with the above- cited statute, it is respectfully requested that the said license be not transferred unless the indebtedness is paid in full.

Very truly yours,

Paul J. Pisano, Esq..

56 Whispering Pine Way – Exeter – Rhode Island -02822 – 401-824-4881 – paucar2@verizon.net

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 9/9/26

PETITION DESCRIPTION:

Albert Quito, Quito's Shelfish and Restaurant, Inc. 411 Thames Street, requests transfer of Class BV Liqour License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G with Expansion of Licenses Premises (new ownership - Adam Oppenheimer, Frank Matucci, and Anthony Guaetta)

PERSON/S FILING PETITION: Albert Quito

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

NOTES:

I spoke with Mr. Martucci regarding this request. He stated that there will be no changes made to the bar area; however, he is requesting to add outside seating. I explained to Mr. Martucci that the outside seating must be used in conjunction with tables and dining and may not be used solely for the consumption of alcoholic beverages. For example, patrons may not purchase an alcoholic beverage, take it outside, and consume it while waiting for a table to dine. Mr. Martucci stated that he understood and confirmed that this is not his intention. After reviewing this petition, there is no known reason for denial of the Class BV liquor license transfer, provided that all guidelines set forth in the application, as well as all applicable laws and ordinances governing this practice, are followed. I recommend a six-month review continued

REVIEWING OFFICER: Lt. Paul Medeiros
DATE COMPLETED: 9/9/26

Con Con
STEVEN CONTENTE
Town Administrator

Bristol Fire Department

Inter Office Memorandum

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: September 10, 2026

Re: License Recommendation, September 16 Council Meeting

The fire department has reviewed the license request presented as follows:

1. Transfer of Class BV Liquor License

   Albert Quito, Quito's Shellfish and Restaurant Inc., to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of licensed premises (Adam Oppenheimer, Frank Martucci, Anthony Guaettta)

   411 Thames St.

***Fire inspection required prior to opening**

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Concur
STEVEN CONTENTE
Town Administrator

Town of Bristol, Rhode Island

Department of Community Development

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

September 9, 2026

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director

RE: Albert Quito, Quito's Shellfish and Restaurant, Inc.
411 Thames Street
Transfer of Class BV with expansion of licensed premises to
New ownership – Oppenheimer, Martucci, and Guaetta

I have reviewed the above petition and have no objection to the transfer, subject to the amendment to the Sublicense Agreement and State Property Commission approval as needed for the leased area.

Thank you for the opportunity to comment.

Concur
STEVEN CONTENTE
Town Administrator

B1/D1

D'Amico·Burchfield LLP
Legal Solutions

October 7, 2026

Bristol Town Council – *Via e-mail*
10 Court Street
Bristol, RI 02809

RECEIVED AT MEETING

RE: Serve Up Hospitality, LLC

Dear Council Members,

On your agenda this evening is a Public Hearing concerning a Petition to Transfer the Class BV Liquor License from Albert Quito, Quito's Shellfish and Restaurant, Inc. at 411 Thames Street to our clients Serve Up Hospitality LLC d/b/a Q's Waterfront by O.M.G. Also on the agenda is a request for a Victualling License and Dancing & Entertainment License.

Numerous claims have been filed with respect to the Petition to transfer the Liquor License due to monies owed by Mr. Quito. Good faith efforts to resolve these claims by Serve up Hospitality have been unavailing. Furthermore, Mr. Quito has not obtained a Certificate of Good Standing from the State of Rhode Island, nor is there any indication that he intends to do so.

Therefore, Serve Up Hospitality, LLC no longer seeks to have the Class BV Liquor License transferred from Quito's Shellfish and Restaurant, Inc. to Serve Up Hospitality. If the Council approves the Victualling License, Serve Up Hospitality intends to operate on a BYOB basis while it pursues a new liquor license for the premises.

Our clients are committed to their investment in this location and look forward to being an active and engaged member of the community. We appreciate the Town's consideration of the remaining license requests, and our clients look forward to a long relationship with the Town.

Very truly yours,

D'Amico Burchfield, LLP
Jimmy Burchfield, Jr., Esq.
Kathryn J. Hopkins, Esq.
JVB@DBLawRI.com
KJH@DBLawRI.com

Cc: Andrew Teitz, Esq.

ıd in Providence/Bristol County Superior Court
ɔmitted: 5/1/2026 2:54 PM
/elope: 5644701
/iewer: Brian T.

RECEIVED AT MEETING

STATE OF RHODE ISLAND
PROVIDENCE, SC

SUPERIOR COURT

CATRINA JOEL, LLC
Plaintiff

v.

ALBERT P. QUITO, *et al*
Defendants

C.A. No. PB: 2023-01387

RESTRAINING ORDER

This matter came to be heard this 1st day of May, 2026 on the Defendant, Cross Claimant and Third-Party Plaintiff, Marcia P. Principe (hereinafter, "Principe") Emergency Motion for a Temporary Restraining Order and for Instructions, Hon. Justice Brian P. Stern presiding. After hearing thereon, it is hereby:

ORDERED, ADJUDGED AND DECREED

1. Defendant, Albert P. Quito and any businesses entities, trusts or other persons that are controlled by him as well as his attorneys, including Attorney Evan Leviss (hereinafter collectively the "Quito Parties") from dissipating any and all assets procured from the sale of the property located at 411 Thames Street in Bristol and the business known as Quito's Restaurant at that same address.

2. The Court instructs all Parties to preserve all evidence related or pertaining in any way to the transaction referenced in the Emergency Motion.

3. Attorney Evan Leviss and anyone acting on his behalf is hereby enjoined from making any further assignments of that certain Mortgage made by JoAnne Quito, Trustee of JoAnne Quito Revocable Trust to the Fall River Five Cents Savings Bank, with a principle place of business at 79 North Main Street, Fall River, MA, which Mortgage is dated February 11, 2014, and recorded in the Town of Bristol Land Evidence Records, at Book 1745, Page 93.

4. The Court will schedule an evidentiary hearing on this matter forthwith.

ıd in Providence/Bristol County Superior Court
›mitted: 5/1/2026 2:54 PM
/elope: 5644701
/iewer: Brian T.

ENTER

/s/ Associate Justice Brian P. Stern

Dated: May 1, 2026

PER ORDER

Dennis W. Ricci
Senior Deputy Clerk I

Respectfully submitted,

MARCIA P. PRINCIPE

By and through her attorneys,

/s/ Eric S. Brainsky
Eric S. Brainsky, Esq. (#7335)
Michael E. Levinson, Esq. (#7567)
C. Beau Akers, Esq. (#10245)
Brainsky Levinson, LLC
1543 Fall River Avenue, Suite 1
Seekonk, MA 02771
Ph: (508) 557-1910
Fax: (508) 557-1905
ebrainsky@brainskylevinson.com

Dated: May 1, 2026

CERTIFICATE OF SERVICE

I hereby certify that on the 1st day of May, 2026 I electronically filed and served this document through the electronic filing system with notice to the following parties and all other parties of record as may be listed for notification on the Rhode Island Judiciary's Electronic Filing System. The document electronically filed and served is available for viewing and/or downloading from the Rhode Island Judiciary's Electronic Filing System.

William M. Kolb, Esq.
Law Offices of William M. Kolb, LLC
100 Hoffman Avenue, Unit 4
Cranston, RI 02920
bill@kolblaw.com

ıd in Providence/Bristol County Superior Court
ɔmitted: 5/1/2026 2:54 PM
/elope: 5644701
/iewer: Brian T.

Scott K. DeMello, Esq.
Robert Armado D'Alfonso III, Esq.
Lepizzera & Laprocina Counsellors at Law, Ltd.
117 Metro Center Blvd., Suite 2001
Warwick, RI 02886
sdemello@leplap.com
rob@leplap.com

Evan S. Leviss, Esq.
15 Old Beach Road
Newport, RI 02840
evanleviss@verizon.net

Amy B. Yarbro, Esq.
Morrison Mahoney LLP
250 Summer Street
Boston, MA 02210-1181
ayarbro@morrisonmahoney.com

Scott M. Carroll, Esq.
Brandon M. Darelius, Esq.
Boyle Shaughnessy Law PC
One Turks Head Place, Suite 1330
Providence, RI 02903
scarroll@boyleshoughnessy.com
bdarelius@boyleshaughnessy.com

Justin T. Shay, Esq.
Sally P. McDonald, Esq.
301 Promenade Street
Providence, RI 02908
jshay@cm-law.com
smcdonald@cm-law.com

Lisa M. Kresge, Esq.
362 Broadway
Providence, RI 02909
lkresge@bskllp.com

/s/ Eric S. Brainsky

TOWN OF BRISTOL
PROPOSED ORDINANCE
NO. 2026-13

AN ORDINANCE IN AMENDMENT TO CHAPTER 17 OF THE ORDINANCES OF THE BRISTOL TOWN CODE

IT IS HEREBY ORDAINED by the Town Council of Bristol, Rhode Island, that Chapter 17 of the Ordinances of the Town of Bristol be amended as follows:

CHAPTER 17 – OFFENSES AND MISCELLANEOUS PROVISIONS

* * *

ARTICLE II – ALCOHOLIC BEVERAGES ESTABLISHMENTS

* * *

Sec. 17-82. - Number of licenses.

Alcoholic beverage licenses within the town shall be limited in quantity as follows:

* * *

(2) For class B limited, there shall be a maximum of ~~six~~ five licenses;

(3) For class ~~BT~~ B-H, there shall be a maximum of ~~none~~ one license;

* * *

(8) For class T, there shall be ~~a maximum of one~~ none ~~license~~.

* * *

The Town Council will be in session in the Town Hall, Council Chambers, on October 28, 2026. If remonstrance in the meantime, a petition bearing the valid signatures of at least twenty (20) qualified voters must be filed with the Town Clerk requesting a Public Hearing, such hearing must be held before final action may be taken on said ordinance.

This ordinance shall take effect upon its passage.

By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

October 15, 2026

TOWN OF BRISTOL
PROPOSED ORDINANCE
No. 2026-13

AN ORDINANCE IN AMENDMENT TO
CHAPTER 17
OF THE ORDINANCES OF THE BRISTOL TOWN CODE

IT IS HEREBY ORDAINED by the Town Council of Bristol, Rhode Island, that Chapter 17 of the Ordinances of the Town of Bristol be amended as follows:

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* * *

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* * *

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* * *

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By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

October 15, 2026

2nd READING

TOWN OF BRISTOL
PROPOSED ORDINANCE
No. 2026-13

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* * *

(8) For class T, there shall be ~~a maximum of one~~ none ~~license~~.

* * *

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This ordinance shall take effect upon its passage.

By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

October 15, 2026

LICENSE REQUEST: **BV INTOXICATING BEVERAGE LICENSE TRANSFER**

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable Body to be granted a

Name of license holder: Serve Up Hospitality LLC

DBA: Q's Waterfront by O.M.G
(NAME OF ESTABLISHMENT)

ADDRESS OF ESTABLISHMENT: 411 Thames St Bristol RI 02809

Seller signature: _____ **Buyer signature:** _____

Print name: Albert P Quit **Print name:** Adam Oppenheimer

Proposed Hours of Operation: Mon-Thurs 11am - 9pm Fri, Sat, Sunday 11am - 10pm

**** PLEASE ATTACH SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED.**

Fee for License Transfer: $100 plus advertising costs.
(Annual Fee for License Renewal: $1300 per year plus advertising costs). Also required is Victualling License: $75/year (Payable after Council approves the license).

Please attend the Council Meeting on: 9.16.2026

PETITION MUST BE RETURNED BY FRIDAY AT 4PM TWO WEEKS PRIOR TO COUNCIL MEETING.

Date Received: _____

*SIGNATURE: _____

NAME: Frank A Mortucci
(PLEASE PRINT NAME OF BUYER)

ADDRESS: 14 Greylock Rd

TOWN: Bristol, RI 02809
(ADDRESS OF BUYER)

DAT

B'

I

I

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

LICENSE REQUEST: **VICTUALLING LICENSE**
Expires: December 1st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

VICTUALLING LICENSE

NAME OF ESTABLISHMENT: Q's Waterfront by OMG (Serve UP Hospitalit LLC

ADDRESS: 411 Thames Street, Bristol RI 02809

APPLICANT NAME: Serve Up Hospitality Group LLC

HOURS OF OPERATION: ~~Mon-Fri 8-5~~ Mon-Thurs - 11am-9pm Fri, Sat, Sun - 11am-10pm

- ☐ **Victualling Petition & $75 License Fee** (payable after Council approves license)
- ☐ **Second Quarter Taxes must be paid** (call 253-7000 for amount due)
- ☐ **Fire Department Clearance 401-253-6912**
- ☐ **Water Pollution Control Clearance** (grease removal unit) 401-253-8877
- ☐ **RI Department of Health Clearance 401-222-2749**

Please attend the Council meeting on 9.11, 2024

Petition must be returned by _____, 2024

SIGNATURE: Frank J Martucci

NAME: Frank J Martucci

ADDRESS: 14 Greylock Rd

TOWN: Bristol

DA

BU

HC

EM

Date Received: _____

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

STATE OF RHODE ISLAND CITY/TOWN OF BRISTOL

BOARD OF LICENSE COMMISSIONERS
APPLICATION FOR LIQUOR LICENSE

RETAILER CLASS: A___ BH___ BM___ BT___ BV X BVL___ C___ E___ ED___ J___ T___ 2:00 A.M. ___

Business Structure: ☐ **Corporation** ☐ **Partnership** ☒ **LLC** ☐ **Individual**

Serve Up Hospitality LLC
Name of Applicant/Corporation

D/B/A Q's Waterfront by O.M.G

411 Thames Street Bristol RI
Address of Premise

401-253-4500 f.
Phone Number of Business Ema

State – Incorporated: Rhode Island Date of Incorporation: January 22ND 2025

Name, Address, Telephone of all Officers/Members with percentage ownership:

Frank Martucci 14 Greylock Rd Bristol RI 0280 33.3%
President/Member Name Address % Ownership

Anthony Guzetta 110 Stowe Riverside RI 0295 33.3%
Vice President/Member Name Address % Ownership

Treasurer Adam Oppenheimer 110 Hillside Ave Pawtucket 33.3%
Secretary/Member Name Address % Ownership

Treasurer/Member Name Address % Ownership

Name and Address of All Directors or Board Members, with percentage ownership:

Frank J. Martucci 14 Greylock RI Bristol RI 33%
Name Address Phone % Ownership

Adam Oppenheimer 110 Hillside Ave Pawtucket RI 33.3%
Name Address % Ownership

Anthony Guzetta 110 Stowe Ave Riverside RI 0915 33.3%
Name Address % Ownership

If application is on behalf of undisclosed principal or party, please give details:

N/A

Does Applicant Own Premises? Yes__ No X Is Property Mortgaged? Yes__ No__ **or** Leased? Yes X No__

Give Name and Address of Mortgagee (Bank or Mortgage Holder) or Lessor (Landlord) and Amount of Extent

Joe Ruggerio 411 Thames LLC. 411 Thames St 3yr $540,000
Name Address Amount - Term

Have any Officers, Members or Stockholders ever been arrested or convicted of a crime? Yes__ No X If yes, explain:

Is any other business to be carried on in Licensed Premises? Yes____ No X If yes, explain:

Is Applicant or any of its Officers, Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Title 3 of the RI General Laws? If yes, explain: NO

Is Applicant the owner or operator of any other business? If yes, explain: NO

State amount of capital invested in the business? $150,000.00

Do you have now, or will you be installing, a draught system Yes X No__

I hereby certify that the above statements are true to the best of my knowledge and belief:

Applicant Signature — Date: 9/1/24

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the applica or the revocation of the license in case one has been granted.
2. Corporation having 25 or more stockholders need not file a list of the names and addresses of stockholders - (Question #8)
3. Attention is called to the requirements RIGL §3-5-10:
   (A) All newly elected officers, members, or directors must be reported to the Board of License Commissioners within 30 days.
   (B) Any acquisition by any person of more than ten per cent (10%) of any class of corporate stock must be reported within 30 days.
   (C) Any transfer of fifty percent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer of a license.

APPLICATION FOR TRANSFER OF LICENSE ONLY

Transfer of Location _____ Name _____ Stock _____ Current Retail Class_____ Transfer of ownership ✓

Albert P Quito

Name of Transferor (applicant/old owner)

Quito's

d/b/a

Quill Dyke Rd

Address

The above hereby petitions the Licensing Board to transfer the said license to:

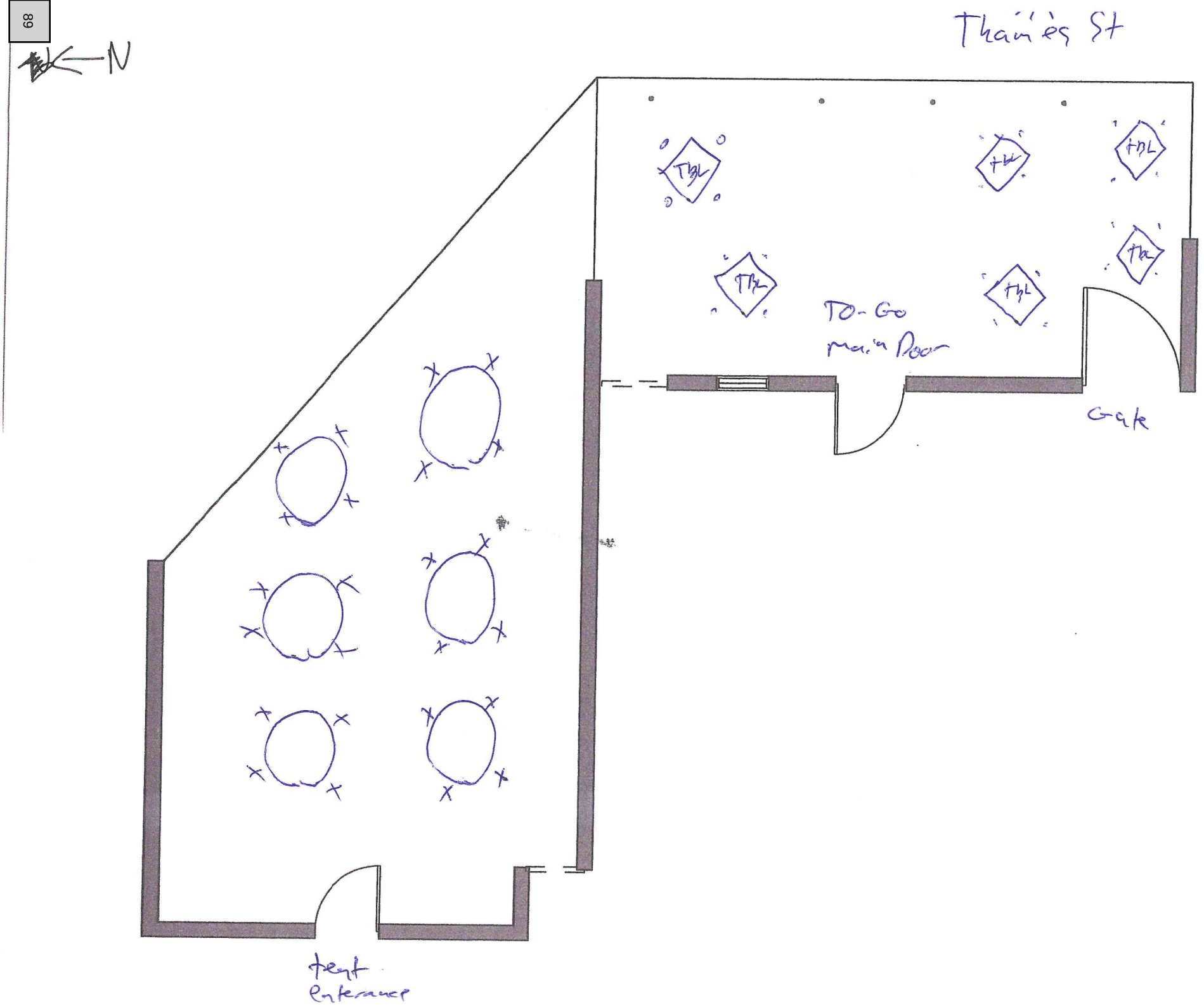
New Location (If any): _____

New Name (If any): Serve up Hospitality LLC Dba - Q's Waterfront by O.M.G

If change of stockholders, list old and new stockholders:

Signature of Transferor (old owner) — Date: 9-20-24

Signature of Transferee (New Owner) — Date: 9/4/


N
Thames St
TBL
TBL
TBL
TBL
TBL
TO-GO
main Door
Gate
tent
Entrance




Quito's
Restaurant & Bar

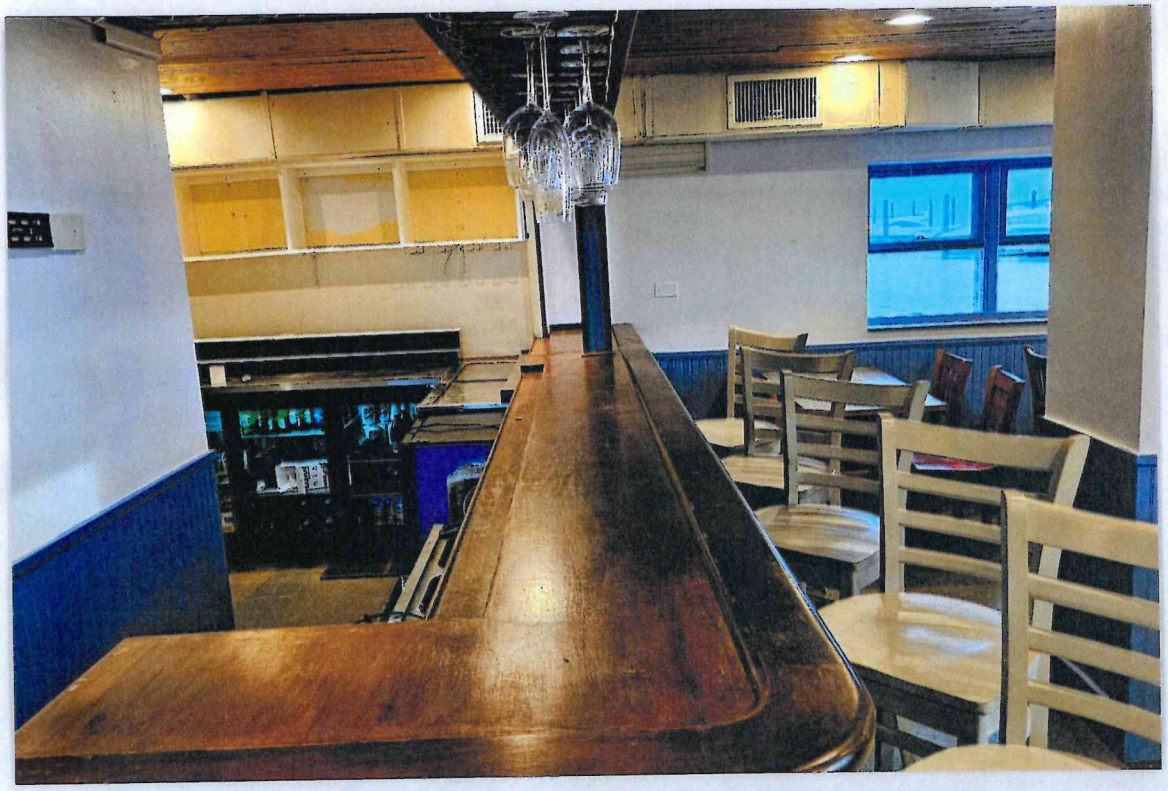




Interior -

Camino

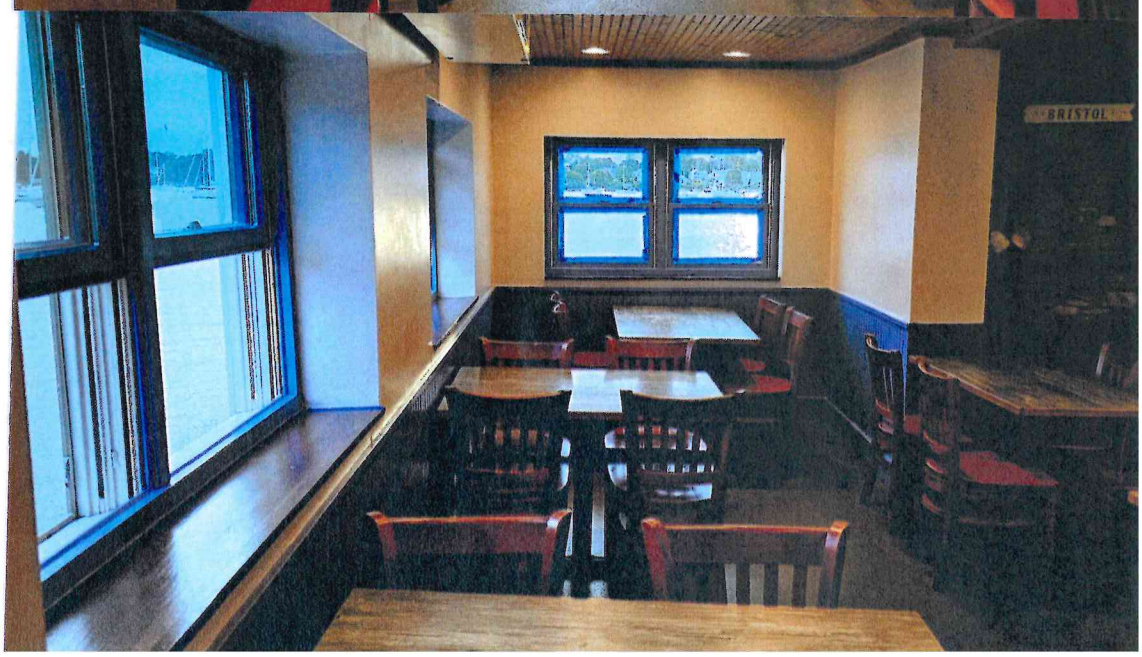
2








BRISTOL


BRISTOL

DW
AC


pepsi















Q's WATERFRONT
by O.M.G
BRISTOL, RHODE ISLAND

SIGNATURE COCKTAILS

Seaside Spritz $15
Caposaldo Prosecco • Lunazul blanco tequila • Aperol • dry vermouth • passionfruit • lemon

Lost Horizon — World Award-Winning Cocktail $14 N
Chairman's Reserve rums • Creole Shrubb • pineapple • key lime • shiitake-roasted cashew orgeat

Seaworthy $13
ISCO Seaflow gin • dry vermouth • pickled kelp brine • nori-fennel mist

The Floor is GUAVA!!! $13
Rhum agricole • Licor 43 • lime • guava soda

C-Doli $13
Pineapple-infused Teremana blanco tequila • bergamot • citrus oil

A Sight for Azore's Eyes $14
Chouriço fat-washed mezcal • Manzanilla sherry • dry vermouth • quince

Funnel Cake Espresso Martini $13 W-D
Tito's vodka • Caffè Borghetti • espresso • Fralinger Saltwater Taffy • cream • funnel cake • baker's dust

Deep Blue Sea $13
Espolon blanco tequila • blue curaçao • grapefruit • lime • coconut cream • Sakura bitters

Ravello D $13 D
Crema limoncello • lemon • cardamom • Prosecco

Q the Manhattan $15
Woodford Rye • Old Forester Bourbon • Carpano Rosso • Amaro dell'Etna • orange & black walnut bitters

Spicy Margarita $14
Cazadores blanco • Ancho Reyes Verde • lime • agave • black sea salt

Anchor $14
Bombay Cru gin • Carpano Bianco • Lillet • blue curaçao

The Island $15
Diplomático rum • guava • P.O.G. bitters

The "Q" ucumber $13
Crop Organic Cucumber vodka • Cocchi Americano • elderflower • citrus • agave

SIGNATURE COCKTAILS • CONTINUED

BEER & RTDS

Sam Adams Seasonal	$7
Blue Moon Belgian White	$7
Chair Two	$7
Ragged Island Seasonal Rotation	$8
Narragansett Fresh Catch	$7
Bud Light	$6
Miller Lite	$6
Coors Light	$6
Corona	$7
Stella Artois	$7
Guinness Stout	$7
Modelo Especial	$7
Whaler APA	$7
Pivotal Seasonal	$7
Sun Cruise RTD	$7
Truly Wildberry RTD	$7
High Noon Pineapple RTD	$8
Just the Haze 0.0	$7
Heineken 0.0	$7

SPIRIT-FREE COCKTAILS

Salted Pear & Thyme $9
Clarified pear • botanical spirit • thyme honey • lemon • sea air

Fig & Black Walnut Old Fashioned $9 N
Zero-proof whiskey • roasted fig • demerara • black walnut bitters

Black Tea Sour $9
Early Grey • zero-proof amaro • bergamot honey • lemon • sea air

WINE

	GLASS / BOTTLE
Vigneto Giardino Prosecco DOCG, *Valdobbiadene, Italy*	12 / 46
Martín Códax Albariño, *Rias Baixas, Spain*	13 / 49
Argiolas Costamolino Vermentino, *Sardinia, Italy*	12 / 43
Benvolio Pinot Grigio, *Friuli-Venezia Giulia, Italy*	11 / 45
Daou Sauvignon Blanc, *Paso Robles, California*	13 / 49
Planeta Rosé, *Nero d'Avola / Syrah, Sicily*	12 / 43
Planeta Frappato — Chilled, *Sicily, Italy*	12 / 43
The Seeker Pinot Noir, *France*	12 / 43
Substance Cabernet Sauvignon, *Columbia Valley, Washington*	13 / 45
The Walking Fool Red Blend by Caymus, *Suisun Valley, California*	15 / 59

WINE BY BOTTLE

Pikes 'The Tradition' Riesling, *Clare Valley, Australia*	44
Craggy Range Sauvignon Blanc, *New Zealand*	58
Jean-Marc Brocard Chablis, *Burgundy, France*	62
Caposaldo Moscato, *Friuli-Venezia Giulia, Italy*	46
Panamera 'Chapeau' Napa Valley White Blend, *California*	68
San Simeon Chardonnay, *Paso Robles, California*	48
St. Francis Pinot Noir, *Willamette Valley, Oregon*	58
Brancaia Tre Super Tuscan, *Tuscany, Italy*	62

ALLERGY & DIETARY GUIDE

SH Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SES Sesame • N Tree Nuts – used in preparation

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

Contemporary New England seafood
coastal classics · land & garden favorites

Q's WATERFRONT
by O.M.G

O's Waterfront by O.M.G • 2026 Guest Menu Draft
Pricing subject to final food cost validation

RAW & CHILLED

New England Oysters — $4 ea. / $22 half doz.
Rotating local oysters • lemon • horseradish • house cocktail sauce • Vinho Verde-pink peppercorn mignonette

Oysters A la Diabla
with smoky roasted tomato-chipotle granita • lime

Raw Littlenecks — $2.25 ea.
Native littlepecks • lemon • horseradish • cocktail sauce

Jumbo Shrimp Cocktail — $3.75
Chilled jumbo shrimp • house cocktail sauce

Fluke Tiradito — $19
Key lime & bitter orange cure • radish • toasted corn nuts • micro-cilantro • aji amarillo coconut tiger's milk

Tuna Crudo — $18
Yellowfin tuna • avocado • citrus soy • sesame • jalapeño • crispy shallot

Shrimp Ceviche — $18
Shrimp • seasonal citrus • jalapeño • tomato • bell pepper • EVOO • cilantro • red onion • avocado • tortilla crisps

Coastal Raw Bar Tower — $59
6 oysters • 6 littlenecks • 4 jumbo shrimp • daily crudo • sauces & mignonette

Grand Coastal Seafood Tower — $109
Whole chilled 1.25 lb lobster • 8 oysters • 8 littlenecks • 6 jumbo shrimp • daily crudo • cocktail sauce • mignonette • drawn butter

SOUPS

New England Clam Chowder — $8 / $12
Native clams • potato • celery • onion • cream

Rhode Island Clear Chowder — $8 / $12
Native clams • potato • celery • onion • clam broth

Lobster Bisque — $11 / $15
Lobster • sherry

Seafood Stew — $13 / $19
Tomato broth • lobster • shrimp • scallops • cod • calamari

STARTERS

Six / Twelve Clam Cakes — $9 / $14
Quito's signature Rhode Island clam cakes

Caviar Clam Cake Bites — $29
Mini O.M.G's clam cakes • crème fraiche • chive • caviar • lemon

Al Pastor Fried Wings — $17
Double-fried wings • achiote-guajillo spice • charred pineapple reduction • pineapple cilantro crema

Portuguese Chouriço Corn Dog — $15
Portuguese chouriço • cornmeal batter • hot honey mustard • pink peppercorn

Calamari Arepa — $17
Fried calamari • sweet chili-guava glaze • corn arepa • avocado • pickled red onion

Brussels — $13
Local smoked bacon bacon • hot honey • Parmesan

New England Clam Chowder Poutine — $18
Seasoned fries • clam chowder • chopped sea clams • smoked bacon • cheese curds • parsley • cracked pepper

Coconut Baby Shrimp — $17
Coconut crust • habanero-mango dipping sauce

Crab Cakes — $19
Lump crab • honey-ginger sauce

Stuffed Quahog — $9
Classic Rhode Island stuffie

Steamed Littlenecks — $19
Garlic-white wine butter or tomato zuppa • grilled bread

Mussels — $18
Garlic-white wine scampi or tomato zuppa • grilled bread

SALADS

Caesar — $12
Romaine • Parmesan • croutons • house Caesar

Classic Italian Panzanella — $14
Rustic bread • heirloom tomato • cucumber • red onion • capers • basil • red wine-oregano vinaigrette

Shaved Fennel & Blood Orange — $15
Fennel • blood orange • watercress • Castelvetrano olives • preserved lemon vinaigrette • pistachio

Add Protein as selected
Chicken $9 · Shrimp $11 · Salmon $15 · Lobster MKT

HANDHELDS

Cold Lobster Roll — $37
Hand picked lobster • mayo • dill • toasted brioche • one side

Warm Buttered Lobster Roll — $37
Warm lobster • drawn butter • toasted brioche • one side

Fried Fish Sando — $18
Cod • lettuce • tomato • tartar • brioche • one side

Smash Angus Burger — $19
Grass-fed Angus • lettuce • tomato • brioche • one side

Chicken Sando — $18
Buttermilk fried chicken • pickles • slaw • spicy aioli • potato roll

Whole Clam Roll — $27
Whole belly clams • toasted roll • one side

Crispy Scup Tacos — $19
Beer-battered local scup • blue corn tortillas • cabbage • charred pineapple-habanero salsa • cilantro crema

Lobster & Street Corn Quesadilla — $24
Local lobster • Oaxaca cheese • charred corn • cotija • cilantro • chili-lime crema • flour tortilla

PASTA

Linguine & Littlenecks — $29
Native littlenecks • garlic • white wine or tomato zuppa

O.M.G Bolognese — $26
Barrington Butcher Blend • house tomato puree • tagliatelle

Seafood Medley Scampi — $36
Littlenecks • shrimp • scallops • garlic-white wine sauce

Chicken Parmesan — $24
Baffoni Farm's chicken • marinara • mozzarella • linguine

SEAFOOD MAINS

Lemon Butter Baked Cod — $26
Atlantic cod • lemon • white wine • herbs • Pangrattato • two sides

Seafood Casserole — $42
Scallops • shrimp • lobster • cod • butter • white wine • Pangrattato

Pan-Seared Salmon — $32
Salmon • garlic • olive oil • white wine • herbs • two sides

Pan-Seared Daily Catch — MKT
Chef's daily preparation

SEAFOOD MAINS · CONTINUED

Pan-Seared Scallops — MKT
Atlantic sea scallops • seasonal preparation • two sides

Grill Seafood Trio — MKT
Seasonal offerings • garlic-white wine • two sides

Steamed Lobster — MKT
Lobster • drawn butter • two sides

Whole Catch of the Day — MKT
Black sea bass • arroz mamposteao • escabeche onions • green herb chimichurri

FRIED NEW ENGLAND CLASSICS

Fish & Chips — $25
Beer-battered cod • fries • slaw • tartar

Whole Belly Clam Dinner — MKT
Whole clams • fries • slaw • tartar

Clam Strip Dinner — $27

Fried Shrimp Dinner — $27
Jumbo shrimp • fries • slaw • cocktail sauce

Fried Scallop Dinner — $37
Sea scallops • fries • slaw • tartar

Two-Way Combination — $36
Choose two: clams, strips, scallops, calamari, shrimp, oysters or cod

Fisherman's Platter — $42
Cod • shrimp • scallops • whole belly clams • fries • slaw

LAND MAINS

Bistro Steak — $36
8 oz sirloin • chimichurri • crispy smashed potatoes • seasonal vegetable

Chicken Milanese — $28
Crispy chicken • arugula • tomato • parmesan • lemon vinaigrette

Stuffed Eggplant Involtini — $24
Eggplant • herbed ricotta • capers • pine nuts •

Surf & Turf — MKT
8 oz sirloin • lobster or shrimp • whipped potatoes • seasonal vegetable

O.M.G Steak & Stuffed Calamari — $45
O.M.G seasoned Prime Iron Steak • calamari stuffed with Portuguese chouriço rice • pickled peppers

SIDES

French Fries — $6
Sea salt

Rosemary Garlic Fries — $8
Rosemary • garlic seasoning • malt vinegar aioli

Crispy Smashed Potatoes — $8
Garlic • herbs • Parmesan

Charred Broccolini — $8
Lemon • garlic • chili

House Coleslaw — $6
Classic Coleslaw

Lobster Mac & Cheese — MKT
Three cheese sauce • lobster • seasoned crumb

ALLERGY & DIETARY GUIDE

Sh Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SE Sesame • TN Tree Nuts • used in preparation • GF Gluten-Free • GFO Gluten Free Option

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: September 3, 2026

RE: Albert Quito, Quito's Shellfish and Restaurant, Inc. 411 Thames Street, request Transfer of Class BV Liquor License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of licensed Premises (new ownership - Adam Oppenheimer, Frank Martucci, and Anthony Guaetta)

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **September 16, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, September 9, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

2026 APR 24

Bay View Farms DBA Mello's Fruit

10 Case Ave

Seekonk Ma 02771

Contact : Alan Sousa 401-301-1330

aj_sousa@comcast.net

Re: Quito's outstanding Bill

Sir/ Madam,

Attached is a copy that Quito's owes Mello's Fruit from 2024. Numerous attempts to collect directly with Albert Quito who always said he has a buyer and the bill would be paid in full. To date this has not happened. I presentd the lien be placed on Quito's liquor license last year and have attached a copy . I am updating as no attempt nor payment has been made. In addition a UCC filing with Rhode Island Secratary of State has been filed. Also, attorneys Wieck & Deluca are representing Quito's mortgage sale on April 29th 2026. I again am informing the town of Bristol and the Town Solicitor that in both matters Mr Quito has not corresponded or made any sort of attempt to clear this matter up. My original document was filed with Bristol on September 26, 2025 at 1:43pm, see attached with the Town Clerks stamp. I may be reached at 401-301-1330.

Thank you,

Alan Sousa - President

Mello'sFruit

10 Case Avenue

Seekonk, MA 02771

aj_sousa@comcast.net

January 29, 2026

This letter is an overview of the past due balance between Quito's and Mello's Fruit. Customer had a good relationship up until September 2024 to when he stated he had plans to sell his business. His plans were to sell to the same group that had bought Brick Alley Pub and the Old Canteen. He asked that we give him time as it was a done deal. The deal did not happen and he closed for the season with a promise to pay in the Spring. The Spring came he opened and stated he had another buyer. This dragged the throughout the summer with Alan Sousa making no less then 10 visits asking the owner Albert to pay as littel as $100 a week towards the balance. The season ended no buyer and no payement. In addition money is owed to other vendors as well.

Original balance $4533.85

Interest acrueled over 15 month's and new total $4785.75

Administrative fee's $100.00

Total $4885.75

Alan Sousa President

Alan Sousa President

[redacted]uit and Produce - BayView Farms
69 Broadcommon Rd
Bristol, RI 02809-2771 USA
marie@mellosfruit.com

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2025 SEP 26 PM 1:18

Statement

TO
Albert
Quito's
PO Box 204
Bristol, RI 02809

STATEMENT NO. 1164
DATE 09/26/2025
TOTAL DUE $4,533.85
ENCLOSED

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
09/19/2024	Invoice #248644: Due 10/19/2024.	127.00	127.00
10/02/2024	Invoice #248759: Due 11/01/2024.	109.95	109.95
10/03/2024	Invoice #248944: Due 11/02/2024.	108.40	108.40
10/04/2024	Invoice #248988: Due 11/03/2024.	77.70	77.70
10/05/2024	Invoice #249016: Due 11/04/2024.	193.10	193.10
10/09/2024	Invoice #249077: Due 11/08/2024.	502.95	502.95
10/10/2024	Invoice #249115: Due 11/09/2024.	184.45	184.45
10/11/2024	Invoice #249127: Due 11/10/2024.	40.30	40.30
10/12/2024	Invoice #249177: Due 11/11/2024.	64.40	64.40
10/15/2024	Invoice #5144: Due 11/14/2024.	32.50	32.50
10/16/2024	Invoice #249294: Due 11/15/2024.	149.95	149.95
10/17/2024	Invoice #249327: Due 11/16/2024.	193.00	193.00
10/18/2024	Invoice #249367: Due 11/17/2024.	40.00	40.00
10/18/2024	Invoice #249227: Due 11/17/2024.	136.25	136.25
10/19/2024	Invoice #249235: Due 11/18/2024.	410.25	410.25
10/22/2024	Invoice #5158: Due 11/21/2024.	62.20	62.20
10/23/2024	Invoice #249470: Due 11/22/2024.	28.00	28.00
10/23/2024	Invoice #249451: Due 11/22/2024.	10.90	10.90
10/24/2024	Invoice #5165: Due 11/23/2024.	6.00	6.00
10/25/2024	Invoice #249501: Due 11/24/2024.	109.30	109.30
10/26/2024	Invoice #249530: Due 11/25/2024.	151.70	151.70
10/26/2024	Invoice #5175: Due 11/25/2024.	50.50	50.50
10/29/2024	Invoice #5179: Due 11/28/2024.	65.00	65.00
10/30/2024	Invoice #5184: Due 11/29/2024.	14.00	14.00
10/31/2024	Invoice #5186: Due 11/30/2024.	49.00	49.00
11/01/2024	Invoice #5192: Due 12/01/2024.	48.10	48.10
11/02/2024	Invoice #249668: Due 12/02/2024.	123.25	123.25
11/05/2024	Invoice #249690: Due 12/05/2024.	115.20	115.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	4,533.85	**$4,533.85**

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
11/06/2024	Invoice #5205: Due 12/06/2024.	51.25	51.25
11/06/2024	Invoice #249740: Due 12/06/2024.	70.50	70.50
11/07/2024	Invoice #249758: Due 12/07/2024.	31.90	31.90
11/08/2024	Invoice #249766: Due 12/08/2024.	135.00	135.00
11/09/2024	Invoice #249808: Due 12/09/2024.	112.10	112.10
11/12/2024	Invoice #249839: Due 12/12/2024.	101.50	101.50
11/16/2024	Invoice #249938: Due 12/16/2024.	199.50	199.50
11/19/2024	Invoice #249980: Due 12/19/2024.	69.55	69.55
11/22/2024	Invoice #250036: Due 12/22/2024.	159.35	159.35
11/23/2024	Invoice #250074: Due 12/23/2024.	45.05	45.05
11/27/2024	Invoice #250128: Due 12/27/2024.	105.00	105.00
11/29/2024	Invoice #250141: Due 12/29/2024.	75.60	75.60
12/03/2024	Invoice #250198: Due 01/02/2025.	112.00	112.00
12/04/2024	Invoice #250220: Due 01/03/2025.	62.20	62.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	4,533.85	**$4,533.85**



Rhode Island Department of State
1 STATE ST SUITE 401
PROVIDENCE, RI 02908
4018318099
WWW.RI.GOV

QUITOS RESTAURANT

Cashier: Lauren S.
10-Feb-2026 12:05:14P

Transaction **001376**

1	UCC-1 (3 or more pgs.)	$32.00
Subtotal		**$32.00**
Enhanced Access Fee (3.0%)		**$0.96**
Total		**$32.96**
DEBIT CARD SALE		
MASTERCARD 1925		$32.96

Retain this copy for statement validation

10-Feb-2026 12:05:54P
$32.96 | Method: CONTACTLESS
Mastercard Debit XXXXXXXXXXXX1925
Reference ID: 604100542340
Auth ID: 954824
MID: ********3999
AID: A0000000041010
AthNtwkNm: MASTERCARD

Thank you! vote.ri.gov #BeAVoter
Gracias! vote.ri.gov #SeaVotante

Clover ID: NBXQSKHAA3XBG
Payment RQAB9HYEX719W

Clover Privacy Policy
https://clover.com/privacy

[redacted]

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
Mello's Fruit - Alan Sousa President 401-301-1330

B. E-MAIL CONTACT AT SUBMITTER (optional)
AJ_Sousa@comcast.net

C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Mello's Fruit
10 Case Ave
Seekonk Ma 02771
c/o Alan Sousa

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

Print Reset

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
Quito's Restaurant

OR

1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
[redacted]	[redacted]		

1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
Po 204	Bristol	RI	02809	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
[redacted] Quito	Albert		

2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
PO 204	Bristol	RI	02809	USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
Mello's Fruit

OR

3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
[redacted]	[redacted]		

3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
10 Case Ave	Seekonk	MA	02771	USA

4. COLLATERAL: This financing statement covers the following collateral:

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 07/01/23)

September 14, 2026

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

To Whom It May Concern:

In accordance with the provisions of Section 3 of the General Laws of Rhode Island (1956), as amended, please be advised that an objection is hereby made to the liquor license transfer of Quito's Rest to Serve Up Hospitality. Quito's Rest is indebted to McLaughlin & Moran as follows:

McLaughlin & Moran, Inc. ***$746.50***

The above indebtedness was incurred in the operation of the premises at 411 Thames Street.

In accordance with the above-quoted statute, it is respectfully requested that the said license not be transferred unless the indebtedness is paid in full.

Regards,

Denise Silva

Denise M. Silva
Credit Manager

RECEIVED AT MEETING

D5

Sinapi Law Associates Ltd.

2374 Post Rd Suite 201
Warwick, RI 02886

20 Cabot Blvd Suite 300
Mansfield, MA 02048

(401) 739-9690
sinapilaw.com

September 14, 2026

VIA EMAIL ONLY
Melissa Cordeiro
Town Clerk
Town of Bristol
c/o mcordeiro@bristolri.gov
Ten Court Street
Bristol, RI 02809

Re: **Our Clients:** **Southern Glazer's Wine and Spirits**
Mancini Beverage
Objection to license transfer of: **Quito's Rest. To Serve Up Hospitality**
Licensee Address: **411 Thames Street**

Dear Ms. Cordeiro,

The undersigned and this firm represent the above referred to client(s). On behalf of our client(s), we object to the above referred transfer because the licensee currently owes our client(s):

Southern Glazer's Wine and Spirits: $2,398
Mancini Beverage: $7,155

This debt was incurred in the operation of this licensee's business premises located in your municipality. Accordingly, in accordance with the provisions of Section 3-5-19 of the General Laws of Rhode Island (1956), as amended, **the undersigned objects to this proposed liquor license transfer** unless this indebtedness is paid to our client(s) in full.

Thank you for your attention to this matter, if you have any questions, please do not hesitate to contact me.

Very truly yours,

Gregory A. Mancini

Gregory A. Mancini

GAM/gam
cc: Client(s), via email



800 Aquidneck Avenue, Unit 1 | Middletown, RI 02842
(401) 846-8872

September 18, 2026

Town of Bristol Licensing Board
Town of Bristol
10 Court Street
Bristol, Rhode Island

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 18 PM 1:23

Re: Quito's Shellfish and Restaurant, Inc.

To members of the Licensing Board of the Town of Bristol,

In accordance with the pvosisions of Section 3-5-19 of The General Laws of RI (1956), as amended, please be advised that objection is hereby made to the liquor license transfer of Quito's Shellfish and Restaurant, Inc. for the reason that the applicant is indebted as follows, per the attached schedule:

NPTLC, LLC (dba Newport Lobster Company): $16,755.34

The above indebtedness was incurred in the operation of the premises at 411 Thames Street. In accordance with the above-cited statute, it is respectfully requested that the said license be not transferred unless the indebtedness is paid in full.

Sincerely,

NPTLC, LLC

/s/ Matthew Lyons
Matthew Lyons, Esq.
General Counsel

NPTLC LLC
PO Box 4500
Middletown, RI 02842 US
accounting@newport-lobster.com

Statement

TO
Quito's Restaurant & Bar
Quito's Restaurant & Bar
411 Thames St
Bristol, RI 02809

STATEMENT NO. 2367
DATE 09/16/2026
TOTAL DUE $16,755.34
ENCLOSED

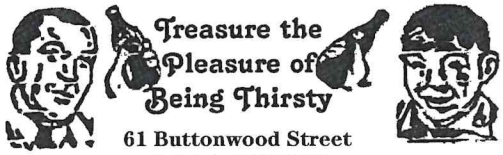
DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
10/05/2024	Invoice #230233: Due 10/05/2024.	1,346.00	1,137.74
10/06/2024	Invoice #230270: Due 10/06/2024.	1,374.35	1,374.35
10/09/2024	Invoice #230353: Due 10/09/2024.	451.50	451.50
10/11/2024	Invoice #230425: Due 10/11/2024.	1,029.82	1,029.82
10/12/2024	Invoice #230444: Due 10/12/2024.	1,387.25	1,387.25
10/13/2024	Invoice #230483: Due 10/13/2024.	510.00	510.00
10/17/2024	Invoice #230576: Due 10/17/2024.	549.99	549.99
10/18/2024	Invoice #230607: Due 10/18/2024.	857.00	857.00
10/19/2024	Invoice #230655: Due 10/19/2024.	1,003.59	93.01
10/20/2024	Invoice #230685: Due 10/20/2024.	800.92	211.50
10/22/2024	Invoice #230725: Due 10/22/2024.	816.26	816.26
10/24/2024	Invoice #230777: Due 10/24/2024.	476.00	476.00
11/03/2024	Invoice #231066: Due 11/03/2024.	707.50	707.50
11/29/2024	Invoice #231678: Due 11/29/2024.	1,177.50	1,177.50
11/30/2024	Invoice #231709: Due 11/30/2024.	336.50	336.50
12/01/2024	Invoice #231728: Due 12/01/2024.	218.50	218.50
12/05/2024	Invoice #231785: Due 12/05/2024.	60.00	60.00
12/07/2024	Invoice #231842: Due 12/07/2024.	574.00	574.00
12/08/2024	Invoice #231888: Due 12/08/2024.	125.00	125.00
01/08/2025	Invoice #INT010825: Due 01/08/2025.	389.31	389.31
02/08/2025	Invoice #INT020825: Due 02/08/2025.	395.15	395.15
03/08/2025	Invoice #INT030825: Due 03/08/2025.	401.09	401.09
04/08/2025	Invoice #INT040825: Due 04/08/2025.	407.10	407.10
05/08/2025	Invoice #INT050825: Due 05/08/2025.	413.20	413.20

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	276.00	268.13	264.27	15,946.94	**$16,755.34**

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
10/08/2025	Invoice #INT26082: Due 10/08/2025.	211.49	211.49
02/05/2026	Invoice #INT020526: Due 02/05/2026.	878.16	878.16
03/31/2026	Journal Entry #INTQ1: Interest Charge	240.29	240.29
04/30/2026	Journal Entry #INTQ2: Interest Charge	257.06	257.06
05/31/2026	Journal Entry #INTQ3: Interest Charge	260.67	260.67
06/30/2026	Journal Entry #INTQ4: Interest Charge	264.27	264.27
07/31/2026	Journal Entry #INTQ5: Interest Charge	268.13	268.13
08/31/2026	Journal Entry #INTQ6: Interest Charge	276.00	276.00

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	276.00	268.13	264.27	15,946.94	**$16,755.34**

EMPIRE BOTTLING WORKS



61 Buttonwood Street
Bristol, RI 02809

Tel. (401) 253-7117

September 21, 2026

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

Re: Quinto's Rest – 411 Thames Street
Liquor License Transfer

Dear Town Clerk:

Empire Bottling Works hereby submits its objection to the proposed transfer of the liquor license presently associated with Quinto's Rest at 411 Thames Street to Serve Up Hospitality.

As of this date, Quinto's Rest has an outstanding balance of $700.00 owed to Empire Bottling Works for goods and services provided in connection with the operation of the establishment.

Accordingly, Empire Bottling Works respectfully requests that the proposed liquor license transfer not be approved until the outstanding balance has been satisfied in full, consistent with the applicable provisions of Rhode Island General Law.

Please include this objection with the materials relating to the proposed license transfer.

Thank you for your attention to this matter.

Respectfully,

Edward R Borges

Edward R. Borges
Empire Bottling Works
61 Buttonwood Street
Bristol, RI 02809

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 9/9/26

PETITION DESCRIPTION:

Albert Quito, Quito's Shelfish and Restaurant, Inc. 411 Thames Street, requests transfer of Class BV Liqour License to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G with Expansion of Licenses Premises (new ownership - Adam Oppenheimer, Frank Matucci, and Anthony Guaetta)

PERSON/S FILING PETITION: Albert Quito

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

NOTES:

I spoke with Mr. Martucci regarding this request. He stated that there will be no changes made to the bar area; however, he is requesting to add outside seating. I explained to Mr. Martucci that the outside seating must be used in conjunction with tables and dining and may not be used solely for the consumption of alcoholic beverages. For example, patrons may not purchase an alcoholic beverage, take it outside, and consume it while waiting for a table to dine. Mr. Martucci stated that he understood and confirmed that this is not his intention. After reviewing this petition, there is no known reason for denial of the Class BV liquor license transfer, provided that all guidelines set forth in the application, as well as all applicable laws and ordinances governing this practice, are followed. I recommend a six-month review continued

REVIEWING OFFICER: Lt. Paul Medeiros
DATE COMPLETED: 9/9/26

Con cur
STEVEN CONTENTE
Town Administrator

Bristol Fire Department

Inter Office Memorandum

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: September 10, 2026

Re: License Recommendation, September 16 Council Meeting

The fire department has reviewed the license request presented as follows:

1. Transfer of Class BV Liquor License

   Albert Quito, Quito's Shellfish and Restaurant Inc., to Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G. with Expansion of licensed premises (Adam Oppenheimer, Frank Martucci, Anthony Guaettta)

   411 Thames St.

***Fire inspection required prior to opening**

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Concur
STEVEN CONTENTE
Town Administrator

Town of Bristol, Rhode Island

Department of Community Development

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

September 9, 2026

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director

RE: Albert Quito, Quito's Shellfish and Restaurant, Inc.
411 Thames Street
Transfer of Class BV with expansion of licensed premises to
New ownership – Oppenheimer, Martucci, and Guaetta

I have reviewed the above petition and have no objection to the transfer, subject to the amendment to the Sublicense Agreement and State Property Commission approval as needed for the leased area.

Thank you for the opportunity to comment.

Concur
STEVEN CONTENTE
Town Administrator

LICENSE REQUEST: **VICTUALLING LICENSE**
Expires: December 1st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

VICTUALLING LICENSE

NAME OF ESTABLISHMENT: Q's Waterfront by O.M.G (Serve Up Hospitality LLC)

ADDRESS: 411 Thames Street, Bristol RI 02809

APPLICANT NAME: Serve Up Hospitality Group LLC

HOURS OF OPERATION: ~~Mon-Sun~~ Mon-Thurs - 11am-9pm Fri, Sat, Sun - 11am-10pm

- ☐ **Victualling Petition & $75 License Fee** (payable after Council approves license)
- ☐ **Second Quarter Taxes must be paid** (call 253-7000 for amount due)
- ☐ **Fire Department Clearance 401-253-6912**
- ☐ **Water Pollution Control Clearance** (grease removal unit) 401-253-8877
- ☐ **RI Department of Health Clearance 401-222-2749**

Please attend the Council meeting on 9.11.24, 2024

Petition must be returned by _____, 2024

SIGNATURE: Frank J Martucci

NAME: Frank J Martucci

ADDRESS: 14 Greylock Rd

TOWN: Bristol

DA

BU

HC

EM

Date Received: _____

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

Q's WATERFRONT
by O.M.G
BRISTOL, RHODE ISLAND

SIGNATURE COCKTAILS

Seaside Spritz $15
Caposaldo Prosecco • Lunazul blanco tequila • Aperol • dry vermouth • passionfruit • lemon

Lost Horizon — World Award-Winning Cocktail $14 N
Chairman's Reserve rums • Creole Shrubb • pineapple • key lime • shiitake-roasted cashew orgeat

Seaworthy $13
ISCO Seaflow gin • dry vermouth • pickled kelp brine • nori-fennel mist

The Floor is GUAVA!!! $13
Rhum agricole • Licor 43 • lime • guava soda

C-Doli $13
Pineapple-infused Teremana blanco tequila • bergamot • citrus oil

A Sight for Azore's Eyes $14
Chouriço fat-washed mezcal • Manzanilla sherry • dry vermouth • quince

Funnel Cake Espresso Martini $13 W • D
Tito's vodka • Caffè Borghetti • espresso • Fralinger Saltwater Taffy • cream • funnel cake • baker's dust

Deep Blue Sea $13
Espolon blanco tequila • blue curaçao • grapefruit • lime • coconut cream • Sakura bitters

Ravello D $13 D
Crema limoncello • lemon • cardamom • Prosecco

Q the Manhattan $15
Woodford Rye • Old Forester Bourbon • Carpano Rosso • Amaro dell'Etna • orange & black walnut bitters

Spicy Margarita $14
Cazadores blanco • Ancho Reyes Verde • lime • agave • black sea salt

Anchor $14
Bombay Cru gin • Carpano Bianco • Lillet • blue curaçao

The Island $15
Diplomático rum • guava • P.O.G. bitters

The "Q" ucumber $13
Crop Organic Cucumber vodka • Cocchi Americano • elderflower • citrus • agave

SIGNATURE COCKTAILS • CONTINUED

BEER & RTDS

Sam Adams Seasonal	$7
Blue Moon Belgian White	$7
Chair Two	$7
Ragged Island Seasonal Rotation	$8
Narragansett Fresh Catch	$7
Bud Light	$6
Miller Lite	$6
Coors Light	$6
Corona	$7
Stella Artois	$7
Guinness Stout	$7
Modelo Especial	$7
Whaler APA	$7
Pivotal Seasonal	$7
Sun Cruise RTD	$7
Truly Wildberry RTD	$7
High Noon Pineapple RTD	$8
Just the Haze 0.0	$7
Heineken 0.0	$7

SPIRIT-FREE COCKTAILS

Salted Pear & Thyme $9
Clarified pear • botanical spirit • thyme honey • lemon • sea air

Fig & Black Walnut Old Fashioned $9 N
Zero-proof whiskey • roasted fig • demerara • black walnut bitters

Black Tea Sour $9
Early Grey • zero-proof amaro • bergamot honey • lemon • sea air

WINE

	GLASS / BOTTLE
Vigneto Giardino Prosecco DOCG, *Valdobbiadene, Italy*	12 / 46
Martín Códax Albariño, *Rias Baixas, Spain*	13 / 49
Argiolas Costamolino Vermentino, *Sardinia, Italy*	12 / 43
Benvolio Pinot Grigio, *Friuli-Venezia Giulia, Italy*	11 / 45
Daou Sauvignon Blanc, *Paso Robles, California*	13 / 49
Planeta Rosé, *Nero d'Avola / Syrah, Sicily*	12 / 43
Planeta Frappato — Chilled, *Sicily, Italy*	12 / 43
The Seeker Pinot Noir, *France*	12 / 43
Substance Cabernet Sauvignon, *Columbia Valley, Washington*	13 / 45
The Walking Fool Red Blend by Caymus, *Suisun Valley, California*	15 / 59

WINE BY BOTTLE

Pikes 'The Tradition' Riesling, *Clare Valley, Australia*	44
Craggy Range Sauvignon Blanc, *New Zealand*	58
Jean-Marc Brocard Chablis, *Burgundy, France*	62
Caposaldo Moscato, *Friuli-Venezia Giulia, Italy*	46
Panamera 'Chapeau' Napa Valley White Blend, *California*	68
San Simeon Chardonnay, *Paso Robles, California*	48
St. Francis Pinot Noir, *Willamette Valley, Oregon*	58
Brancaia Tre Super Tuscan, *Tuscany, Italy*	62

ALLERGY & DIETARY GUIDE

SH Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SES Sesame • N Tree Nuts – used in preparation

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

Contemporary New England seafood
coastal classics · land & garden favorites

Q's WATERFRONT
by O.M.G
BRISTOL, RHODE ISLAND

Q's Waterfront by O.M.G • 2026 Guest Menu Draft
Pricing subject to final food-cost validation

RAW & CHILLED

New England Oysters GF · SH · A — $4 ea. / $22 half doz.
Rotating local oysters • lemon • horseradish • house cocktail sauce • Vinho Verde-pink peppercorn mignonette

Oysters A la Diabla GF
with smoky roasted tomato-chipotle granita • lime

Raw Littlenecks GF · SH — $2.25 ea.
Native littlenecks • lemon • horseradish • cocktail sauce

Jumbo Shrimp Cocktail GF · SH — $3.75
Chilled jumbo shrimp • house cocktail sauce

Fluke Tiradito GF — $19
Key lime & bitter orange cure • radish • toasted corn nuts • micro cilantro • aji amarillo coconut tiger's milk

Tuna Crudo GF · S · SES — $18
Yellowfin tuna • avocado • citrus soy • sesame • jalapeño • crispy shallot

Shrimp Ceviche GF · SH — $18
Shrimp • seasonal citrus • jalapeño • tomato • bell pepper • EVOO • cilantro • red onion • avocado • tortilla crisps

Coastal Raw Bar Tower GF · SH — $59
6 oysters • 6 littlenecks • 4 jumbo shrimp • daily crudo • sauces & mignonette

Grand Coastal Seafood Tower GF · SH · D · A — $109
Whole chilled 1.25 lb lobster • 8 oysters • 8 littlenecks • 6 jumbo shrimp • daily crudo • cocktail sauce • mignonette • drawn butter

SOUPS

New England Clam Chowder SH — $8 / $12
Native clams • potato • celery • onion • cream

Rhode Island Clear Chowder SH — $8 / $12
Native clams • potato • celery • onion • clam broth

Lobster Bisque SH · D — $11 / $15
Lobster • sherry

Seafood Stew SH · D — $13 / $19
Tomato broth • lobster • shrimp • scallops • cod • calamari

STARTERS

Six / Twelve Clam Cakes SH · W · E — $9 / $14
Quito's signature Rhode Island clam cakes

Caviar Clam Cake Bites SH · D · W · E — $29
Mini O.M.G's clam cakes • crème fraiche • chive • caviar • lemon caviar • lemon

Al Pastor Fried Wings GF · D — $17
Double-fried wings • achiote-guajillo spice • charred pineapple reduction • pineapple cilantro crema

Portuguese Chouriço Corn Dog W · E — $15
Portuguese chouriço • cornmeal batter • hot honey mustard • pink peppercorn

Calamari Arepa SH · W — $17
Fried calamari • sweet chili-guava glaze • corn arepa • avocado • pickled red onion

Brussels GF · D — $13
Local smoked bacon bacon • hot honey • Parmesan

New England Clam Chowder Poutine SH · D · — $18
Seasoned fries • clam chowder • chopped sea clams • smoked bacon • cheese curds • parsley • cracked pepper

Coconut Baby Shrimp SH · W — $17
Coconut crust • habanero-mango dipping sauce

Crab Cakes SH · W · E — $19
Lump crab • honey-ginger sauce

Stuffed Quahog SH · W — $9
Classic Rhode Island stuffie

Steamed Littlenecks GFO · SH · D · W — $19
Garlic-white wine butter or tomato zuppa • grilled bread

Mussels SH · D · W — $18
Garlic-white wine scampi or tomato zuppa • grilled bread

SALADS

Caesar D · W · E — $12
Romaine • Parmesan • croutons • house Caesar

Classic Italian Panzanella W — $14
Rustic bread • heirloom tomato • cucumber • red onion • capers • basil • red wine-oregano vinaigrette

Shaved Fennel & Blood Orange N — $15
Fennel • blood orange • watercress • Castelvetrano olives • preserved lemon vinaigrette • pistachio

Add Protein SH as selected
Chicken $9 • Shrimp $11 • Salmon $15 • Lobster MKT

HANDHELDS

Cold Lobster Roll SH · E · W · D — $37
Hand-picked lobster • mayo • dill • toasted brioche • one side

Warm Buttered Lobster Roll SH · D · W — $37
Warm lobster • drawn butter • toasted brioche • one side

Fried Fish Sando W · E — $18
Cod • lettuce • tomato • tartar • brioche • one side

Smash Angus Burger GFO · W — $19
Grass-fed Angus • lettuce • tomato • brioche • one side

Chicken Sando D · W · E — $18
Buttermilk fried chicken • pickles • slaw • spicy aioli • potato roll

Whole Clam Roll SH · W — $27
Whole belly clams • toasted roll • one side

Crispy Scup Tacos W · D — $19
Beer-battered local scup • blue corn tortillas • cabbage • charred pineapple-habanero salsa • cilantro crema

Lobster & Street Corn Quesadilla SH · D · W — $24
Local lobster • Oaxaca cheese • charred corn • cotija • cilantro • chili-lime crema • flour tortilla

PASTA

Linguine & Littlenecks GFO · SH · W — $29
Native littlenecks • garlic • white wine or tomato zuppa

O.M.G Bolognese GFO · W — $26
Barrington Butcher Blend • house tomato puree • tagliatelle

Seafood Medley Scampi GFO · SH · W · D — $36
Littlenecks • shrimp • scallops • garlic-white wine sauce

Chicken Parmesan D · W · E — $24
Baffoni Farm's chicken • marinara • mozzarella • linguine

SEAFOOD MAINS

Lemon Butter Baked Cod D · W · A — $26
Atlantic cod • lemon • white wine • herbs • Pangrattato • two sides

Seafood Casserole SH · D · W · A — $42
Scallops • shrimp • lobster • cod • butter • white wine • Pangrattato

Pan-Seared Salmon GF — $32
Salmon • garlic • olive oil • white wine • herbs • two sides

Pan-Seared Daily Catch GF — MKT
Chef's daily preparation

SEAFOOD MAINS · CONTINUED

Pan-Seared Scallops GF · SH — MKT
Atlantic sea scallops • seasonal preparation • two sides

Grill Seafood Trio GF · SH — MKT
Seasonal offerings • garlic-white wine • two sides

Steamed Lobster GF · SH · D — MKT
Lobster • drawn butter • two sides

Whole Catch of the Day GF — MKT
Black sea bass • arroz mamposteao • escabeche onions • green herb chimichurri

FRIED NEW ENGLAND CLASSICS

Fish & Chips W · E — $25
Beer-battered cod • fries • slaw • tartar

Whole Belly Clam Dinner SH · W · E — MKT
Whole clams • fries • slaw • tartar

Clam Strip Dinner SH · W · E — $27

Fried Shrimp Dinner SH · W — $27
Jumbo shrimp • fries • slaw • cocktail sauce

Fried Scallop Dinner SH · W — $37
Sea scallops • fries • slaw • tartar

Two-Way Combination SH · W — $36
Choose two: clams, strips, scallops, calamari, shrimp, oysters or cod

Fisherman's Platter SH · W — $42
Cod • shrimp • scallops • whole belly clams • fries • slaw

LAND MAINS

Bistro Steak GF · D — $36
8 oz sirloin • chimichurri • crispy smashed potatoes • seasonal vegetable

Chicken Milanese D · W · E — $28
Crispy chicken • arugula • tomato • parmesan • lemon vinaigrette

Stuffed Eggplant Involtini D · N — $24
Eggplant • herbed ricotta • capers • pine nuts •

Surf & Turf SH · D — MKT
8 oz sirloin • lobster or shrimp • whipped potatoes • seasonal vegetable

O.M.G Steak & Stuffed Calamari SH · D — $45
O.M.G seasoned Prime Iron Steak • calamari stuffed with Portuguese chouriço rice • pickled peppers

SIDES

French Fries — $6
Sea salt

Rosemary Garlic Fries E · W — $8
Rosemary • garlic seasoning • malt vinegar aioli

Crispy Smashed Potatoes D — $8
Garlic • herbs • Parmesan

Charred Broccolini — $8
Lemon • garlic • chili

House Coleslaw E — $6
Classic Coleslaw

Lobster Mac & Cheese SH · D · W — MKT
Three-cheese sauce • lobster • seasoned crumb

ALLERGY & DIETARY GUIDE

SH Shellfish • D Milk/Dairy • E Egg • W Wheat/Gluten • S Soy • SES Sesame • N Tree Nuts – used in preparation • GF Gluten Free • GFO Gluten-Free Option

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: September 4, 2026

RE: Frank Martucci, Serve Up Hospitality, LLC
d/b/a Q's Waterfront by O.M.G., 411 Thames Street
request for Victualling License

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 7, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, September 30, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 9/9/26

PETITION DESCRIPTION:
Frank Martucci, Serve up Hospitatlity, LLC d/b/a Q's Waterfront by O.M.G, 411 Thames St request for Victualling License

PERSON/S FILING PETITION: Frank Martucci

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:
There is no known reason for denial of this license, provided that all laws and ordinances governing this practice are followed.

CONCUR CONTINGENT ON RIDOT LEASE APPROVAL.

STEVEN CONTENTE
Town Administrator

REVIEWING OFFICER: Lieutenant Paul Medeiros
DATE COMPLETED: 9/9/26

Bristol Fire Department

Inter Office Memorandum

2026 SEP 10 AM 8:20
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: September 10, 2026

Re: License Recommendation, October 7 Council Meeting

The fire department has reviewed the license request presented as follows:

1. Victualing License

   Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G.

   411 Thames St.

***Fire inspection required prior to opening**

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

STEVEN CONTENTE
Town Administrator

Town of Bristol, Rhode Island

Department of Community Development

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

September 28, 2026

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director of Community Development

RE: Q's on the Waterfront
Request for Victualling License

I have reviewed the above petition and have no objections to the request.

Thank you for the opportunity to comment.

CONCUR CONTINGENT ON RIDOT LEASE APPROVAL

STEVEN CONTENTE
Town Administrator

Town of Bristol, RI

WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 Fax: (401) 253-2910
Pretreatment Department, Shealyn A. Davey

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

DATE: September 30, 2026

TO: Steven Contente
Town Administrator

FROM: Shealyn A. Davey
Chemist/Pretreatment Coordinator

RE: Request for Victualling License – Frank Martucci, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street

---

Communication with Frank Martucci and Anthony Guaetta (his business partner) has been established. This location was previously Quito's, which was in good standing with the pretreatment program. An inspection has been performed and the permitting process has been completed.

I therefore have no objections to the above petition and support the request.

Sincerely,

Shealyn A. Davey

Shealyn A. Davey
Pretreatment Coordinator

Concur
STEVEN CONTENTE
Town Administrator

LICENSE REQUEST: **DANCING & ENTERTAINMENT LICENSE**
Expires: July 1st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

DANCING & ENTERTAINMENT LICENSE

NAME OF ESTABLISHMENT: Q's Waterfront By O.M.G.

ADDRESS: 411 Thames Street Bristol, RI 02809

NAME OF APPLICANT: Serve Up Hospitality LLC.
Frank Martucci
Adam Oppenheimer
Anthony Guaetta

HOURS OF OPERATION: Sunday - Thursday 11:30 Am - 9pm
Saturday - Friday 11:30 Am - 10 PM

☐ **Dancing & Entertainment License Petition & $100 Fee (payable after Council approves license)**

☐ **Sketch of proposed location for entertainment** & Photos -

Please attend the Council Meeting on 10-7-2026

Petition must be returned by

Petition mailed on

Date Received: _____

*SIGNATURE: _____

NAME: Anthony Guaetta

ADDRESS: 110 Stone Avenue

TOWN: Riverside

D

Bl

H(

EM

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

Town of Bristol

Dancing & Entertainment License – Supplemental Entertainment Hours Form

Business Name: Q's Waterfront By O.M.G.

Contact Person: Anthony Guaetta

Phone N

Email: _

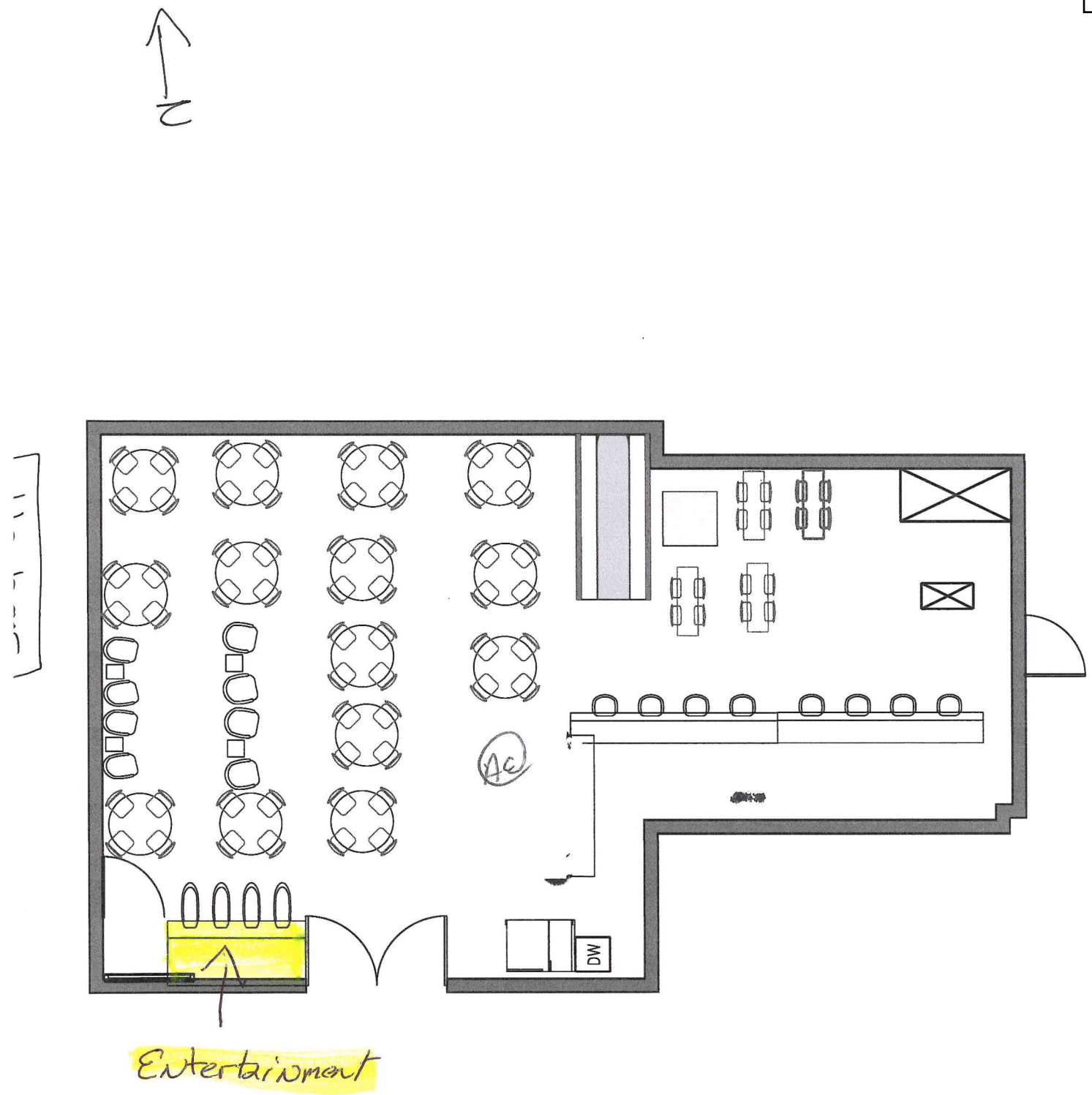
Day	Indoor Start Time	Indoor End Time	Outdoor Start Time	Outdoor End Time
Monday	11:30 Am	9:00 Pm	11:30 Am	9:00 Pm
Tuesday	11:30 Am	9:00 Pm	11:30 Am	9:00 Pm
Wednesday	11:30 Am	9:00 Pm	11:30 Am	9:00 pm
Thursday	11:30 Am	9:00 pm	11:30 Am	9:00 Pm
Friday	11:30 Am	10:00 Pm	11:30 Am	10:00 Pm
Saturday	11:30 Am	10:00 Pm	11:30 Am	10:00 Pm
Sunday	11:30 Am	9:00 Pm	11:30 Am	9:00 pm

Please indicate below if there are any changes to your proposed entertainment hours compared to last year:

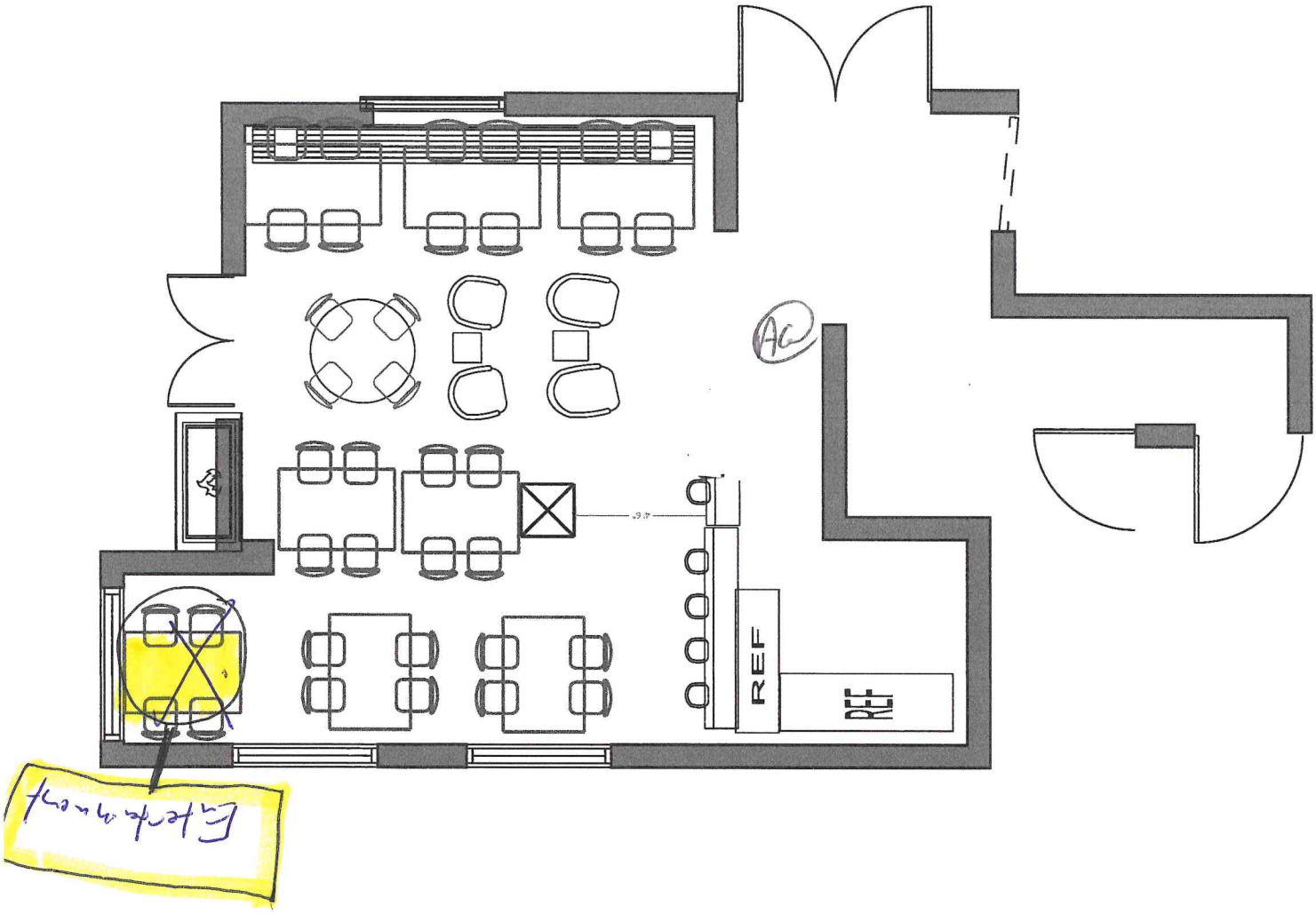
_____

_____

_____


DW
Entertainment
Outdoor Patio

Interior
Dining Room



Entrance

Indoor - Entertainment



Exterior - Entertainment



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: September 4, 2026

RE: Anthony Guaetta, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G., 411 Thames Street request for Dancing & Entertainment License

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 7, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, September 30, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 9/9/26

PETITION DESCRIPTION:
Anthony Guaetta, Serve up Hospitatlity, LLC d/b/a Q's Waterfront by O.M.G, 411 Thames St request for Dancing and Entertainment License

PERSON/S FILING PETITION: Anthony Guaetta

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:
There is no known reason for denial of this license, provided that all laws and ordinances governing this practice are followed. I recommend a 3 month review.

CONCUR CONTINGENT ON RIDOT LEASE APPROVAL.

STEVEN CONTENTE
Town Administrator

REVIEWING OFFICER: Lieutenant Paul Medeiors
DATE COMPLETED: 9/9/26

Bristol Fire Department

Inter Office Memorandum

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: September 10, 2026

Re: License Recommendation, October 7 Council Meeting

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 10 AM 8:20

The fire department has reviewed the license request presented as follows:

1. Dancing & Entertainment License

   Anthony Guaettta, Serve Up Hospitality, LLC d/b/a Q's Waterfront by O.M.G.

   411 Thames St.

***Fire inspection required prior to opening**

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

concur
STEVEN CONTENTE
Town Administrator

Stone Harbour
MARINA CONDOMINIUMS

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

2026 SEP 29 PM 2:56

September 29, 2026

Bristol Town Council.

The Stone Harbour Condominium Homeowners Association is apprehensive regarding the request from Q's for an entertainment license. While we wholeheartedly support the local business community and wish our neighbors continued financial success, we have concerns about the proliferation of entertainment venues on or abutting Thames Street.

If approved, this proposed request will create the tenth license on or abutting Thames Street. Some of these establishments create obvious and well-documented problems, such as loud music and rowdiness, in what we consider a residential neighborhood.

We ask the Council to restate its goal of ensuring a balance that works for both the business and the surrounding neighborhood. We ask that the approval be subject to a three-month and six-month review of the license to assess compliance and neighborhood impact commencing after the entertainment "season" begins.

We also believe the request lacks specifics. The petitioner requests a seven-day permit starting at 11:30 a.m. and ending at 9 or 10 p.m. depending on the day. The petitioner requests both indoor and outdoor venues. The request does not specify whether the music will be amplified.

Please consider these concerns when making a decision.

We appreciate your consideration.

Respectfully submitted,

Howard G. Sutton
President, Stone Harbour Homeowners Association.

345 Thames Street, Bristol, Rhode Island 02809 • Tel: 401.396.5050 Fax: 401.396.5761 • stoneharbourhoa.com

2026 OCT -5 PM 3:43

PETITION TO THE TOWN COUNCIL

Date Received:

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable Body to be granted a

TYPE OF EVENT
Santa House Opening Day Party

☑ PUBLIC EVENT ☐ PRIVATE EVENT

Street Address of Event:
240 High Street, Bristol, RI

☑ PUBLIC PROPERTY ☐ PRIVATE PROPERTY

*Amount of People Expected to Attend 150

*Public events that anticipate an assembly of 500 people or more, require a temporary Mass Gathering Permit and must be approved by the Town Council

If this is a Temporary Mass Gathering Permit, you are required to attend the Council Meeting on:

Petition must be received 90 days in advance of the proposed event.

For office use only:

☐ Fee for permit $300
☐ Fee for permit exempt (per sec 19-127)
☐ Administrative Event Permit

Number of Food Trucks
1
(In addition to the event permit, all food trucks in attendance must obtain a municipal MFE permit from the town)

Date of Event: Sat 11/21/26 (Rain date Sun 11/22/26

Time of Event: 4:00 - 7:30 pm

Paula Morrissette
Applicant Name (Print)

JDR Foundation
Organization Name

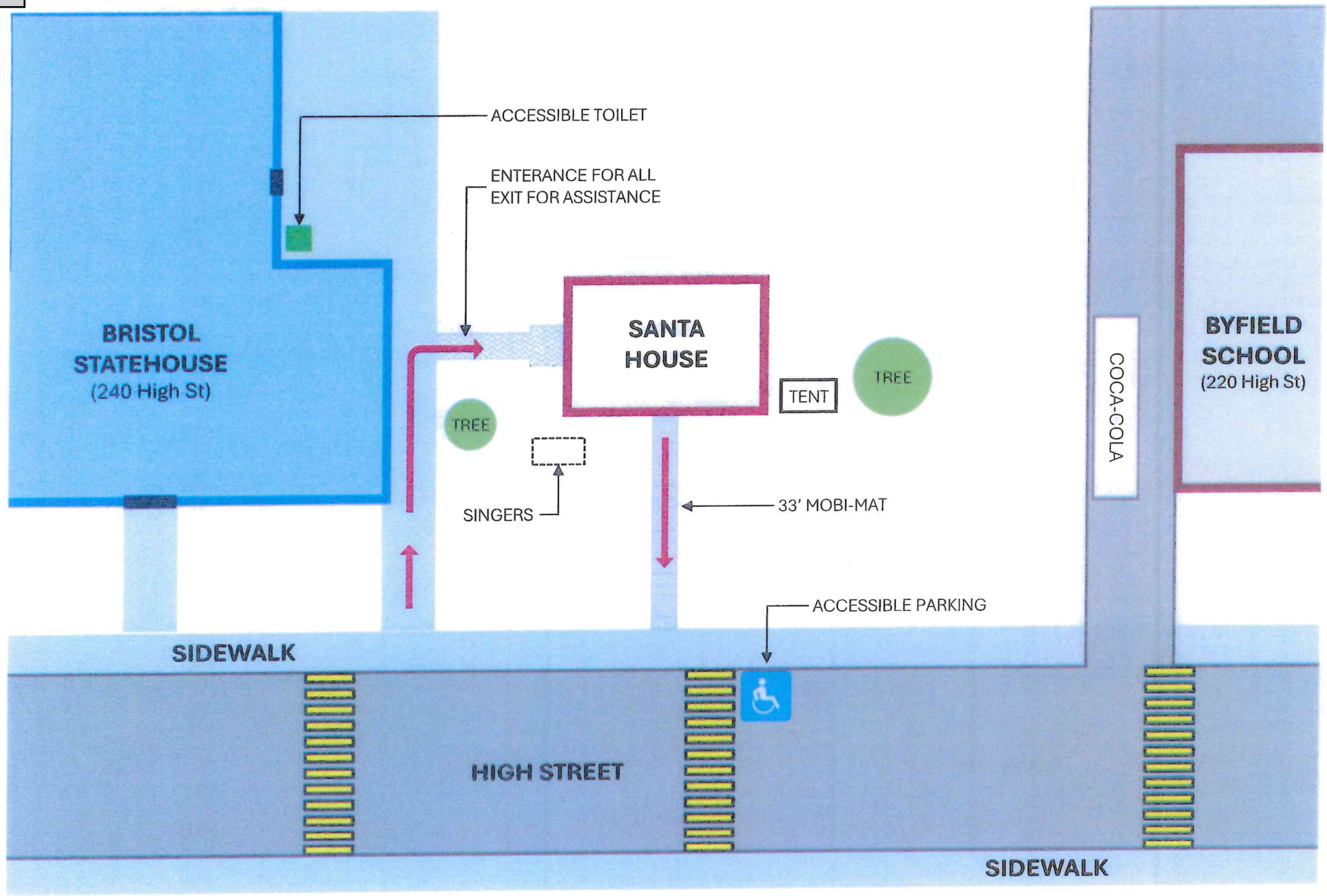
REQUIRED DOCUMENTATION
☐ List of MFE trucks to be in attendance
☐ Diagram of location of MFE at event

**The Applicant accepts all liability for the actions of patrons at the event, and is advised to consult with the Police Chief to determine the need for police coverage at the event.

***All event permits shall be issued on the condition that the organizer of the event must leave sufficient space for emergency vehicles in compliance with the Rhode Island Fire Safety Code.

Date Approved: Council Clerk *(not required for itinerant MFE permits)*

Council action: Town Administrator/Director of Public Safety *(not required for itinerant MFE)*


ACCESSIBLE TOILET
ENTERANCE FOR ALL
EXIT FOR ASSISTANCE
BRISTOL
STATEHOUSE
(240 High St)
SANTA
HOUSE
TENT
TREE
TREE
SINGERS
33' MOBI-MAT
COCA-COLA
BYFIELD
SCHOOL
(220 High St)
ACCESSIBLE PARKING
SIDEWALK
HIGH STREET
SIDEWALK

NOT TO SCALE

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 9, 2026

RE: Paula Morrissette, Board Member for the James D. Riley Foundation, Request for Mobile Food Establishment Event Permit for Saturday, November 21, 2026 (rain date - Sunday, November 22, 2026) from 4:00 PM - 7:30 PM for Bristol Santa House - Opening Day Party

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/16/26

PETITION DESCRIPTION:

Paula Morrissette, Board Member for the James D. Riley Foundation, Request for Mobile Food Establishment Event Permit for Saturday, November 21, 2026 (rain date - Sunday, November 22, 2026) from 4:00 PM - 7:30 PM for Bristol Santa House - Opening Day Party

PERSON/S FILING PETITION: Paula Morrissette

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:

After reviewing this petitioner request, I find no reason to the deny the petitioner's request provided that all Laws and Ordinances governing this practice are followed. In addition, I recommend two detail officers with cruiser, as we did last year.

REVIEWING OFFICER: Lt. Paul Medeiros
DATE COMPLETED: 10/16/26

Bristol Fire Department

Inter Office Memorandum

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: October 16, 2026

Re: Permit Recommendation, October 28 Council Meeting

The fire department has reviewed the permit request presented as follows:

1. Mobile Food Establishment Event Permit

   Paula Morrissette for James D. Riley Foundation

   240 High St.

   Santa House Opening Day Party

   November 21, 2026 1600-1930 (Rain Date 11/22)

There is no objection to the granting of said permit provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Department of Public Works

Memo

To: Steven Contente, Town Administrator

From: Christopher J. Parella, Director of Public Works

Date: October 19, 2026

Re: Paula Morrissette, Board Member for the James D. Riley Foundation, Request for Mobile Food Establishment Event Permit for Saturday, November 21, 2026 (rain date – Sunday, November 22, 2026) from 4:00 PM – 7:30 PM for Bristol Santa House – Opening Day Party

---

Mr. Administrator,

I have no objection to this request. I would recommend that the Honorable Town Council grant this permit provided that all applicable laws and ordinances are adhered to.

Please advise if you have any questions or concerns.

LICENSE REQUEST: ***ONE-DAY*** **DANCING**
& ENTERTAINMENT LICENSE (NON-PROFIT)

2026 OCT -5 PM 3:48

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

ONE-DAY DANCING & ENTERTAINMENT LICENSE (NON-PROFIT)

FOR: Bristol Santa House - Opening Day Party

ADDRESS: 240 High Street, Bristol, RI

APPLICANT: Paula Morrissette, JDR Foundation Board Member

TYPE OF ENTERTAINMENT: Music via speaker and live performance from "Voices of Christmas"

DATE OF EVENT: Saturday 11/21/26 (Rain date Sunday 11/22/26) **TIME OF EVENT:** 4:00 - 7:30pm

- ☑ **One Day Dancing & Entertainment License (Non-Profit) Petition**
- ☐ **Sketch of proposed location for entertainment**

Please attend the Council Meeting on

Petition must be returned by

Mailed:

Date Received: 10/28/26

*SIGNATURE: Paula Morrissette

NAME: Paula Morrissette

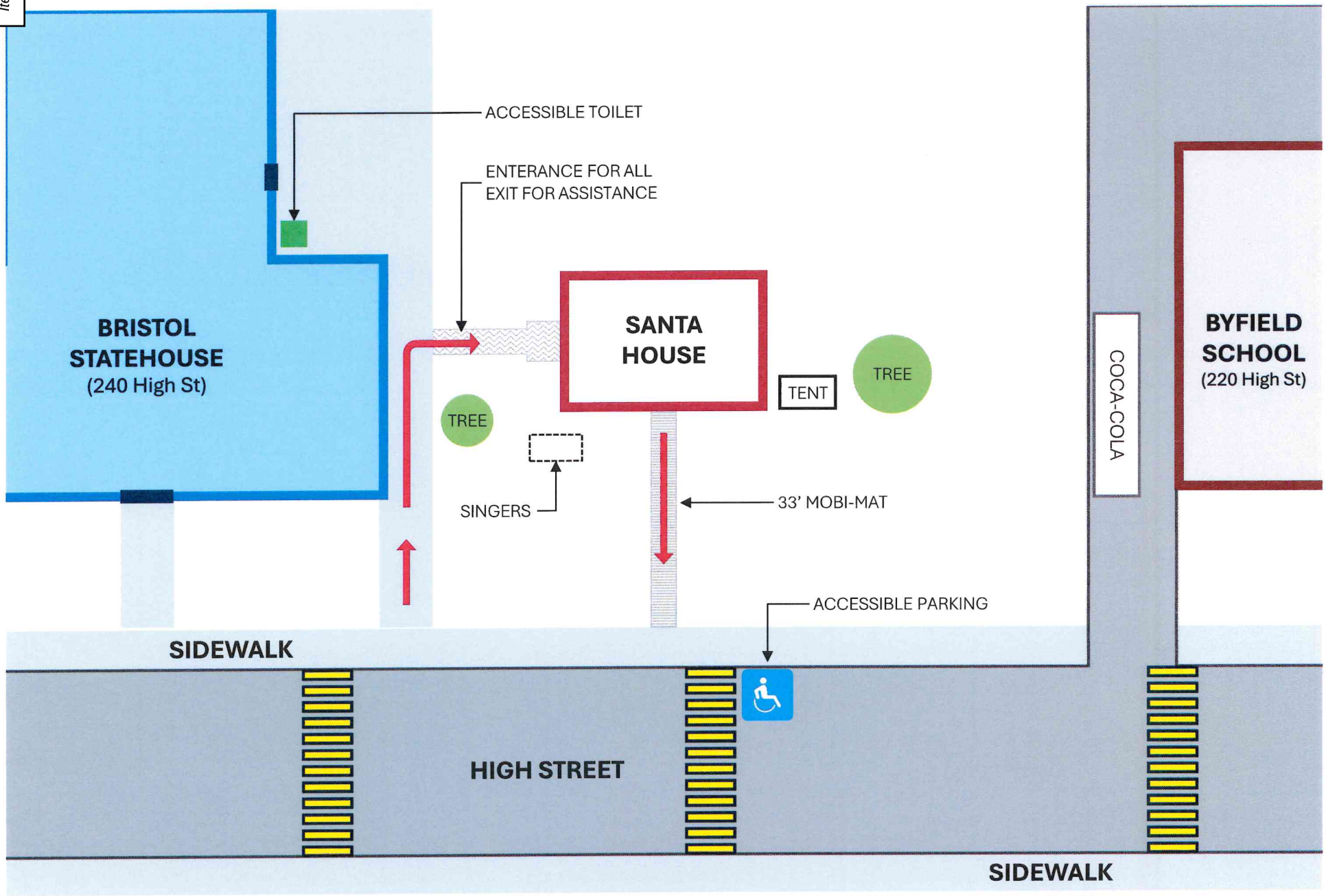
ADDRESS: 21 Lisa Lane

TOWN: Bristol

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.


ACCESSIBLE TOILET
ENTERANCE FOR ALL
EXIT FOR ASSISTANCE
BRISTOL
STATEHOUSE
(240 High St)
SANTA
HOUSE
TENT
TREE
TREE
SINGERS
33' MOBI-MAT
COCA-COLA
BYFIELD
SCHOOL
(220 High St)
ACCESSIBLE PARKING
SIDEWALK
HIGH STREET
SIDEWALK

NOT TO SCALE

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 9, 2026

RE: Paula Morrissette, Board Member for the James D. Riley Foundation, Request for One Day Dancing & Entertainment License for Saturday, November 21, 2026 (rain date- Sunday, November 22, 2026) from 4 pm-7:30 pm for Bristol Santa House- Opening Day Party

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/16/26

PETITION DESCRIPTION:
Paula Morrissette, Board Member for the James D. Riley Foundation, Request for One Day Dancing & Entertainment License for Saturday, November 21, 2026 (rain date- Sunday, November 22, 2026) from 4 pm-7:30 pm for Bristol Santa House- Opening Day Party

PERSON/S FILING PETITION: Paula Morrissette

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:
After reviewing this petitioner request, I find no reason to the deny the petitioner's request provided that all Laws and Ordinances governing this practice are followed. In addition, I recommend two detail officers with cruiser, as we did last year.

REVIEWING OFFICER: Lt. Paul Medeiros
DATE COMPLETED: 10/16/26

Concur

Bristol Fire Department

Inter Office Memorandum

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: October 16, 2026

Re: License Recommendation, October 28 Council Meeting

The fire department has reviewed the license request presented as follows:

1. One-Day Dancing & Entertainment License

   Paula Morrissette for James D. Riley Foundation

   240 High St.

   Santa House Opening Day Party

   November 21, 2026 1600-1930 (Rain Date 11/22)

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Concur

LICENSE REQUEST: ***ONE-DAY*** **DANCING**
& ENTERTAINMENT LICENSE (NON-PROFIT)

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of
your Honorable Body to be granted a

ONE-DAY DANCING & ENTERTAINMENT LICENSE (NON-PROFIT)

FOR: Santo Cristo Committee - St Elizabeth's Church.

ADDRESS: 577 Wood Street Bristol, RI.

APPLICANT: Fatima Milhomens

TYPE OF ENTERTAINMENT: Dinner fundraiser.

DATE OF EVENT: 11/14/2026 **TIME OF EVENT:** 6pm - 11pm.

☑ **One Day Dancing & Entertainment License (Non-Profit) Petition**
☑ **Photographs of proposed location for entertainment**

Please attend the Council Meeting on
October 28, 2026
Petition must be returned by

*SIGNATURE: Fatima Milhomens
NAME: Fatima Milhomens
ADDRESS: 670 Wood Street.
TOWN: Bristol.
DATE OF BIRTH: 5-10-73.

Mailed:

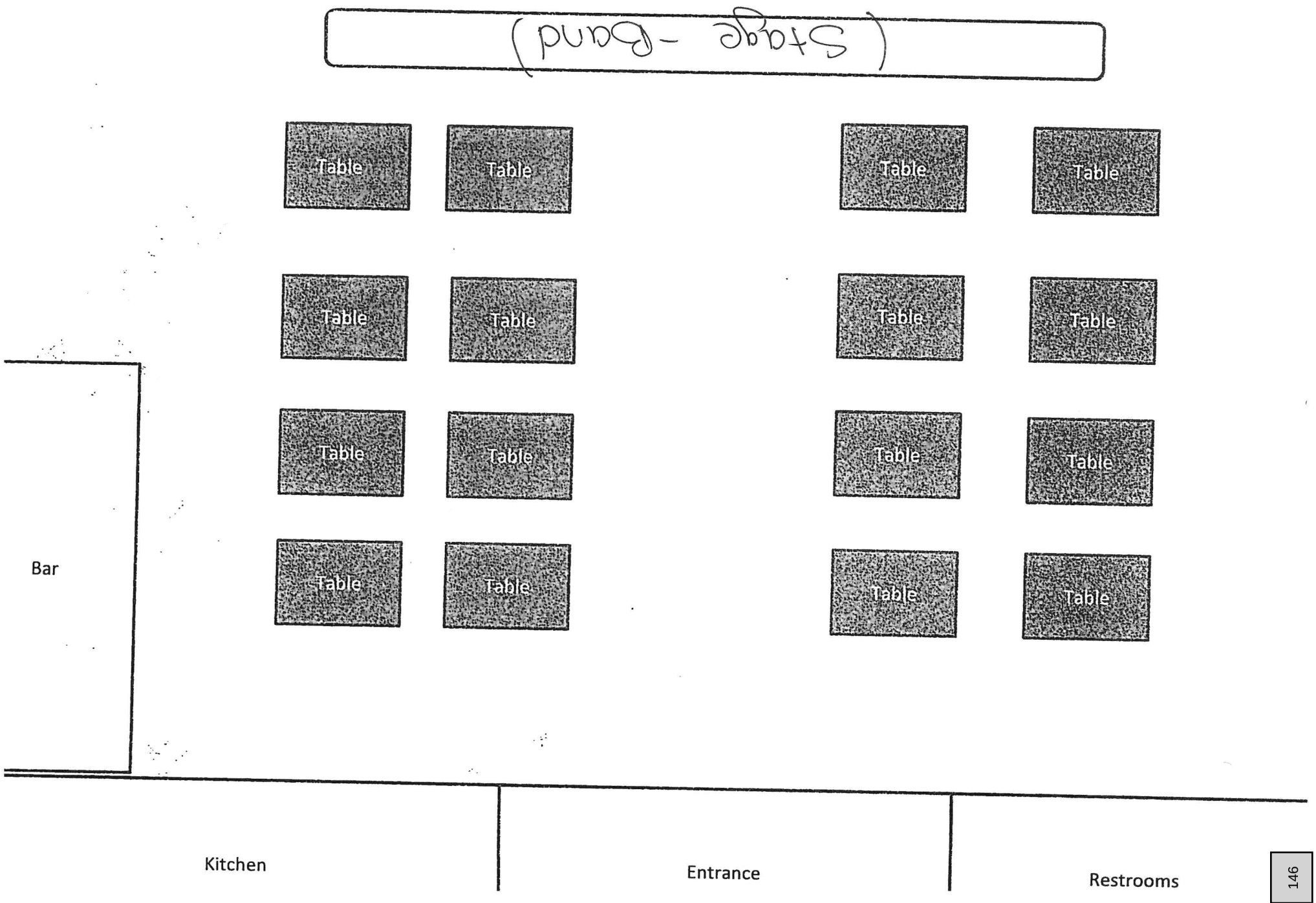
Date Received: _____

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 OCT 13 PM 3:31

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.


Stage - Band
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Table
Bar
Kitchen
Entrance
Restrooms

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 14, 2026

RE: Fatima Milhomens, St. Elizabeth's Church Santo Cristo Committee, 577 Wood Street - Request for One-Day Dancing and Entertainment License, November 14, 2026 from 6:00-11:00 PM

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/16/26

PETITION DESCRIPTION:

Fatima Milhomens, St. Elizabeth's Church Santo Cristo Committee, 577 Wood Street - Request for OneDay Dancing and Entertainment License, November 14, 2026 from 6:00-11:00 Pm

PERSON/S FILING PETITION: Fatima Milhomens

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:

There is no known reason to deny this license, provided that all laws and ordinances governing this practice are followed.

REVIEWING OFFICER: Lieutenant Paul Medeiors
DATE COMPLETED: 10/16/26

Bristol Fire Department

Inter Office Memorandum

To: Steven Contente, Town Administrator

From: Michael DeMello, Fire Chief

cc: File

Date: October 16, 2026

Re: License Recommendation, October 28 Council Meeting

The fire department has reviewed the license request presented as follows:

1. One-Day Dancing & Entertainment License

   Fatima Milhomens for St. Elizabeth's Church Santo Cristo Committee

   577 Wood St.

   November 14, 2026 1800-2300

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Concur

LICENSE REQUEST: **TATTOO LICENSE (PERMANENT MAKEUP)**
Expires: March 31st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable

FOR:
(NAME OF ESTABLISHMENT) A New Beginning Salon & SPA (Do Nails)

AT:
(ADDRESS OF ESTABLISHMENT) 93 Gooding Avenue
Bristol, R.I 02809

BY:
(NAME OF APPLICANT) Nhuong THI Vaccio

HOURS OF OPERATION: (Depending on Clients) Tuesday - Saturday
10am - 6pm

☒ **Tattoo License Petition & $100 Fee (payable after Council approves license)**
☒ **Copy of DOH State ID**
☐ **BCI Required for all partners, stockholders or officers –if corporation** - Sole Prop.

This application will be considered during the Town Council Meeting of 10.28.2026 **Petition must be returned by** _____

*SIGNATURE: _____
NAME: Nhuong THI Vaccio (PLEASE PRINT NAME OF APPLICANT)
ADDRESS: 93 Gooding Avenue
TOWN: Bristol (ADDRESS OF APPLICANT)
D
Bl
H
El

Date Received: _____

TAX STAMP

TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 14, 2026

RE: Nhuong Thi Voccio, A New Beginning Salon & Spa, 93 Gooding Avenue request for Tattoo License for Permanent Makeup

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/16/26

PETITION DESCRIPTION:
Nhuong Thi Voccio, A New Beginning Salon & Spa, 93 Gooding Avenue request for Tattoo License for Permanent Makeup

PERSON/S FILING PETITION: Nhuong Thi Voccio

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:
There is no known reason for denial of this license, provided that all applicable laws and ordinances governing this practice are followed. To include rules and regulations set forth by the Department of Health.

REVIEWING OFFICER: Lieutenant Paul Medeiors
DATE COMPLETED: 6/10/25

Town of Bristol, Rhode Island

Department of Community Development

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

October 20, 2026

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director of Community Development

RE: A New Beginning Salon and Spa – Tattoo for permanent makeup
93 Gooding Avenue

We have reviewed the above petition and have no objections to the request. The tattooing for permanent makeup is accessory to the existing salon and spa which is a legal non-conforming use having previously received a Special Use Permit from the Zoning Board.

Thank you for the opportunity to comment.

PETITION TO THE TOWN COUNCIL

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

DATE RECEIVED

To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully request of your Honorable Body that:

Melissa Cordeiro
Council Clerk

To: The Honorable Bristol Town Council,

On behalf of the Bristol Parking Work Group we are requesting consideration for the winter parking in the Marina Parking Lot be set at $75./per month. This will benefit Prudence Island commuter as well as the town of Bristol by making it affordable to engage in winter parking. We believe more commuters will take advantage due to affordability by renting the 23 parking spaces permitted for winter parking from Nov. 16th → April 14th. (off season) The attached notice was given to the Harbor Commission and included on their Oct. 5th agenda. Thank you for the consideration of this request for affordable parking off season.

PLEASE NOTE:
Please ensure that your petition is submitted by 4:00 PM two (2) Wednesdays before the Town Council meeting scheduled for_____
In order to be included on the Town Council docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed from the relevant departments are received before the Council meeting.

SIGNATURE: Denise DiTori Tavery

NAME: Denise DiTori's Tavery

ADDRESS: 26 Tanglewood Dr.

TOWN: Riverside, RI 02915

☑ Em

☑ T

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 SEP 23 PM 3:38

September 23, 2026

Bristol Harbor Commission
127 Thames Street
Bristol, RI 02809

Dear Harbor Commission,

This letter is in reference to the Bristol Town Council meeting on November 12, 2025, when a request was made to the council for a rate reduction for the permitted winter parking fee in the Bristol Marina Parking lot that serves the Prudence Island Ferry passengers from November 16th to April 14th.
As requested by the Town Council we are first approaching the Harbor Commission to ask for consideration of a reduction of the current $125. per month fee for winter parking.

The upcoming request being made to the town council to request a reduction of the monthly cost is based on financial hardship for the Prudence Island year-round residents who would greatly benefit from use of winter car parking. These resident commuters include wage and hour workers, seniors on fixed incomes, and parents with school-aged children.

At the November town council meeting, councilmember Timothy Sweeney requested that the "*Harbor Commission conduct a cost analysis of maintaining the parking spaces that have been set aside during above stated period for Prudence Island residents in relation to the fee reduction request*.

In alignment with that request, we are kindly requesting the Harbor Commission and Bristol Town Council consider a fee reduction that is a fair percent of what those actual maintenance costs (snow removal, signage, monitoring) are during the parking period.

Also at that meeting, councilmember Mary Parella said that the request needs to initially be presented to the Harbor Commission and the request be sent to the Town Council for consideration based on the Harbor Commission's recommendation. The council also felt that there was more information needed from both the Bristol Parking Work Group and the Harbor Commission as outlined below.

Information requested from the Bristol Parking Work Group:
Councilwoman Mary Parella commented that the request for reduction should be revisited. She also asked two questions.

1.) *What are the "potential cases" of those year-round residents who commute?*
Examples of PI residents who commute for various reasons include:

- Several islanders need to commute to work off island. This includes full-time and part-time daily commuters. Transporting a car on the ferry on a daily basis is cost prohibitive so many residents leave a car on the mainland for this purpose.
- There are school-aged children that require a parent to transport students to/from school. The parents of elementary students must transport the children to Portsmouth by car because the ferry arrives in Bristol at 7:00 a.m. and school does not start until 8:30 am. If a student uses the one school bus that comes to Bristol at that time, they will arrive 1.5 hours before the school door opens. The high school students who have after school sports/activities that do not align with the school bus

schedule must rely on their parents for transportation back to Bristol. At times the last ferry back to the island is missed by the commuters, because the only available parking is an extremely long walking distance from the ferry dock. The commuters to avoid a falling have to walk rather than run on snow and ice.

- Several islanders including our seniors must travel to the mainland many times during the week to attend doctors' appointments, grocery shopping, physical therapy, radiation treatments and all other tasks that require in-person business on the mainland.

If you would like more specific information, please let us know.

2.) *What are the age ranges (particularly school children whose parents drive them to school)?*
Currently, there are 5 public school children: 1 elementary; 1 middle school; 3 high school.

In response, we conducted a voluntary survey of Prudence Island residents in August 2025 and received 229 responses about Prudence Island parking needs.
The key findings from that survey are below.

Q: Are you a frequent daily commuter (3-5 days/week).
A: 30 of 229 respondents answered "yes".

Q: Do you find it physically challenging to walk a half mile or more from the ferry dock to your car?
A: 76 of the 229 residents responded "yes".

In summary we are very grateful to the Harbor Commission for providing 23 dedicated parking spaces during the winter months for Prudence year-round residents. However, only 5 parking space permits were bought by residents last winter. The reason why more residents didn't buy permits since becoming available is because of the prohibitive cost of $125 per month. Currently, some of the of the commuter residents pay for parking in a private lot located on Wood Street that costs $75 per month. This limited-paid car parking is several blocks away from the ferry and requires an annual commitment. Paying an added $125. per month for five months for safety reasons during the winter months imposes a hardship that is not affordable. However, the long distance to walk in the winter is extremely hazardous for all, due to extreme cold weather and sidewalks that are dangerous when they are not often cleared of snow and ice.

Thus, we kindly request that the Harbor Commission consider reducing the winter parking rate for the ferry parking lot to a fair percentage of the maintenance costs of those spaces for the mid-November to mid-April months that winter parking spaces are available to lease from the town. We believe lowering the cost will encourage more parking spaces to be leased which will generate more income for the town of Bristol.

Sincerely,

Robin Weber

Bristol Parking Work Group

c: Bristol Town Council

F. Petitions - Other

F1. Denise DiOrio Javery, 26 Tanglewood Drive, Riverside re:
-Request for Off-Season Parking Rental Cost Adjustment from $150 to $75
-Request Extension of Off-Season Parking, currently December to March, changes to November 16th to April 14th
-Request Marina Parking Lot "Drop-Off" option for Ferry Passengers for Vehicle Unloading

a. recommendation - Town Administrator and Harbor Master

b. recommendation - Town Administrator and Harbor Commission

Teixeira/Sweeney- Voted unanimously to refer this matter to the Town Administrator and Town Solicitor so that he may draft ordinance language for Council consideration on December 10, 2025; the Council further directed that the proposed language ensure cash payments are *not* permitted as an option for the off-season parking fee.

Prior to the vote being taken, Denise Diorio Javery, representing Prudence Island commuters, addressed the Council regarding her submitted petition, which included three primary requests related to off-season parking at the marina lot: (1) reducing the off-season parking fee from $150/month to $75/month, (2) extending the off-season parking period from December–March to November 16–April 14, and (3) allowing a drop-off area within the marina lot for ferry passengers to temporarily unload vehicles.

Ms. Javery explained that the current $150/month fee imposes a significant financial hardship on many year-round island residents—particularly working families, elderly individuals on fixed incomes, and households with school-age children who must commute daily to Portsmouth since the island schoolhouse closed. She noted that paying the fee monthly would total $1,800 annually, compared to the prior $600/year rate. She also stated

that only 7 of the 23 available spaces were rented last season due to the late rollout and high cost. The Chairman noted that the petition had been brought before the Harbor Commission and returned with their recommendation to the Council.

Harbor Master Marsili summarized the Harbor Commission's unanimous recommendation to reduce the fee to $125/month, explaining that the rate attempts to balance affordability with the Town's need to recover monitoring and maintenance expenses. The Commission supported extending the off-season period as requested. They did not recommend month-to-month payments due to

enforcement concerns and potential issues such as abandoned vehicles or missed payments. For the drop-off request, the Commission proposed a designated temporary unloading zone, limited to approximately ten minutes with hazard lights on; enforcement would consist of periodic checks, with vehicles at risk of citation if parked improperly or without a permit.

Council members discussed the method of payment, noting that cash payments raised concerns for accountability and recordkeeping. Town Treasurer Carulli recommended check as the preferred options.

Ms. Jarevey noted that the schoolhouse on Prudence Island, had closed two years ago because the Town of Portsmouth—responsible for supporting the island's school—had withdrawn its funding and support. As a result, all school-age children from Prudence Island must now travel to Portsmouth daily to attend school, which further increases the financial and logistical burden on families. Some have tried to address this by renting apartments in Bristol, but rising costs are making even that solution increasingly difficult.

Further discussion acknowledged the financial strain on island residents, many of whom are already burdened by increased transportation costs due to the school closure. The Council recognized that the reduced fee and extended season should be monitored and revisited after evaluating actual use, maintenance needs, snow removal costs, signage, and enforcement. The recommended rate of $125 per month was proposed to remain in place for the coming season, with the understanding that it may be revisited at a later date.

Town Solicitor Ursillo advised that implementing the proposed changes would require an ordinance amendment, including drafting, first and second readings, and would likely take effect in January.

TOWN OF BRISTOL
RESOLUTION
No. 2026-1-07-I1

WHEREAS, the Town Council, as the governing body of the Town of Bristol, with the advice of the Bristol Harbor Commission, desires to amend the fee for off-season parking at the Marina Ferry Dock so as to balance affordability with the Town's need to recover monitoring and maintenance expenses; and

WHEREAS, in accordance with Sec. 16-382 of the Code of Ordinances, the Town Council is empowered to establish the fee for off-season parking at the Marina Ferry Dock by resolution; and

WHEREAS, the Town Council previously established this fee at $150 per month;

NOW, THEREFORE, BE IT RESOLVED that the Bristol Town Council hereby reduces the fee for off-season parking at the Marina Ferry Dock from $150 per month to $125 per month.

This fee amendment shall take effect upon passage and shall remain in effect until amended by the Town Council.

Adopted by the Town Council of the
Town of Bristol
this 7th day of January, 2026.

Nathan T. Calouro, Chair
Bristol Town Council

\\server1\share\bristol\resolutions\resolution re marina parking fee.doc

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 2, 2026

RE: Denise Dijorio Javery, 26 Tanglewood Drive, Riverside request for Off-Season Parking Rental Cost Adjustment from $125 to $75

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Harbor Master

TO: **Bristol Town Council**

FROM: **Gregg Marsili**
Bristol Harbor Master

CC: **Steve Contente**
Town Administrator

DATE: October 15th 2026

After reviewing the council's petition on the off-season parking on Prudence Island Ferry Parking Lot, I recommend the following.

1. **Monthly fee of $100 per month, paid in full for the duration of the season, No Month to Month lease.**
2. **Payment will be made in Cash, Check or Credit Card, if a credit card is used then a 3.5% fee for the used of a credit card.**
3. **Parking Pass will be hung from rearview mirror.**
4. **One vehicle registration permitted per spot**
5. **Offseason parking November 16th to April 14th.**
6. **20 parking spaces will be available for rent**
7. **A waiting list will be established if all 20 spots are filled.**

CONCUR
STEVEN CONTENTE
Town Administrator

Gregg Marsili Bristol Harbor Master gmarsili@bristolri.gov 401-253-1700

BRISTOL HARBOR COMMISSION

MEMORANDUM

TO: Melissa Cordeiro
Town Clerk

FROM: Steven Januario
Harbor Commission

DATE: October 8, 2026

RE: Agenda item Number 5: Prudence Island Parking on Ferry Lot

A letter from Bristol Parking Work Group, dated September 23, 2026 and Citizen Public Forum concerns of Denise DiOrio Javery, 26 Tanglewood Drive, Riverside, R.I. were discussed and acted upon at the October 5, 2026 Bristol Harbor Commission meeting.

A motion made by Wayne Gablinski, Pamela Romano recommends the following:

The Harbor Commission recommends lowering the rate of the Prudence Island ferry parking to $100. per month for the time frame of November 16th to April 1st, 2027.

The Commission also recommends the town explore the extenuating circumstances that have contributed to this parking issue prior to April, 2027.

The motion passed 4 Yea, 1 Nay

10/8/26. per

Melissa Cordeiro
Council Clerk

PETITION TO THE TOWN COUNCIL

2026 OCT -5 DATE RECEIVED

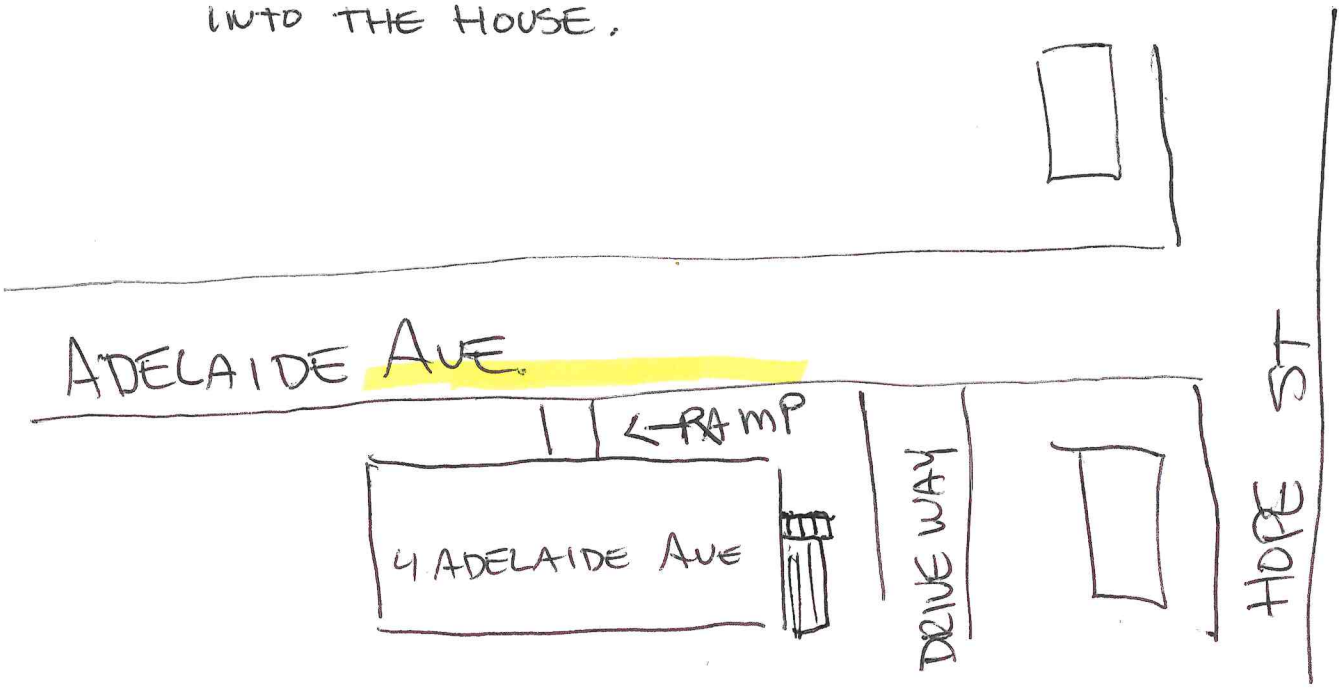
To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully request of your Honorable Body that:

THE COUNCIL WOULD CONSIDER APPROVING A HANDICAP PARKING SPACE IN THE FRONT OF HOUSE.

MY WIFE AND I ARE BOTH DISABLED. MY WIFE HAS ALS.

WE HAVE A HANDICAP RAMP IN FRONT OF THE HOUSE. ITS MUCH EASIER FOR HER TO ENTER INTO THE HOUSE.



PLEASE NOTE:
Please ensure that your petition is submitted by 4:00 PM two (2) Wednesdays before the Town Council meeting scheduled for 10/28/24
In order to be included on the Town Council docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed from the relevant departments are received before the Council meeting.

SIGNATURE: Emilio F. Volpicelli

NAME: EMILIO F VOLPICELLI

ADDRESS: 4 ADELAIDE AVE

TOWN: BRISTOL


FRONT
250446
EXPIRES:
JUN 2030
RHODE ISLAND
STATE OF RHODE ISLAND
HOPE
RHODE ISLAND
DISABILITY
PARKING PERMIT

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 6, 2026

RE: Emilio F. Volpicelli, 4 Adelaide Avenue request for accessible parking spot in front of residence

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/18/26

PETITION DESCRIPTION:
Emilio F. Volpicelli, 4 Adelaide Avenue request for accessible parking spot in front of residence.

PERSON/S FILING PETITION: Emilio F. Volpicelli

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☑ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:
After reviewing the petitioner's request, speaking with the petitioner, and observing the location, it appears that providing an accessible parking space closer to the handicap ramp would improve access between the petitioner's residence and vehicle. I also spoke with Director Parella and, based on these considerations, see no reason to deny the petitioner's request at this time.
Please see the attached photographs.

REVIEWING OFFICER: Lieutenant Paul Medeiors
DATE COMPLETED: 10/17/26

Concur

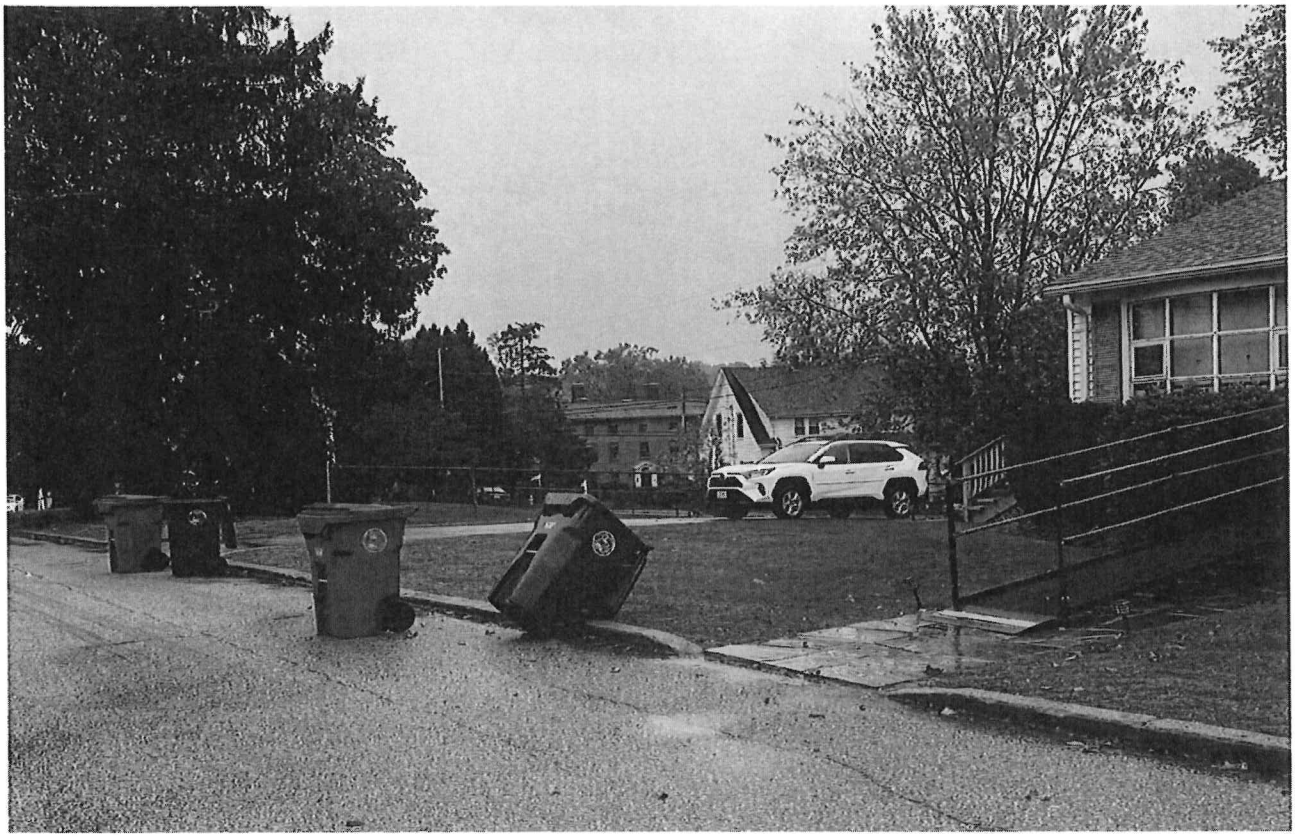
Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH



4 Adelaide Ave. Street view of residence with accessible ramp.



Accessible ramp to and from residence

Respectfully
Lt Medeiros

Department of Public Works

Memo

To: Steven Contente, Town Administrator

From: Christopher J. Parella, Director of Public Works

Date: October 19, 2026

Re: Emilio F. Volpicelli, 4 Adelaide Avenue request for accessible parking spot in front of residence

---

Mr. Administrator,

I have no objection to this request. I would recommend that the Honorable Town Council grant this petition provided that all applicable laws and ordinances are adhered to.

Please advise if you have any questions or concerns.

CONCUR

PETITION TO THE TOWN COUNCIL

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2020 OCT 14 PM 3:17
DATE RECEIVED

To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully request of your Honorable Body that:

Melissa Cordeiro
Council Clerk

ASKING THE COUNCIL TO REDUCE THE SPEED ON MASSASOIT AV FROM 25 MPH TO 10 MPH

PLEASE NOTE:
Please ensure that your petition is submitted by 4:00 PM two (2) Wednesdays before the Town Council meeting scheduled for Oct 28th
In order to be included on the Town Council docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed from the relevant departments are received before the Council meeting.

SIGNATURE: Patricia Fonseca

NAME: PATRICIA FONSECA

ADDRESS: 21 MASSASOIT AV

TOWN:

☐

☐

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 14, 2026

RE: Patricia Fonseca, 21 Massasoit Avenue – request to reduce speed limit on Massasoit Avenue from 25 mph to 10 mph

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May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10/16/26

PETITION DESCRIPTION:

Patricia Fonseca, 21 Massasoit Avenue - request reduce speed limit on Massasoit Avenue from 25 mph to to 10 mp

PERSON/S FILING PETITION: Patricia Fonseca

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☐ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:

The Bristol Police Department respectfully requests additional time to conduct a comprehensive traffic study of Massasoit Avenue.

CONCUR

REVIEWING OFFICER: Lieutenant Paul Medeiors
DATE COMPLETED: 10/20/26

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

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

Date: 10-19-2026

From Bristol Police Department
Captain Roman Wozny
395 Metacom Avenue
Bristol RI, 02809

RE: 20mph speed limit signs, Richmond Street and Charles Street

Honorable Members of the Town Council,

I would like to bring your attention to a discrepancy in the Town Ordinance regarding the posted speed limit on Richmond Street and Charles Street.

Following a response to Richmond Street to address a complaint regarding speeding vehicles, we discovered that the posted speed limit of 20mph is not reflected in the Town Ordinance. Upon further review, we identified the same discrepancy on Charles Street, where the speed limit is also posted at 20mph. Neither street is currently listed in the reduced-speed section of our ordinance section 16-111, which would otherwise require a posted speed limit of 25mph.

The existing speed limit signs on both streets show visible signs of fading and deterioration, suggesting they may have been in place for many years, possibly more than 20 years. This speed reduction may have been posted but never formally incorporated into our Town Ordinance.

Given the age of these sign postings, and the neighborhood familiarity with the existing 20mph speed limit, I respectfully request that the Town Council consider amending the town ordinance to formally, establish a 20mph speed limit for both streets. Thank you for your consideration of this request.

Respectfully Submitted,

Capt. Roman Wozny

Captain Roman Wozny

concur

MOUNT HOPE FARM

TO: Melissa Cordeiro, Town Clerk, Bristol

FROM: Brenda Turchetta, Executive Director, Mount Hope Trust in Bristol

DATE: October 14, 2026

RE: Request to Amend Article IV, Section 2, Paragraph 3 of Bylaws of Mount Hope Trust in Bristol

---

The Board of Trustees of Mount Hope Trust in Bristol have voted to amend the current Bylaws to allow Trustees to serve a maximum of 4-consecutive terms with an option to serve a fifth consecutive term of one or two years with board majority approval. We request for the Bristol Town Council to review this request.

The requested changes are shown below as well as in the attached copy of our bylaws.

- The term of all Trustees will be for three (3) years, other than the member appointed by the Town Council who will serve a two (2) year term as called for in Section 2 above. Trustees, including the member appointed by the Town council, will, except as otherwise provided herein, serve a maximum ~~three (3)~~ four (4) ~~-~~consecutive terms provided that a Trustee may be nominated to serve a ~~fourth~~ fifth consecutive term of one (1) or two (2) years with the majority affirmative vote of the Trustees not subject to the nomination. A new Trustee or a Trustee nominated to fill a vacancy on the Board may also be nominated for an initial term of one (1) year and be eligible to serve three (3) additional three (3) year terms. Trustees who have served for either ~~three (3)~~ four (4) ~~-~~or ~~four (4)~~ five (5) consecutive terms may be re-elected pursuant to the provisions of this section following a minimum absence from the Board of at least one year.



MOUNT HOPE FARM

Bylaws

proposed amendments October 2026

~~As amended~~

~~February 28, 2022~~

THE MOUNT HOPE TRUST IN BRISTOL

BYLAWS

As amended January 29, 1999, further amended August 18, 2010, July 28, 2013, March 23, 2014, November 21, 2015, November 18, 2017, January 28, 2021, July 20, 2021, and Article III as amended per request of Bristol Town Council February 28, 2022.

ARTICLE I NAME AND OFFICE

The name of this corporation is called the MOUNT HOPE TRUST IN BRISTOL, hereinafter referred to as the "Trust." Said Trust will adopt a corporate seal. The principal office of this Trust is located in the Town of Bristol, County of Bristol, State of Rhode Island. The Trust has and will maintain in the State of Rhode Island a registered office and registered agent. The Trust is governed by a Board of Trustees (the "Board") in accordance with the provisions of Article IV of these Bylaws. The members of the Board will be referred herein collectively as, "Trustees" and individually as a "Trustee".

ARTICLE II MISSION, PURPOSES, AND POWERS

1. The mission of the Trust is to steward its land and structures, including the historic 1745 Governor Bradford House, to cultivate appreciation of its natural, historical, and cultural character, and to make Mount Hope Farm accessible to all, and as set forth on Exhibit A as Exhibit A may be amended from time to time by the Board.

2. The Trust will provide for the maintenance and upkeep of that certain property known as the Mount Hope Farm (the "Farm") in a manner consistent with its designation on the National Register of Historic Places by the United States Department of Interior on July 4, 1976 and will comply with governing State and local land use plans and regulations.

3. The Trust may acquire by purchase, gift, grant, devise, or bequest, real or personal property and to hold real or personal property in fee or upon such lawful asset conveyances, which may be agreed upon between the donors thereof and improve the same, so long as said acquisition and improvement are consistent with the Mission of the Trust.

4. The Trust may receive, restore, and preserve manuscripts, relics, pictures, and other articles of interest related to Mount Hope and its history, for preservation, information and use by the public.

5. The Trust may conduct and support educational programs consistent with these Purposes and the Mission of the Trust.

6. The Trust may carry on any other activity that may be lawfully carried on by a corporation formed under the Rhode Island Non-Profit Corporation Act as may be in effect from time to time. The Trust will conduct its affairs, make its facilities available to the public, and employ

staff, without regard to, and will not discriminate on the basis of, any person's race, color, sex, sexual orientation, gender, gender identity, religion, or national origin.

7. The Trust will have all the powers enumerated in the Rhode Island Non-Profit Corporation Act, as from time to time amended (the "Non-Profit Corporation Act") provided however, the Trust will exercise its powers only in furtherance of exempt purposes as such terms are defined in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code").

8. Charitable Purposes – The property of the Trust is irrevocably dedicated to charitable purposes, and no part of the net earnings, profits or assets of the Trust upon dissolution or otherwise will inure to the benefit of any private person or individual or any Trustee of the Trust, and upon liquidation or dissolution all property and assets of the Trust remaining after paying or providing for all debts and other expenses will be distributed to an organization or organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code") or in a corresponding provision of any future statute.

9. Notwithstanding the foregoing, the Trust is authorized and empowered to pay reasonable compensation for services rendered and make payments and distributions in furtherance of the purposes set forth in Article Third hereof. The Trust will not, as a substantial part of its activities, participate in or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office. Notwithstanding any other provision of these Bylaws, the Trust is organized exclusively for one or more of the purposes specified in Section 501(c)(3) of the Code and will not engage in any activities not permitted by an organization exempt from tax under Section 501(c)(3) of the Code or under a corresponding provision of any future statute.

ARTICLE III MANAGEMENT AND RESTRICTIONS FOR MOUNT HOPE FARM

1. The Trust will make Mount Hope Farm accessible for walking by Bristol residents, during published hours as feasible, while still maintaining its unique natural beauty. Parking spaces will be limited in number, and public access will generally be limited to walking trails, paths and other passive recreation projects that may be developed. Access to the waterfront for non-commercial fishing and shellfishing is permitted in waters where Mount Hope Farm has littoral rights subject to rules and regulations that may be established by the Board.

2. The use of buildings or grounds or services provided by staff for any event, reception, planned activity or meetings will generally require a fee or other compensation from all parties.

3. Events sponsored by the Town and/or events sponsored by indigenous People, specifically Pokanoket, may be provided a discounted rental rate based upon availability and subject to the policies and conditions as approved by the board, and to be managed administratively.

4. The Farm may be open to the general public on most days of the year, but certain areas of the Farm which are being used for a private event are not available to the public. The entire Farm may be closed on such days as determined by the Board, including, without limitation, holidays,

on days when the weather is hazardous or dangerous to the public, and on the day of the 4th of July Parade.

5. Nothing herein will be deemed to make the use of the Farm structures and facilities a public accommodation, and the Trust reserves the right to refuse to rent Farm structures and facilities for private functions which the Trust, in its sole and absolute discretion, determines to be inappropriate to the mission or purpose of the Trust.

6. Deed Restrictions – The following deed restrictions have been recorded in the Land Evidence Records of the Town of Bristol upon recording of the deed to the Farm: The Farm will be used to provide open space as feasible to Bristol Residents and the general public.

- The Farm properties east of Metacom Avenue will not be sold without the approval of two-thirds (2/3) of the Board of Trustees and four-fifths (4/5) of the Bristol Town Council. Said super-majority of both bodies must approve any sale.

- The Farm property abutting the west side of Metacom Avenue, consisting of approximately 9 +/- acres (Plat 41, Lot 40), may not be sold. This property is maintained as a significant buffer along Metacom Avenue to protect the scenic integrity of Mount Hope Farm.

7. To reinforce its mission, the Board will investigate in good faith and has the power to agree to convey Historic Preservation Easements and additional Conservation Easements on Farm properties to qualified holders of such easements. These easements will be recorded in the Land Evidence records of the Town of Bristol.

8. In compliance with local and State land use regulations, the Board will prepare and periodically update a Master Plan for Mount Hope Farm. The plan will include a statement of mission, values, and goals; a brief history of the property; an analysis of existing conditions; and a presentation of actions to be undertaken to achieve the mission and goals of the Trust. [*n.b.* Article II, 2.] In preparing the Master Plan and its updates, input from Town and other officials, Trustees, Members, Indigenous people, specifically Pokanoket, and others may be actively sought.

9. Any amendments to this Article III must be approved by a majority vote of the Bristol Town Council.

ARTICLE IV BOARD OF TRUSTEES

1. The Trust will be governed by a Board. The Board will have final responsibility and authority for all decisions and actions of the Trust except as set forth herein. The Board will govern the Trust according to the Mission and Purposes stated in these Bylaws, and in a manner consistent with the Town of Bristol Comprehensive Plan, the laws of the State of Rhode Island, the United States, and these Bylaws. The Board may by resolution delegate authority for certain decisions

and actions to officers, staff, agents, or to committees ordained in these Bylaws, or from time to time created by the Board.

2. The Board will consist of up to seventeen (17) and not fewer than eleven (11) members.

- One member, with full Trustee privileges, will be appointed by the Bristol Town Council. This member will not be a current elected official. This member will serve a two (2) year term and may be reappointed at the discretion of the Town Council subject to the term limits set forth below. Nothing in this section will preclude any member of an official, non-elected political "Town Committee," as recognized by the State of Rhode Island, from serving as a member of the Board.

- The remaining members will be "At Large Trustees," (hereafter "Trustees"). Trustees will be elected by a majority vote of the current Trustees, including the current Town-Council-appointed member and including those members whose terms are about to expire. This election will take place at the Annual Meeting of the Trustees to be held in January of each year. Nominations for Trustee positions will be made by a Nominating Committee appointed by the Board of Trustees. A report on all nominees will be made available to all Trustees at least twenty-one (21) days prior to the Annual Meeting.

- The term of all Trustees will be for three (3) years, other than the member appointed by the Town Council who will serve a two (2) year term as called for in Section 2 above. Trustees, including the member appointed by the Town council, will, except as otherwise provided herein, serve a maximum ~~three (3)~~ four (4) consecutive terms provided that a Trustee may be nominated to serve a ~~fourth~~ fifth consecutive term of one (1) or two (2) years with the majority affirmative vote of the Trustees not subject to the nomination. A new Trustee or a Trustee nominated to fill a vacancy on the Board may also be nominated for an initial term of one (1) year and be eligible to serve three (3) additional three (3) year terms. Trustees who have served for either ~~three (3)~~ four (4) or ~~four (4)~~ five (5) consecutive terms may be re-elected pursuant to the provisions of this section following a minimum absence from the Board of at least one year.

- The terms of the incoming Trustees will be staggered, so that, except for extraordinary circumstances, up to six (6) new trustees may be added in any given year. This limitation shall not apply to appointments to fill vacancies in the Board as a result of a Trustee who leaves the Board, for whatever the reason during his/her term.

3. The Trustees will establish standing committees consisting of: Executive (including the President, Vice President, Treasurer and Secretary), Nominating, Governance, Building and Grounds, Development, Investment/Finance/Audit, and Programming and such other committees as the Board may, in the future designated as a standing committee. All standing committees will be chaired by a member of the Board. The Board may also establish *ad hoc* committees as necessary for the proper execution of these Bylaws and the mission of the Trust, and *ad hoc* committees will have a Trustee on the Committee. The Board will approve the Chairs of all

committees. The secretary will keep the list of committee members. The President and Executive Director will be *ex-officio* members of all committees.

4. The Trustees may by resolution delegate authority for certain decisions and actions to officers, to committees, or to staff. Said delegated authority needs to be stated prior to vote.

5. Executive Committee: The Executive Committee shall consist of the President, the Vice President, the Treasurer and the Secretary and any such other Trustee appointed by the Board and may exercise the powers delegated by the Board when immediate action is required or prudent during any period when Trustees are unavailable. In such cases, the Executive Committee is empowered to act on behalf of the Board. Each such action needs to be recorded and communicated to the Board soon after it is taken and ratified at the next Board meeting. The Executive Committee shall not have the authority to amend or repeal or suspend these Bylaws, to elect, appoint or remove any officer, Trustee, or staff member.

6. A quorum of the Trustees will consist of a majority of the Trustees then elected and serving, present in person or by proxy. Telephonic and/or internet connection to other members of the Board count as being present. No business will be transacted by the Trustees in the absence of a quorum. All business transacted by the Trustees will be conducted only at a meeting for which Notice is given. Single item actions may be brought to the Board for a vote via e-mail or other electronic transmission. The Board member(s) who made the motion and who seconded it must be clearly defined within the transmission and ample time (3-day minimum) must be allowed for questions and discussion. Each Board member must submit their vote in writing either in digital form within 2 days of the close of the question and discussion period. The Executive Committee will be responsible for tallying and recording the votes. Such items will be presented at the next Board meeting to ratify and record in the corporate record. Each Trustee shall have one vote and voting may not be done by proxy. The Board may make such rules and regulations covering its meetings as it may in its discretion determine necessary.

7. In the case of an interim vacancy among the members of the Board of Trustees, the Trustees may elect a successor to fill such vacancy for the remainder of such term at the next regular or special meeting of the Board of Trustees. Nomination of members to fill such vacancy may be made by any member of the Board of Trustees at such meeting. Notice of such vacancy will be sent to the members of the Board of Trustees at the same time as notice of such meeting.

8. The Board of Trustees will meet, at a minimum, for a total of six (6) scheduled meetings per year. The Annual Meeting of the Board of Trustees will be convened at the direction of the President or upon the request of three (3) Trustees. Any officer or three (3) Trustees may upon proper notice as set forth in section 8 of this Article call a special meeting of the Board. Any two (2) officers or six (6) Trustees may call an emergency meeting of the Board upon such notice as is reasonably practical under the circumstances. In either case, the quorum requirement in section 5 of this Article will apply. It is expected that each Trustee will attend a minimum of fifty percent (50%) of the scheduled meetings within any calendar year. Any member of the Board of Trustees who, without proper notification to the Secretary, fails to attend fifty percent (50%) of

scheduled meetings of the Board of Trustees will be considered for removal by the Board of Trustees.

9. Notice of Meetings – Except as otherwise provided in these Bylaws, notice of meetings will be sent to members of the Board of Trustees at least ten (10) days prior to the date of the meeting. The notice will specify an agenda of all business that may come before the Board.

10. Compensation – Members of the Board of Trustees will serve without compensation.

11. Conflict of Interest – Whenever a Trustee has a financial or personal interest in any matter coming before the Board of Trustees, the affected person will:

- Fully disclose, in writing, the nature of the interest. This disclosure must be updated annually.

- Withdraw from discussion, lobbying, and voting on the matter.

Any transaction or vote involving a potential conflict of interest will be approved only when a majority vote of disinterested Trustees determine that it is in the best interest of the Farm to do so. The minutes of meetings at which such votes are taken will record such disclosure, abstention and rationale for approval.

12. Retention of Counsel – The Board may delegate to the Governance Committee the ability to retain legal counsel as needed. Counsel may be retained only after final approval as to scope and compensation by majority vote of the Board.

13. Any amendments to this Article IV must be approved by a majority vote of the Bristol Town Council.

ARTICLE V OFFICERS

1. The Trustees will elect, from their number, Officers of the Trust. Each Officer will serve a term of two (2) years. Officers will be elected at the Annual Meeting via a public vote or a written proxy. If a written proxy is needed, said Board of Trustees member will deliver the written proxy to the current Secretary and the Executive Director simultaneously. The Officers will be comprised of a President, Vice President, Secretary, and Treasurer and, at the discretion of the Board of Trustees, there may be an Assistant Secretary and/or an Assistant Treasurer.

2. All officers will serve without compensation.

3. Officers of the Trust will serve a term of two (2) years to foster succession and/or until their successors have been elected. Officers may serve successive terms.

4. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise may be filled by the Board of Trustees for the unexpired portion of the term at the next regular or special meeting of the Trustees. Notice of such vacancy will be sent to the Trustees at the same time as notice of the meeting.

5. Officers will deliver all records and documents in their possession to their successors.

6. No elected federal, state or town official may serve as an Officer of the Trust.

7. President – The President will preside at all meetings of the members and the Board of Trustees. He/she will sign, along with other officers of the Trust authorized by the Board of Trustees any deeds, mortgages, bonds, contracts, or other instruments which the Board of Trustees authorized to be executed, except in cases where the signing and execution thereof will be expressly delegated by the Board of Trustees or these Bylaws or by statute to some other officer or Agent of the Trust. In general, he/she will perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Trustees from time to time. The President will serve as chair of the Executive Committee.

8. Vice President – In the absence of the President or in the event of his/her inability or refusal to act, the Vice President will perform the duties of the President and when so acting will have all the powers of and be subject to all the restrictions upon the President. A Vice President will perform such other duties as from time to time may be assigned to him by the President or the Board of Trustees.

9. Treasurer – The Treasurer will be responsible for oversight of all funds and securities of the Trust. He/she will be responsible for receiving and will direct that receipt for monies due and payable to the Trust from any source whatsoever be provided and will cause the deposit of all such monies in the name of the Trust in such banks, trust companies, or other depositories as will be selected in accordance with the provisions of these Bylaws. He/she will serve as the chair of the Finance/Audit Committee and will oversee the preparation and presentation of the annual budget. In general, he/she will perform all duties incident to the office of the Treasurer, such as the timely payment of bills, compliance with financial obligations, and such other duties as from time to time may be assigned by the President and/or the Board of Trustees.

10. Secretary – The Secretary will keep the minutes of the meetings of the Board of Trustees in one or more books provided for that purpose. He/she will see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law. He/she will be custodian of the corporate records and of the Seal of the Trust and will see that the seal of the Trust is affixed to all documents the execution of which on behalf of the Trust under its seal is duly authorized in accordance with the provisions of these Bylaws. He/she will keep a register of the contact information for each member of the Trust along with committees and their members which will be furnished to the Secretary by each member. He/she will be responsible for filing such reports as are required by the Rhode Island Secretary of State. In general, he/she will

perform such duties incident to the office of Secretary and such other duties as from time to time may be assigned to him/her by the President or Board of Trustees.

11. Assistant Treasurer and Assistant Secretary – The Assistant Treasurer and Assistant Secretary in general will perform such duties as may be assigned to them by the Treasurer, the Secretary, the Board of Trustees, or the Executive Committee.

12. Professional Services: Accountants or auditors may be engaged professionally as necessary at appropriate fees agreed to by the Board of Trustees.

13. Executive Director (ED) The ED is the paid, key management staff member of the Trust, reporting directly to the Board. The ED may be hired or dismissed only by the Board. The ED is responsible for overseeing the administration, programs, and implementation of the strategic plan of the Trust. The ED is responsible for hiring and dismissal and performance of staff. Staff reports to and operates at the direction of the ED, not the Board. The ED has contracting authority as delegated by the Board in its approval of the budget and further limited by the Board to a specified amount (See Article VII, 4). Other duties of the ED include assistance with fundraising, marketing and community outreach. The ED is a non-voting member of the Executive Committee and an *ex-officio* member of the Board.

ARTICLE VI MEMBERSHIP

1. Establishment – The Board of Trustees may, from time to time, establish categories of membership for the Trust, provided, however, that members will have no direction over the governance of the Trust, nor any greater right to use the properties of the Trust, including Mount Hope Farm, than any other member of the public. Any individual who subscribes to the purposes of the Trust may become a member of the Trust upon payment of dues, subject only to compliance with the provisions of these Bylaws.

2. Dues – If membership is established, an annual membership dues will be determined by the Board of Trustees. Dues will be payable upon receipt of dues notices.

3. Annual Meeting – The Board will share information about the current status and plans of Mount Hope Farm and provide a summary of the finances and/or the annual report.

ARTICLE VII ADMINISTRATION

1. Fiscal Year – The fiscal year of the Trust will be the calendar year.

2. Accounting – The Treasurer will render a timely statement at each meeting of the Board and will present at each Annual Meeting a Review of the year's finances prepared by a certified

public accountant, and not less than once every five years will present an Audit of the Trust's finances.

3. Budget – The Board will adopt a fiscal budget at its Annual Meeting. Adoption of the fiscal budget will constitute authorization for the officers and Executive Director to operate within the limits of the budget.

4. Checks, Drafts, or Orders for Payment – All checks, drafts, or orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Trust will be signed pursuant to a protocol approved by the Board allowing the Executive Director to sign to a defined amount set at each Annual Meeting. All such instruments for more than the set amount will be signed by either two officers or by one officer and the Executive Director.

5. Deposits – All funds of the Trust will be deposited to the credit of the Trust in such banks, trust companies, or other depositories as the Board of Trustees may direct.

6. Contracts – The Board of Trustees may authorize any Officer(s) or Agent(s) of the Trust, in addition to the Officers authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Trust, and such authority may be general or confined to specific instances.

7. Gifts – The Board of Trustees may accept on behalf of the Trust any contribution, gift, bequest, or devise for the general purposes or for any special purposes of the Trust.

8. Notices – Whenever under the provisions of the Non-Profit Corporation Act or of the Articles of Incorporation or of these Bylaws written notice is required to be given to any person, such notice may be given by mail (electronic or standard), by cellular or landline telephone, or by facsimile transmission to his or her residence or office either directly or by leaving a message. Whenever any notice is required to be given under the provisions of the Non-Profit Corporation Act or the Articles of Incorporation or these Bylaws, a waiver thereof in writing, signed by the person or persons entitled to receive such notice and who did not receive the same, whether before or after the time stated therein, will be deemed in receipt of such notice.

ARTICLE VIII INDEMNIFICATION

1. Representation – In order to induce the trustees and officers of the Trust to serve, the Trust adopts this Article and agrees to provide the trustees and officers of the Trust with the benefits contemplated hereby.

2. Definitions – As used herein, the following terms will have the following respective meanings:

- "Covered Act" means any act or omission by the Indemnified Person in the Indemnified Person's Official capacity with the Trust and while serving as such or while serving at the request of the Trust as a member of the governing body, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise.

- "Excluded Claim" has the meaning set forth in subsection 4 of this Article.

- "Expenses" means any reasonable expenses incurred by the Indemnified Person in connection with the defense of any claim made against the Indemnified Person for Covered Acts including, without being limited to, legal, accounting or investigative fees and expenses (including the expense of bonds necessary to pursue an appeal of an adverse judgment).

- "Indemnified Person" means any trustee or officer of the Trust who accepts election or appointment as a trustee or officer.

- "Loss" means any amount which the Indemnified Person is legally obligated to pay as a result of any claim made against the Indemnified Person for Covered Acts including, without being limited to, judgments for, and awards of, damages, amounts paid in settlement of any claim, any fine or penalty or, with respect to an employee benefit plan, any excise tax or penalty.

- "Proceeding" means any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative.

3. Indemnification – Subject to the exclusions hereinafter set forth, the Trust will indemnify the Indemnified Person against and hold the Indemnified Person harmless from any Loss or Expense.

4. Exclusions – The Trust will not be liable to pay any Loss or Expenses (an "Excluded Claim"):
   - With respect to a Proceeding in which a final non-appealable judgment or other adjudication by a court of competent jurisdiction determines that the Indemnified Person is liable to the Trust (as distinguished from being liable to a third party) for:
     - any breach of the Indemnified Person's duty of loyalty to the Trust; (ii) acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law; or
     - any transaction from which the Indemnified Person derived an improper personal benefit; or
     - if a final, non-appealable judgment or other adjudication by a court of competent jurisdiction determines that such payment is unlawful.

5. Settlement – The Trust will have no obligation to indemnify the Indemnified Person under this Article for any amounts paid in settlement of any Proceeding effected without the Trust's prior written consent. The Trust will not unreasonably withhold or delay its consent to any proposed settlement.

6. Amendment – No amendment or termination of this Article will be effective as to an Indemnified Person without the prior written consent of that Indemnified Person and, in any event, will not be effective as to any Covered Act of the Indemnified Person occurring prior to the amendment or termination.

ARTICLE IX CONFLICT OF INTEREST

No member of the Board shall have an interest, directly or indirectly, in any contract executed by the Trust, unless such interest is authorized by a majority of the non-interested members of the Board present at the meeting at which such contract shall be authorized and the fact and nature of such interest is fully disclosed to the members of the Board. Each Board Member shall sign a Conflict of Interest form at the beginning of each Fiscal Year. Any Director having a conflict shall recuse him/herself from the vote.

ARTICLE X DISSOLUTION

This Trust may be dissolved provided that a majority of all Board members approve a Resolution of Dissolution of the Trust. Such approval of the Resolution of the Trust may be accomplished by a U.S. mail or email ballot, or a regular, annual, or special meeting of the Board provided the following is accomplished: All legal indebtedness of the Trust shall be satisfied, provided that sufficient funds for this purpose are on hand. Upon the dissolution of the Trust, assets shall be distributed for one or more exempt purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Circuit Court of the County in which the principal office of the Trust is then located, exclusively for such purposes or to such Bylaws of the Mount Hope Trust organizations as the Court shall determine. All federal, state and local laws must be followed for the dissolution of the Trust.

ARTICLE XI AMENDMENTS TO THESE BYLAWS

1. Except as otherwise provided in Articles III and IV, amendment to these Bylaws may be altered, amended, or repealed and new Bylaws ay be adopted by Two-thirds (2/3) majority vote of the Trustees present at the Annual Meeting or at any regular special meeting of the Board of Trustees, provided that notice to alter, amend, or repeal these Bylaws, or adopt new Bylaws is conveyed at least twenty-one (21) days prior to such meeting.

Town of Bristol

Board Book Report (Saved as: Board Book with Terms and Positions)

Harbor Commission Advisory Committee

Basic Information

Creating Authority

There is hereby established a harbor commission advisory committee, which shall report to and provide advice and assistance to the town harbor commission regarding policies and regulations to be established with regard to the coastal and harbor waters under the jurisdiction of the town.

Therefore, at least one member of the advisory committee shall be a user of the Kickemuit River, at least one member of the advisory committee shall be a user of the downtown waterfront, and at least one member of the advisory committee shall be a user of the Poppasquash shore. If there are more than three members on the advisory committee, the additional members may be users of any geographic area, provided that at all times at least one member of the advisory committee shall represent each one of the aforementioned geographic areas.

Composition

3-7 members , 3 year term

Board Seats

Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Member	Paul	Labonte	22 Casey Drive	8/1/2028	8/1/2025	Active
Member	Bruce	Palumbo	6 Mallory CT	8/1/2028	8/1/2025	Active
Member				8/1/2029		Vacant
Member	Jeff	Doran	4 Dolly Drive	8/1/2028	8/1/2025	Active
Member	Owen	O'Rourke	41 Fales Road	8/1/2027	8/1/2024	Active
Member	Paul	Hebert	80 Duffield Road	8/1/2028	8/1/2025	Active
Member				8/1/2029		Vacant

Showing 1 to 7 of 7 entries

Generated 9/8/2026, 11:34:07 AM

James Ferrato

Town of Bristol | Generated 9/8/2026 @ 11:32 am by OnBoardGOV - Powered by ClerkBase

Status

Name	James Ferrato
Application Date	4/6/2026
Expiration Date	4/6/2028
Board Member	James Ferrato
Status	[redacted] BY: DEPUTYCLERK @4/7/2026 7:16 PM ET

Board	Vacancies	Status
Harbor Commission Advisory Committee	2	Pending

Basic Information

Name
James Ferrato

I would like to be appointed to the position because:
As a Bristol resident, active sailor, and retired executive, I am eager to put my professional and maritime experience to work for the community I call home.

Contact Information

Address
23 Noyes Avenue
Bristol, RI 02809

Yes, I am a resident
Yes

Email

Phone

Cell Phone

Occupation

Yes, I am a city employee
No

Board Application Comments

- **Carla DaCosta** | 8/7/2026 @ 10:09 am

  sent resume to Steve J/Gregg M 8/7/26

Generated 9/8/2026 @ 11:32 am

This page generated by OnBoardGOV is tagged PDF/UA-1 and is evaluated to be accessible and compliant with WCAG 2.1 AA.

James (Jim) Ferrato

Bristol, Rhode Island

April 5, 2026

Harbor Commission Advisory Committee
Bristol Harbor Commission
127 Thames Street
Bristol, RI, 02809

To whom it may concern:

I am writing to express my strong interest in the open advisory seat on the Bristol Harbor Commission. As a Bristol resident, active sailor with a mooring in Bristol Harbor, I have both a personal stake in the harbor's future and the professional background to contribute meaningfully to its governance.

My time on the water — navigating Bristol Harbor and tending to my mooring south of the Coast Guard Station — has given me firsthand appreciation for the Commission's work on mooring regulations and transient access. I'm also particularly interested in the Herreshoff Marine Museum's proposed marina and the Bristol Harbor Protection Team's breakwater study. While both efforts may be years in the making, I believe each could have a meaningful and lasting impact on Bristol Harbor.

Professionally, I bring 25 years of executive leadership to this role, most recently serving as Chief Information Officer of IBEX Global Solutions, a large international outsourcing firm. Over that career I developed expertise in strategic planning, technology-driven operations, vendor and stakeholder management, and data-informed decision-making — skills I believe translate directly to advisory board service.

"I am committed to Bristol — as a resident, a boater, and a neighbor — and would be excited to contribute to the work of the Harbor Commission in an advisory role.".

Respectfully,

James (Jim) Ferrato

James (Jim) Ferrato

Bristol, Rhode Island

PROFILE

Bristol resident and active harbor boater with a mooring in Bristol Harbor. Brings 25 years of C-suite executive leadership in technology, operations, and strategic planning. Seeking to contribute professional expertise and deep local maritime perspective to the Bristol Harbor Commission.

PROFESSIONAL EXPERIENCE

Chief Information Officer | IBEX Global Solutions | Washington, DC | 2016 – 2024

- Led technology and digital operations strategy for a global BPO firm with thousands of employees across multiple continents
- Developed the BPO 2.0 platform and Wave iX product suite, integrating AI-driven analytics into large-scale contact center operations
- Managed complex multi-vendor ecosystems, capital project planning, and regulatory compliance across international jurisdictions
- Served as executive advisor to board-level stakeholders on technology investment and risk

Executive Leadership Roles | iPacesetters / ACCENT Marketing / Protocol Global / Aspect Communications / Stream International | 1999 – 2016

- 25-year career spanning VP and C-suite roles in BPO, CX technology, and operational strategy
- Deep experience in vendor negotiation, infrastructure planning, data governance, and large-scale change management
- Consistent track record of translating complex operational challenges into clear, actionable policy and investment recommendations

SKILLS RELEVANT TO HARBOR COMMISSION SERVICE

- **Strategic Planning & Policy Analysis** — experience developing long-range plans in complex, regulated environments
- **Stakeholder Engagement** — skilled at synthesizing input from diverse community, government, and commercial stakeholders
- **Data-Driven Decision Making** — translating technical studies and data into clear advisory guidance
- **Project Oversight** — managing multi-year infrastructure and technology projects on schedule and within budget
- **Environmental Awareness** — active interest in Bristol's coastal resilience, climate adaptation, and harbor protection issues

COMMUNITY & CIVIC INTERESTS

- Bristol, Rhode Island resident — committed to the town's waterfront heritage and long-term coastal resilience
- Interested in harbor protection infrastructure, climate-adaptive planning, and public access to Bristol Harbor
- Follower of CRMC coastal policy, Rhode Island Sea Grant initiatives, and Narragansett Bay environmental issues

F3. Richard Rocha, 9 Jessica Drive, requests the installment of two stop signs at the intersection of Kathy Court and Jessica Drive

a. recommendation - Town Administrator and Chief of Police

Parella/Teixeria- Voted unanimously to continue the matter to the next meeting and instruct Clerk Cordeiro to notify the petitioner of the petition requirement follow the same general approach utilized for traffic-calming requests and should demonstrate support from approximately 75% of the impacted neighbors.

It was noted for the record that the petitioner was not present.

Prior to the vote being taken, the Council discussed the need for a petition demonstrating support from the impacted neighbors before further consideration of the request. The Council stated that the petition process should follow the same general approach utilized for traffic-calming requests and should demonstrate support from approximately 75% of the impacted neighbors.

Clerk Cordeiro asked how the affected area should be identified for purposes of obtaining the required neighborhood support. The Council directed that the petition follows the same approach used for traffic-calming requests. Council members discussed the importance of obtaining input from a substantial majority of nearby residents before installing stop signs, including consideration of the potential impact on neighboring properties and the Town costs associated with evaluating and implementing the request.

F4. Melissa Parsons, Executive Director, Bike to the Beach for Autism - request for approval of Cycling Event through Bristol on September 19, 2026

Teixeira/Ley- Voted unanimously to approve the petition per the recommendations received and conditions delineated and also subject to

Outlook

Jessica Drive Stop Sign Petition

From Melissa Cordeiro <mcordeiro@bristolri.gov>
Date Fri 8/28/2026 12:02 PM
To
Cc DeputyClerk <DeputyClerk@bristolri.gov>

2 attachments (1 MB)
Affected neighbors - 9 Jessica.pdf; Map- image .png;

Hi Rich,

We left you a couple of messages the week of August 10 regarding the petition you submitted to the Town Council requesting a stop sign on Jessica Drive.

The Council reviewed your request and has asked that you obtain signatures from at least 60% of the affected neighbors showing that they are in favor of the proposed stop sign.

I've attached a copy of the area identifying the neighbors who would be included in determining the 60%. If you could circulate a petition among those neighbors and obtain the required signatures, you can return it to our office.

Once the 60% support has been received, the Council can move forward with having a study conducted to further review the request.

Please feel free to reach out to me if you have any questions or need anything from our office while you're gathering the signatures.

Thank you!

Melissa Cordeiro

Melissa Cordeiro / Town Clerk
Town of Bristol, Rhode Island
10 Court St Bristol, RI 02809
P: 401-253-7000 F: 401-253-2647
E: mcordeiro@bristolri.gov

2026 ELECTION INFORMATION

Statewide Primary Election: Wednesday, September 9, 2026

Early Voting: August 20 – September 8, 2026
Guiteras School, 35 Washington Street
Monday–Friday | 8:00 AM–4:00 PM

Search Results Report

Bristol, RI
August 28, 2026

Parcel Number:	150-127	Mailing Address:	TAVARES, JAMES JR. 11 ADDY DRIVE BRISTOL, RI 02809
CAMA Number:	150-127		
Property Address:	11 ADDY DR		
Parcel Number:	150-128	Mailing Address:	TAVARES, MANUEL ALBERTO & MARY JO FIDALGO CO-TRUSTEES, TAVARES FAMILY TRUST 17 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-128		
Property Address:	17 JESSICA DR		
Parcel Number:	150-129	Mailing Address:	GERMANO, JOHN M & MARIA F. LE OLSON, LIZA MARIE & SILVA, MELISSA TC 15 JESSICA DRIVE BRISTOL, RI 02809
CAMA Number:	150-129		
Property Address:	15 JESSICA DR		
Parcel Number:	150-130	Mailing Address:	MOLL, JEFFREY M & TARA E TE 11 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-130		
Property Address:	11 JESSICA DR		
Parcel Number:	150-131	Mailing Address:	ROCHA, RICHARD D DIANE M TE 9 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-131		
Property Address:	9 JESSICA DR		
Parcel Number:	150-132	Mailing Address:	CORREIA, LOUIS MARY ETUX TE 7 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-132		
Property Address:	7 JESSICA DR		
Parcel Number:	150-134	Mailing Address:	ROBINSON, MICHAEL W & CHERYL A, C0-TRUSTEES ROBINSON FAMILY REVOCABLE TRUST 2 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-134		
Property Address:	2 KATHY CT		
Parcel Number:	150-135	Mailing Address:	JANUARIO, STEVEN M. KIMBERLY A. TE 10 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-135		
Property Address:	10 JESSICA DR		
Parcel Number:	150-136	Mailing Address:	RESENDES, ROLANDA R. LE BELANGER, DIANE & SHERMAN, DOROTHY TRUSTEES 14 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-136		
Property Address:	14 JESSICA DR		
Parcel Number:	150-137	Mailing Address:	LOXLEY, DAVID & SUMMERS, ADRIAN TE 16 JESSICA DR BRISTOL, RI 02809
CAMA Number:	150-137		
Property Address:	16 JESSICA DR		

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

Search Results Report

Bristol, RI
August 28, 2026

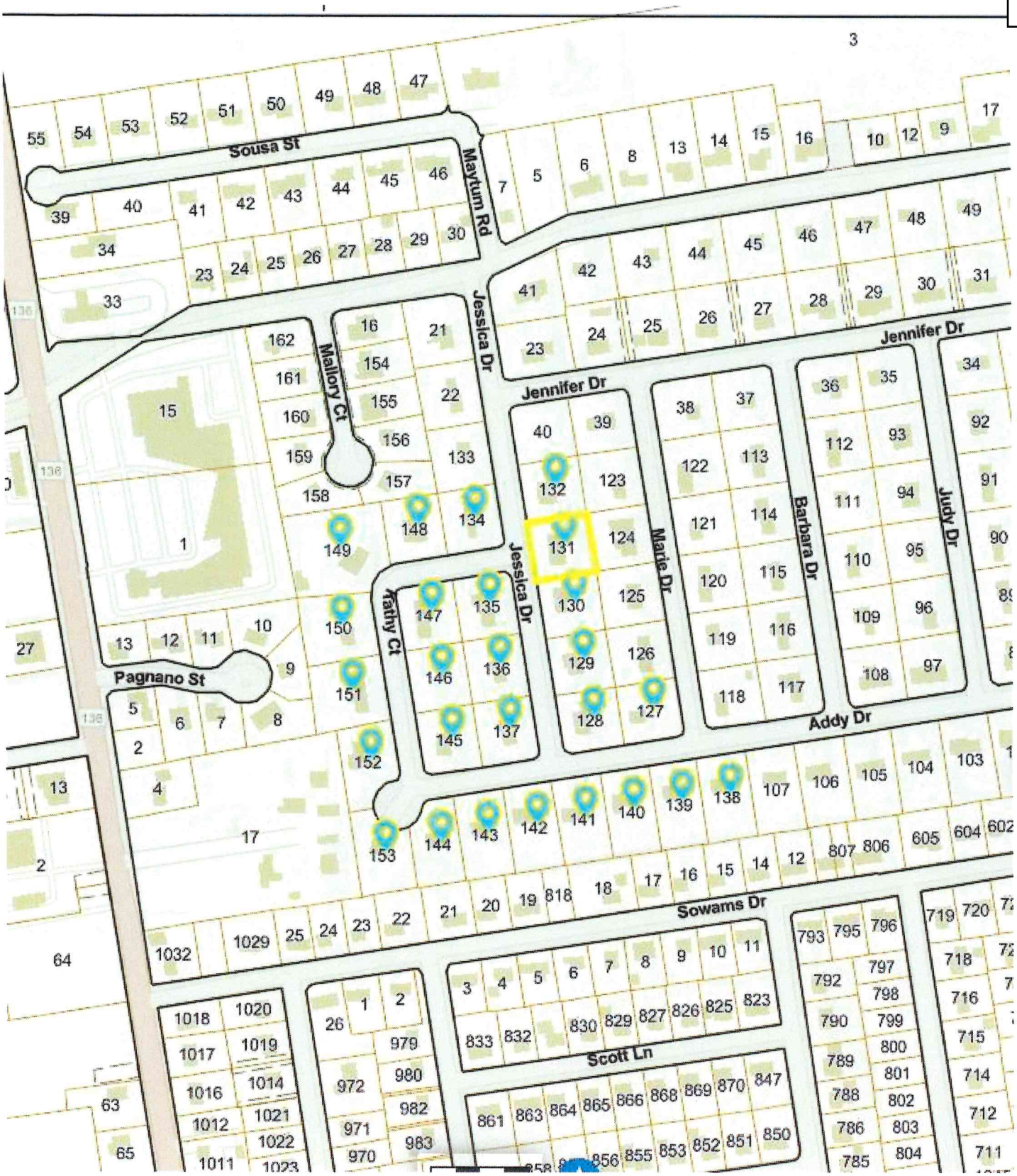
Parcel Number:	150-138	Mailing Address:	OLIVEIRA, LINA SUSANA TRUSTEE SILVA, LUIS M. 14 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-138		
Property Address:	14 ADDY DR		
Parcel Number:	150-139	Mailing Address:	ALMEIDA, NORBERTO M. MARIA A TRUSTEES 12 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-139		
Property Address:	12 ADDY DR		
Parcel Number:	150-140	Mailing Address:	CORDEIRO, EMANUEL COSTA 10 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-140		
Property Address:	10 ADDY DR		
Parcel Number:	150-141	Mailing Address:	ANDRADE, JOAO F & MARIA MARGARIDA TE 8 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-141		
Property Address:	8 ADDY DR		
Parcel Number:	150-142	Mailing Address:	VIANA, MATTHEW J 6 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-142		
Property Address:	6 ADDY DR		
Parcel Number:	150-143	Mailing Address:	GALLAGHER, JASON T & ERIN E TE 4 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-143		
Property Address:	4 ADDY DR		
Parcel Number:	150-144	Mailing Address:	CALOURO, CESAR P & PAMELA C TC c/o 2 ADDY DR BRISTOL, RI 02809
CAMA Number:	150-144		
Property Address:	2 ADDY DR		
Parcel Number:	150-145	Mailing Address:	TAVARES, DEOLINDA M. JOSEPH A. TE 11 KATHY COURT BRISTOL, RI 02809
CAMA Number:	150-145		
Property Address:	11 KATHY CT		
Parcel Number:	150-146	Mailing Address:	DION, LOUISE A. TRUSTEE OF THE LOUISE A. DION IRREVOCABLE TRUST 9 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-146		
Property Address:	9 KATHY CT		
Parcel Number:	150-147	Mailing Address:	CAMELO, JONATHAN D & MARCY J TE 5 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-147		
Property Address:	5 KATHY CT		
Parcel Number:	150-148	Mailing Address:	RAPOSO, LUIS M & MARIA G CO-TRUSTEES 4 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-148		
Property Address:	4 KATHY CT		
Parcel Number:	150-149	Mailing Address:	LOTERO, DAVID & SANDRA TE 6 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-149		
Property Address:	6 KATHY CT		

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

Search Results Report

Bristol, RI
August 28, 2026

Parcel Number:	150-150	Mailing Address:	MALAFRONTE, FRANK L & PAMELA TRUSTEES 8 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-150		
Property Address:	8 KATHY CT		
Parcel Number:	150-151	Mailing Address:	MANCIERI, SHIRLEY L & SAVERIO LE JOSEPH S MANCIERI TRUSTEE 5-15-2015 IRREV TRUST 10 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-151		
Property Address:	10 KATHY CT		
Parcel Number:	150-152	Mailing Address:	RAPOSO, FERNANDO JR.& AURA M. TE 12 KATHY CT BRISTOL, RI 02809
CAMA Number:	150-152		
Property Address:	12 KATHY CT		
Parcel Number:	150-153	Mailing Address:	COSTA, JOSE M 14 KATHY COURT BRISTOL, RI 02809
CAMA Number:	150-153		
Property Address:	14 KATHY CT		


Sousa St
Maytum Rd
Jessica Dr
Jennifer Dr
Mallory Ct
Pagnano St
Kathy Ct
Marie Dr
Barbara Dr
Judy Dr
Addy Dr
Sowams Dr
Scott Ln

F3

PETITION TO THE TOWN COUNCIL

TOWN CLERK'S OFFICE
BRISTOL RHODE ISLAND
2025 AUG -4 PM 12:45
DATE RECEIVED

To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully request of your Honorable Body that:

Melissa Cordeiro
Council Clerk

To whom it may concern,

I am proposing adding two "stop" signs at the intersection of Kathy Ct. and Jessica Dr. Due to the length of Jessica Dr many vehicle travel above the speed limit which has affected the safety of our families + pets I have also spoken to the Bristol police But their efforts have not influenced considerable change. I have included a map of proposed area for your reference.

Thank you
Richard Rocha

PLEASE NOTE:
Please ensure that your petition is submitted by 4:00 PM two (2) Wednesdays before the Town Council meeting scheduled for 8/19/2025
In order to be included on the Town Council docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed from the relevant departments are received before the Council meeting.

SIGNATURE: Richard D Rocha

NAME: Richard D. Rocha

ADDRESS: 9 Jessica Dr.


11:24
Safari
ADDY DR
PROPOSED "STOP"
9 Jessica Dr
KATHY CT
PROPOSED "STOP"
JESSICA DR
Street
NARROWS RD
Home
Directions
Start
Share

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: August 4, 2026

RE: Richard Rocha, 9 Jessica Drive request an installment of two stop signs at the intersection of Kathy Court and Jessica Drive

---

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **August 19, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, August 12, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 08/10/2026
PETITION DESCRIPTION:

Richard Rocha, 9 Jessica Dr. request an installation of two stop signs at the intersection of Kathy Ct. and Jessica Dr.

PERSON/S FILING PETITION: Richard Rocha

☐ **LICENSE RENEWAL** ☑ **NEW PETITION**

REVIEW:

- ☐ **APPROVED**
- ☐ **CONDITIONAL APPROVAL**
- ☐ **DENIED**
- ☐ **FORWARD TO ANOTHER DEPARTMENT FOR REVIEW**

NOTES:

A review was conducted of calls for service at this location over the past three years. The review identified two calls for service, both of which involved parking complaints in 2022.

At this time, we have received only one request regarding the installation of a stop sign at Kathy Ct. and Jessica Drive. To further evaluate the request and determine the level of neighborhood support, we are requesting that the petitioner obtain signatures from neighborhood residents in support of the petition before the request proceeds through the process.

REVIEWING OFFICER: Capt. Roman Wozny
DATE COMPLETED: 08/12/2026

Concur
STEVEN CONTENTE
Town Administrator

RECEIVED AT MEETING

TOWN CLERK'S OFFICE
Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

To: Honorable Town Council

From: Melissa Cordeiro, Town Clerk

Date: September 14, 2026

Re: Petition for Richard Rocha, 9 Jessica Drive

Please be advised that Petitioner Richard Rocha contacted the Clerk's office to request that his petition regarding the installation of two stop signs to create a three-way intersection at Kathy Court and Jessica Drive be postponed.

Mr. Rocha is requesting that the petition be continued to Wednesday, October 28, 2026 Town Council meeting to allow him additional time to obtain the necessary signatures.

Smithfield Town Council approves ordinance to prevent construction of data centers

by: Leah Crowley Posted: May 6, 2026 / 05:23 PM EDT Updated: May 7, 2026 / 10:30 AM EDT

SMITHFIELD, R.I. (WPRI) — The Smithfield Town Council voted Tuesday to approve an ordinance that is meant to prevent data centers from being built in the community.

Gregory Guertin, Smithfield's director of planning and economic development, said the amendment lists data centers as "not permitted" in each of the town's zoning districts.

According to Town Councilor Rachel Toppi, the council had already drafted the amendment prior to learning that developers were looking into building a business park that could include a data center in the Hanton City area.

"For clarity, I want to emphasize that this amendment was drafted as a proactive measure in anticipation of potential developments, rather than in response to recent news about a data center construction interest in Smithfield," Toppi explained in a statement she read at Tuesday's meeting. "It is essential for residents to understand that this initiative was not reactive, but rather a precautionary step."

Toppi said the amendment was drafted over concerns that a data center would put a strain on water consumption and energy costs in the town.

"We cannot let these facilities in before we understand what they do to our grid, water table, health and economy," Toppi noted.

During the meeting, more than a dozen Smithfield residents voiced their

opposition to building a data center in the community, including Kelly DeAngelis.

“Our town is for our residents,” DeAngelis said. “We should care about people. We should care about future generations. I want my children to grow up here and have a positive environment.”

The ordinance passed in a 4-1 vote, with only Councilor Thomas Winfield dissenting.

In an email to 12 News, Winfield underscored that his vote was not an endorsement of data centers.

“A data center is not a good fit for us and it is not a permitted use,” Winfield said, “but I think a moratorium would have been the best option.”

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Town of Bristol, Rhode Island

Department of Community Development

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

September 11, 2026

TO: Honorable Town Council

FROM: Diane M. Williamson, Director

RE: Proposed Regulations for AI Data Centers

The Planning Board met last evening to discuss proposed regulations for AI Data Centers as referred from the Town Council.

The Board also reviewed a proposed ordinance amendment from the Town Solicitor's office to define these uses and prohibit them in all zoning districts.

After much discussion, the Board felt it was prudent for more study and information on this type of use, which is a relatively new use based on advancing technology.

A motion was passed to recommend that the Town Council adopt a one-year moratorium on this use, as defined, so that the Board can do additional study for a recommendation on a potential zoning ordinance amendment.
Motion by Board member Clark, seconded by Alternate Board member Sousa
Voting in favor: Board members Clark, Sousa, and Murgo
Voting Against: Board members Millard and Katz

PROPOSED ORDINANCE
No. 2026-XX

AN ORDINANCE IN AMENDMENT TO
CHAPTER 28
OF THE ORDINANCES OF THE BRISTOL TOWN CODE

* * *

CHAPTER 28 – ZONING

* * *

IT IS HEREBY ORDAINED by the Town Council of Bristol, Rhode Island, that Chapter 28 of the Ordinances of the Town of Bristol be amended as follows:

* * *

ARTICLE I. – IN GENERAL

Sec. 28-1. Definitions.

Amend as follows:

* * *

Data center means a room, building, structure, facility, or group of facilities designed, constructed, or operated as a principal use for the primary purpose of housing computer systems, servers, network equipment, and associated infrastructure for the storage, processing, transmission, or management of digital data or applications, at a scale and intensity substantially greater than that customarily associated with general office, institutional, commercial, or industrial uses. This term includes facilities supporting enterprise computing, colocation services, cloud computing, artificial intelligence processing, edge computing, or similar high-intensity computing operations, whether operated for a single user or multiple users, and whether permanent, modular, or temporary in nature. This term does not include server rooms or information technology infrastructure that is customarily incidental and subordinate to another permitted principal use.

* * *

ARTICLE III. – PERMITTED USES

* * *

Sec. 28-82. Use Regulations.

Amend the Permitted Use Table as Follows:

DRAFT

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU	PI
INDUSTRIAL																
Data center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

* * *

This ordinance shall take effect upon its passage.

DRAFT

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Town of Bristol, Rhode Island

Department of Community Development

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

October 21, 2026

TO: Town Council

FROM: Diane M. Williamson, Director

RE: Proposed Zoning Amendment regulating Artificial Intelligence (AI) Data Centers

As you recall, the question of regulating AI Data Centers was referred to the Planning Board for a recommendation.

The Planning Board provides the recommendation that AI Data Centers be defined in the zoning and prohibited in all zoning districts.

The Planning Board considered other options including allowing the use by Special Use Permit in certain zoning districts and a moratorium on the use until further study. Regarding the moratorium, the Solicitor's Office advised that with the recent State Law, there are only 2 instances when the Town could consider a moratorium and neither were applicable in this case.

At the October 8 Planning Board meeting, a motion was passed to recommend the prohibition in all zoning districts. See the attached draft ordinance provided by the Solicitor's Office. It was noted that the definition is for AI data centers that are at a scale and intensity substantially greater than that customarily associated with the general office, institutional, commercial, or industrial uses. The term does not include server rooms or information technology infrastructure that is customarily incidental and subordinate to another permitted principal use.

Voting in favor of the motion: Board members Millard, Katz, Murgo and, Ruggiero
Member Clark abstained from the vote.

PROPOSED ORDINANCE
No. 2026-XX

AN ORDINANCE IN AMENDMENT TO
CHAPTER 28
OF THE ORDINANCES OF THE BRISTOL TOWN CODE

* * *

CHAPTER 28 – ZONING

* * *

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* * *

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU	PI
INDUSTRIAL																
Data center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

* * *

This ordinance shall take effect upon its passage.

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TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

STEVEN CONTENTE
Town Administrator

MEMORANDUM

TO: Town Council
FROM: Steven Contente, Town Administrator
DATE: October 23, 2026
RE: Proposed RFP – Sale of Former Reynolds School, 235 High Street

The purpose of this memorandum is to provide the Town Council with a summary of the principal terms and requirements contained in the proposed Request for Proposals (RFP) for the sale and redevelopment of the former Reynolds School at 235 High Street. The proposed RFP terms are presented for the Town Council's review and consideration prior to the RFP being finalized and advertised.

Property

- Former Reynolds School, 235 High Street; approximately 31,290 square feet on 0.4337 acres.
- Property is located in the R-6 zoning district and Bristol Historic District.
- Proposers will be responsible for their own zoning, building, historic and other due diligence.

Appraisal and Minimum Bid

- The Town is awaiting an independent appraisal of the property.
- Following receipt of the appraisal, the Town Council will be requested to establish the minimum acceptable bid prior to the RFP being advertised.
- The minimum bid will then be incorporated into the RFP.
- Purchase price will be heavily weighted in the evaluation, but will not be the sole consideration.

Proposed Use and Ability to Complete the Project

- Proposals must demonstrate the highest and best use of the property and address the Town's needs and goals, including consistency with the Comprehensive Plan.
- Evaluation may include proposed use, financial capacity, experience, feasibility and the proposer's ability to successfully complete the project.
- The Town may interview proposers to better understand their proposals and experience.

Financial and Sale Terms

- $10,000 good-faith deposit required with the offer, increasing to 5% of the purchase price upon execution of the Purchase and Sale Agreement.
- Preference may be given to proposals without financing contingencies; proposals involving financing will require financial institution prequalification.
- Property will be sold "as-is" by Quitclaim Deed.

10 COURT STREET, BRISTOL, RI 02809 401-253-7000 FAX 401-253-1570 EMAIL SCONTENTE@BRISTOLRI.GOV

• Successful proposer will be responsible for all necessary permits, approvals, grants, variances and other project requirements.
• Successful proposer will receive at least 30 days for inspections and due diligence.

Evaluation

• Town Administration and appropriate staff will review proposals for completeness and compliance and provide the Town Council with relevant information and recommendations.
• The Town Council will evaluate the proposals and make the final determination regarding selection of the successful proposer and approval of the sale.
• The highest monetary offer will not necessarily be selected if another proposal better meets the Town's stated goals and requirements.

Charter Requirements

• The sale will require authorization by the Town Council pursuant to Section 207(c) of the Town Charter.
• The sale process will include the required public hearing and Council consideration of the proposed sale.

Other Provisions

• The property will be offered as a single parcel; partial proposals will not be accepted.
• The Town reserves the right to reject any or all proposals and negotiate with proposers.
• Proposers must provide required affidavits and may not be in arrears or default to the Town.

Next Step

The Town is awaiting completion of the independent appraisal. Following receipt of the appraisal, the Town Council will be requested to establish a minimum acceptable bid amount prior to the RFP being advertised. Once established, the minimum bid will be incorporated into the RFP and the RFP will be advertised.

The proposed RFP terms summarized above are presented for the Town Council's review and consideration. Any changes identified by the Council will be incorporated into the RFP before it is advertised.

Respectfully Submitted,

Steven Contente, Town Administrator

450 Child St. • P.O. Box 447 • Warren, Rhode Island 02885-0447
www.bcwari.com • Fax: 401-245-2004 • Tel: 401-245-2022
A Public Agency
BRISTOL COUNTY WATER AUTHORITY

Tri-Town Monthly Report

Summary of Notable Activities and Reports from the September 24, 2026, BCWA Monthly Meeting

1. For detailed information on any of these subjects presented herein, please go to the BCWA website at www.bcwari.com or contact the BCWA. Minutes and videos of all Board meetings are archived on the website.

2. **Issuance of Request for Proposals for the Reuse of the "Old Station Building" on Child Street –** Over the last several years, there have been open discussions at the BCWA meetings as well as many meetings with local Warren officials and Warren historic preservation interest groups about the future of the BCWA's "Old Station Building" and the former treatment building. These two buildings were the core of the original treatment facility that was created by the then private Bristol County Water Company in the late 19th and early 20th centuries. Interest had been expressed by all parties that perhaps these buildings should be preserved through restoration and adaptive reuse. Due to this interest, the BCWA issued an RFP on June 10, 2025, seeking proposals for the "adaptive reuse" of these buildings. Proposals were due on August 14, 2025. On that date **no proposals were received** for consideration by the BCWA. Discussion continued about the future of the buildings.

   In January, after the BCWA's consultants completed concept plans for the new Operations Building, the Board of Directors decided, due to a lack of any reuse proposals received, that the buildings should be demolished to free up space for the construction of a much-needed new operations building for the BCWA.

   A new RFP was developed for the demolition of the two buildings. A .A. Wrecking Co. Inc. was awarded a demolition contract by the Board in June 2026. The RFP had defined the project to be two individual components, one for each of the two buildings. The demolition company began its preliminary work on the former larger Treatment Building. An asbestos removal plan also has been approved by RI DOH

   As the project began, an individual asked to view the "Old Station Building" and expressed an interest in acquisition and reuse of the building. It was explained that the BCWA had already gone through that process and did not receive any proposals. This person continued to express interest, and the issue was discussed at a subsequent meeting of the Properties Committee. It was decided that at the September 24, 2026, Board meeting an action item should be placed on the agenda to consider seeking proposals for the reuse of the "Old Station Building".

   Prior to the September Board meeting and earlier in the week of September 21, 2026, in the Warren Gazette (on Tuesday), in the Barrington Times (on Wednesday) and in the Bristol Phoenix (on Thursday) a full-page advertisement by the Warren Preservation Society (WPS) urged public input to save the "Old Treatment Building" (that was contracted for demolition). As part of the ad, the WPS requested that the public comment on the BCWA Facebook page and noted the BCWA's Facebook URL (www.facebook.com/BristolCountyWaterAuthority) and stated, "Let's work to preserve our history".

   Due to that ad being placed by WPS, BCWA board members believed there would be considerable representation by the public and the WPS at its September Board meeting. As a result, at the meeting, I asked the board to rearrange its agenda to place the Board Executive Session and action item in open

session near the opening of the meeting immediately following the routine "Public Input" agenda item. The Board agreed. The meeting started. Only two members of the public were present and these two individuals were interested in the decision on the Old Station Building. No members of the general public, the WPS or other persons were present. No written comments were received on this agenda item and no comments were made on the BCWA's Facebook page.

The Board approved the issuance of an RFP for the reuse of the Old Station Building as soon as possible with a due date 30 days after the issuance. The RFP was issued on October 1st, with proposals due on October 22nd.

3. **Connection to the Pawtucket Water Supply System Project** – Our Owner's Project Management (OPM) Team is now in place for this project and is meeting with BCWA staff every two weeks. The OPM Team has been involved in the review of the Blending and Control Station that will be constructed in East Providence. In addition, the overall project is being reviewed and a draft plan is in progress for breaking the project into smaller contracts. A Memorandum of Understanding between BCWA and EP is also being drafted for the construction phase of the project.

   We are still waiting for the completion of the revised 90% design plans for this project by Beta Engineering.

4. **Shad Factory Pipeline Project** – BCWA has been awarded a grant from RIDEM's Climate Resilience Fund in the amount for $350,000 (the maximum amount awarded) for the removal of the abandoned, non-functional Shad Pipeline.

5. **BCWA Properties** – Last month, the Board approved the offer to transfer BCWA property on the southside of the Warren Reservoir in Swansea to Swansea Water with conditions. While no formal offer has been received, discussions have continued. Other unused BCWA properties in Swansea have been recently appraised to assist in determining the future of those properties.

6. **Board Actions** – The Board approved a task order contract with Pare Corporation to complete BCWA's State-mandated 5-year update to its Water Supply System Management Plan for a fee not to exceed $30,300.

7. **Next Scheduled Meetings** – At BCWA Offices 450 Child Street, Warren.
   - **5:00PM, Thursday November 5, 2026,** Monthly Meeting of Board
   - **5:00PM, Thursday November 12, 2026** Finance Committee
   - **5:00PM, Thursday December 10, 2026,** Monthly Meeting of Board

As noted herein, this is a summary. For detailed information on the BCWA activities, please go to the BCWA website at www.bcwari.com or contact the BCWA. Minutes and videos of all Board meetings are archived on the BCWA website.

Respectfully submitted,

Juan Mariscal, Chairman, BCWA

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

14 SEPTEMBER 2026
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. DONALD KERN
MR. TONY BRUM
MR. GEORGE DUARTE
MS. KIM TEVES, Alternate

ALSO PRESENT:

ATTORNEY DAVID MARKS, Town Solicitor's Office
MR EDWARD TANNER, Zoning Enforcement Officer

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-578-3918

I N D E X

Page

1. Approval of minutes:

13 JULY 2026..... ..3

SITTING AS BOARD OF APPEAL
CONTINUED:

2. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 – David Ramos/Ramos Landscaping, LLC Appeal.....5

3. ZAPL-26-5 – John J. Marshall – Appeal 6

4. ZAPL-26-6 – Carole Anne Benn – Appeal.....7

SITTING AS BOARD OF REVIEW CONTINUED PETITIONS:

5. ZBR-26-21 – Petition of Thomas A. Dawson.....13

6. ZBR-26-24 – Petition of Joseph M. Brito.....16

7. ZBR-26-30 – Petition of Sarah Miller.....17

8. ZBR-26-32 - Petition of Douglas M & Susan E. Dahl.....19

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10. ZBR-26-33 – Petition of Andrew Tyska.....40

11 ZBR-26-34 - Petition of Larry Goldstein/TSL, LLC.....41

12. ZBR-26-35 – Petition of Luke and Tracy D'Antonio 44

13. ZBR-26-36 – Petition of Joseph M. Goulart.....47

14. ZBR-26-37 - Petition of Douglas and Patricia Gablinske.....49

15. ZBR-26-38 – Petition of Paul J. and MaryAnn Salesi.....50

16. ADJOURNMENT.....51

The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:00 p.m. by Acting Chairman Burke at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

Chairman Asciola called for approval of the July 13 2026 minutes

MR. BURKE: I'll make a motion to approve the minutes as written.

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MS. TEVES: Aye.

MR. ASCIOLA: Aye.

XXXXXX

(MOTION WAS UNANIMOUSLY APPROVED)

(Minutes were approved)

Agenda Management and Continuances

Due to a long agenda and an 11:00 PM cutoff, the board offered applicants scheduled late in the meeting the option to continue their cases to the October meeting, where they would be placed at the top of the agenda.

Specific Continuances:

ZBR - 26 - 38 (Paul J and Mary Salesi): Continued to the October 5th meeting.

ZBR – 26-37 (Douglas and Patricia Jablonski): Offered a continuance to the October 5th meeting.

Appeal involving Ramos Landscaping (David Ramos): Continued to October 5, 2026, due to an absent member and lack of quorum.

Appeal ZAPL-26-5 (John J. Marshall): Continued to October 5, 2026.

ZBR-26 (Joseph M. Berto Jr.): Dimensional variance at 161 Poppasquash Rd. continued to October 5, 2026.

ZBR 26-30 (Sarah Miller): Dimensional variance at 169 Fatima Drive continued to the October 5th meeting to allow the board time to review new plans for a structure attached to the house.

ZBR-26-33 (Andrew Tiska): Variance request for 26 Patricia Ann Drive continued to the October 5th meeting as the applicants were not present.

SITTING AS THE BOARD OF APPEALS: CONTINUED

2. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 668 & 670 Metacom Ave.: GB
DAVID RAMOS/RAMOS LANDSCAPING, LLC Pl. 128, Lots 15 & 16

Appeal of three Notices of Violation dated February 12, 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.

Continued to October 5, 2026

3. ZAPL:-26-5
JOHN J. MARSHALL **8 Constitution St.: R-6**
Pl. 11, Lot 20

Appeal of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure.

Continued to October 5, 2026

SITTING AS THE BOARD OF APPEAL – NEW:

4. ZAPL-26-6
CAROLE ANNE BENN **29 Harrison St.: R-15**
Pl. 146, Lot 21

Appeal of a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16' x 24' detached accessory dwelling unit (ADU) stricture at a height of 20' 10" above grade.

Mr. R. Andrew Ben, the son of Carol Ben of 32 Harrison Street. Also, trustee of 34 Harrison Street, presented the Appeal to the Board.

Mr. Ben stated he didn't know if the Board received a revised letter of appeal from his mother, but basically, the primary reason for the appeal is an existing property line dispute that's existed between 29 Harrison and 32 Harrison for a few years. It's in Providence Superior Court, case number twenty six zero five one hundred three, and it really cannot be determined where the setbacks are until the property line is legally determined. Per the advice of their counsel, that is the primary reason for our appeal for this hearing. Their attorney also wanted to let it be known to the board that, despite paragraph one saying that all abutters should be notified of applications for such zoning hearings, none of the abutters were notified of this for the May sixth hearing, where this was originally approved. So that's just one of the things. But there's a couple of other points that were in his mother's letter. But the primary reason for the appeal is that this property line is now dispute has gone on for a few years and unfortunately is now in litigation in Superior Court.

Attorney Marks stated that property disputes are not within the jurisdiction of the zoning board. Those are civil matters restricted to Superior Court. The zoning board is not allowed to make a determination as to a boundary dispute. What the zoning board is enabled to do in this

appeal is to simply view the evidence that was submitted to the zoning officer in light of the modification criteria and ensure that the output remains consistent with the original language. The zoning board is not allowed to make a determination as to a boundary dispute. What the zoning board is enabled to do in this case is to review the evidence that has been presented to you. So, things like property disputes, or other types of civil law — it's not within the jurisdiction of the board.

Mr. Ben stated that just for clarification on that, the board may not be familiar with the Harrison Street area. It's all former summer shacks with tiny lots that were built on top of each other. They have all basically been winterized and expanded, but the lots are still very tiny, including the lots that his family has on Swiss Point. Putting this ADU where the disputed property line is would literally put the ADU on or over the property line, not set with zero setbacks, which is an issue. Especially, where the ADU is proposed, the property between 29 Harrison and 32 Harrison is a six to eight-foot slope, depending on where it is. It's a sloping, unsupported area with no retaining wall, just an unsupported slope between the two properties, between 29, which is elevated, and 32, and with this 20-foot-plus ADU. It would be towering, 32, 30 feet, right above 32's backyard, literally on the property line, if not over it, which is the primary reason for dispute. And as you know, if you've been down Harrison, those lots are tiny. It's right there, in 32's backyard, and could potentially be, according to the attorney, our attorney, a hurricane safety issue. Swiss point is right on Mt. Hope Bay, and it takes the brunt of storms. We haven't had one since the new owner of Twenty Nine Harrison Street has lived there, but it does take the brunt of storms when they do come in off of Mt. Hope Bay. Just a point to consider.

Mr. Asciola stated that anybody in the town can build a twenty-two by twenty-four accessory structure without coming here. They can put it in their yard, and no one says a word about it. This is actually smaller than that. And it could be twenty feet high. This is ten inches high, and then it should be, and that's considered a minor modification that the zoning officer has the state gave them the right to make. That's why he didn't get a notice of it because it's considered a minor modification.

Mr. Benn stated that it's really not the height that's in dispute, even though it is going to be thirty feet over the backyard. It's the fact that it will be in the disputed property line area, on the property line.

Mr. Marks confirmed the board has no jurisdiction on the property line dispute and also just everyone's information, if for some reason the court decided that it was within a disputed property line, the court could always stay the building permit. It wouldn't be something that the zoning board would have to take on themselves.

Mr. Asciola stated that the board obviously has no authority on Mr. Benn's statements and has to view it as that is, the property that see on the plans, and that's what we have to go by until it becomes an official document.

Mr. Benn persisted and discussed in detail the setback requirements and the fact that the property line is in dispute, so how can the setbacks be reviewed.

Mr. Marks stated he did not know what the Town plan shows, but the modification applicant did submit a signed and stamped plan. So it's what we call prima facie evidence, and that's all that the board needs to make a determination on. If the court needs to reverse anything or stay anything, the court can do so.

Mr. Burke noted the main issue is that the remedy lies with the Superior Court. He needs to go and get a stay if he wants to stop the building before they establish what the true boundary is. Through review and litigation by the Superior Court.

Mr. Marks stated that he has been told there is no building permit yet.
And as I've been told, there is no building permit yet. Again, they just have to keep those two things separate. There's the court TRO, whatever remedy you seek in court, and then there's the zoning board appeal, which is strictly to determine, based on the evidence submitted for the modification request, whether the board would have taken the same action as the zoning official board. Just based on the evidence that was submitted in the request for modification.

Mr. Edward Tanner, the zoning enforcement officer for the town of Bristol. That he issued the zoning modification permit that Mr. and Mrs. Ben have appealed. The modification permit, this type of modification permit. I just want to sort of clarify some things for the public. It's a relatively new type of permit that the legislature adopted a couple of years ago with their land use updates, and we've adopted it into our zoning ordinance. Anyone who asks for a dimensional relief of five percent or less from any dimensional requirement can apply for a modification permit, and there is there's no zoning, there's no notification requirement. Mr. Zach Rivers at 29 Harrison Street applied for a height variance of ten inches above the maximum twenty foot, so which I determined was less than five percent. I reviewed the application. It looked reasonable. There was no relief granted for a side yard variance. This was just about the height of the building.

Upon questioning by Mr. Burke if it is required to be advertised in the newspaper, Mr. Tanner explained that five percent or less, there's no notification requirement.

Five percent to twenty - five percent, he also allowed to, with some conditions, allowed to review and approve administratively with a modification permit. Those types of modifications, immediate neighbors get noticed, and an ad goes in the newspaper. This was the, believe it or not, this was actually the first one he received that had a five percent or less no notification. So, the reason Mrs. Ben didn't get a notice is the law says there's no notice requirement for this particular type of application, and it didn't have to go to the board. It could be reviewed by me. So that's what that and again, just to really quickly summarize, is it's for an accessory dwelling unit and accessory structure. 22 by 24 is the maximum size. 20 feet is the maximum height. They were not; they were actually a little bit smaller on the size. It has to be six feet off the lot line. The plan he presented me is stamped by a surveyor and shows six feet. Of course, when the building permit comes in, we would review that, make sure it still says six feet, and you know, inspections happen out in the field to make sure it's six feet, assuming. Obviously the lot lining question is another issue that's kind of beyond the town. But if they're presented with a survey, I felt like that was what we that's what we approved. Ben, if there's any quick questions

Mr. Duarte noted that during discussions Mr. Ben spoke about a survey that was conducted back in 1920. And asked if there was any due diligence done to cross reference that survey in comparison to the one that was recently received?

Mr. Tanner stated that, no, not at the time that the modification permit was issued. When Mrs. Ben, Mr. Ben's mom, contacted him, said that there was a dispute about property lines, he can't really do anything if they have a stamped survey plan. It really becomes a civil matter between the neighbors as far as where the line is.

Mr. Marks stated that honestly, the same is true for any zoning application, any variance application. If there is prima facie evidence that the board can make a decision, there's no onus

on the local officials or board to make some research into whether or not there are competing plans.

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MR. BURKE: Mr. Chairman, I'm going to make a motion to deny the appeal ZAPL-26-6, Carol Ann Ben, for an ADU that was approved via zoning modification at 29 Harrison Street. We've heard testimony and have been provided with evidence that the reason for the appeal is a border dispute, a difference in where the actual property line is. We've been instructed that's not in the purview of the zoning board. We've heard evidence that Mr. Tanner, the zoning principal planner and zoning enforcement officer, is authorized to make the approval for something that is five percent or less than what's allowed by right. Mr. Tanner made the correct decision according to his authorization. We do not have the authority to make decisions based on existing litigation, and I so move that we uphold Mr. Tanner's decision.

MR. DUARTE: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Appeal Denied)

SITTING AS BOARD OF REVIEW:

CONTINUED:

As an abutter, Mr. Burke stepped down from the Board, Ms. Teves sat on.

5. ZBR-26-21
THOMAS A. DAWSON **15 Burton Street: R-6**
Pl. 15, Lot 79

Dimensional Variance to remove an existing accessory shed structure and construct a new 12' x 16' accessory shed structure with less than the required rear yard and less than the required right-side yard.

Mr. Thomas A. Dawson, 15 Burton Street, Bristol, presented the Petition to the Board. He explained that he has an existing shed on the property that was eight by ten, and it was falling apart, and he actually wanted to buy a new shed. The existing shed, which was eight by ten, was already in violation of the rear setback. H decided to get a new shed, so he did buy a new shed. It came completely assembled and, on a truck, barely fit between the two houses. But he got it back there, and that was delivered in May. At the June meeting for this authority, he tried to get approval, but there was no quorum, he was on vacation in July, and the board did not meet in August, so that's why he was there now to get you caught up. He bought a new shed, a 12 by 16 shed, and he had to quickly get it in place, they were redoing our backyard. So, he got the shed in there and put it back pretty much where the old shed was. The update to this is that he communicated with Ed Tanner, back and forth with someone online. Was that he actually is asking for relief for the back of the shed to be less than six feet to his property line. On the left side, he was asking for the left side as well, but as it turns out, he's good with the left side being six feet from the side property line, He was only asking for three and a half feet in the rear. It's currently about two and a half feet from the rear property line.

The board reviewed the size of the backyard and the plans in detail with Mr. Dawson. And Mr. Dawson explained due to the size of the shed; he would have to call the company to come out there with the machine and move it. It's twelve by sixteen.

No one spoke in favor, or against the Petition.

Mr. Kern stated that he really didn't hear a good reason why the shed couldn't be moved forward.

The Board again reviewed the plans and backyard dimensions in detail.

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MR. BRUM: I'll make a motion to grant Petition ZBR-26-21, for Thomas Dawson for dimensional variance. The dimensional variance will provide relief of three and a half feet to the rear yard setback, so that the applicant can keep the shed that is currently in that location of the yard in the same place. The variance will allow for the encroachment into the backyard. The hardship from which the applicant seeks relief is due to the unique characteristics of the lot. It is a narrow and long lot. The applicant has testified that there's a limited backyard area. There's roughly 1,200 square feet. In addition to that, behind the shed, there's a fence, which belongs to the northerly butter, who has not notified the board or complained in any way to the board of the location of the shed. The applicant has also testified that the shed can be maintained, the fence could be maintained and is of significant distance from the shed to do so. The hardship here is not the result of any prior action by the applicant. The applicant did not build the house, nor did he subdivide the lot. And in this case, the fence was pre-

existing, and as the applicant testified, belongs to his neighbor. Granting the dimensional variance won't 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, because it is common in Bristol to have sheds of this size, roughly 12 by 16, to maintain lawn equipment, yard equipment, given the nature of our winters, keeping equipment out year-round could be costly. And so, storage or outside storage is useful and necessary in common intent. The hardship will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to a more than a mere inconvenience. As we have stated, the applicant is not able to move the shed currently, and in order to move the shed, it would create a significant and laborious duty for the applicant. And for those reasons, I so move.

MS. TEVES: Second.

MR. ASCIOLA: All in favor?

MS. TEVES: Aye.

MR. DUARTE: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye. Opposed?

MR. KERN: Nay.

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(THE MOTION WAS PASSED 4-1)

(Petition Granted)

6. ZBR-26-24
JOSEPH M. BRITO, JR. **161 Poppasquash Rd.: R-40**
Pl. 182, Lot 7

Dimensional Variances to demolish an existing residential guest house structure and construct a 41' 2" x 44' 4" x 32' high accessory bunkhouse/boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also:

Special Use Permit to construct a 41' 2" x 44' 4" x 32' high accessory bunkhouse/boathouse structure at a height greater than 25' above grade within the flood zone.

Continued to October 5, 2026

MS. TEVES STEPPED DOWN FROM THE BOARD, MR. BURKE STEPPED ON.

7. ZBR-26-30
SARAH MILLER **169 Fatima Dr.: R-10**
Pl. 123, Lot 33

Dimensional Variance to construct an approximate 40' x 43' 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.

Ms. Sara Miller, applicant and Mr. Edward Miller were present.

Mr. Burke stated that before the board proceeded, he wanted to make a motion that the Petition be continued, because the board just received a new plan and he did not have a chance to look at it.

Mr. Tanner explained that he had spoken to the applicant earlier in the day and that their original application was for a freestanding garage with ADU. They've now attached it to the house. The plans are only a plan view. He asked Mr. Miller if he had any kind of elevation views, floor plans showing what the ADU would look like and how it would all be laid out and they did not have them yet, only a schematic of the relative size where it's going. It still would need a front yard variance as proposed, but the variance is for the size of an accessory structure would go away because it was now connected to the house, which is something that the board had discussed.

Mr. Miller explained that he did not have the elevations yet, because it's a pre-fabricated structure and they won't get the plans until they commit and make a deposit. He didn't want to do that until he knows if the Town is going to allow this.

The Board agreed that they had all just received the information in this matter and it would be best to continue until the next meeting, in order to have time to review the new plans.

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MR. BURKE: Mr. Chairman, I'll make a motion to continue application ZBR-26-30, Sarah Miller for dimensional variance at 169 Fatima Drive to the October 5th meeting.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. ASCIOLA: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

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(THE MOTION WAS UANANIMOUSLY APPROVED)

(Petition continued)

8. ZBR-26-32
DOUGLAS M. & SUSAN E. DAHL **61 Smith St.: R-15**
Pl. 133, Lot 128

Special Use Permit and Dimensional Variances to construct a 28' x 46' single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor are (GFA) for the dwelling, first and second floor footprints, and deck.

Attorney David Martland presented the Petition on behalf of Douglas and Susan Dahl, owners of 61 Smith Street. He explained this matter was actually before the board, back in 2020, there were a couple of hearings held back then, and at that time, this design that is in front of the board this evening was required to have a front and a rear yard setback variance. That was heard by the board and was granted by the board in March of 2020. Before the COVID shutdown, that delayed what the Dahls wanted to do, so they weren't able to really move forward on that plan at that point. There were delays resulting from that. Fast forward now, six years later, they came back in with the plan. To move forward with permitting, now they don't need any setback relief because of the changes that were made to undersized lots. However, this lot is located in a flood zone, and a few years ago there were ordinances that were adopted relative to construction of single-family residences in a flood zone, which would require seeking a special use permit for any structure above 25 feet, and having certain standards and conditions associated with that, he knows that the board has had the opportunity to review and deal with a couple of those petitions. So, this particular lot is located on Smith Street. It abuts the Kickemuit River. It's got, 4,782 square feet of land area in an R-15 district, so it's a substantially undersized lot, and that creates a pretty significant hardship for the applicant. While they meet all of the normal dimensional variances in terms of setbacks, and lot coverage, and height, within the flood

zone, there are also limitations on gross floor area, and it's tied to the lot area. It's thirty percent of the lot area. So, they were asking for variances associated with the amount of the gross floor area as well as the deck area. The original plans that were filed were slightly larger. This matter was referred to the technical review committee. They had a meeting with the technical review committee, and as a result of that meeting, the original plans that had been approved back in 2020 and were submitted in connection with this application were scaled down more, to eliminate what was a screened-in sunroom, some living area on the second floor, and to reduce the size of the deck. So, it's a smaller application that that's before the board this evening, where some of that deck area was located, that is now a roof area, which is designed to meet the architectural standards and requirements of the zoning ordinance in terms of the pitch of the roof. The height of the structure itself is the same as it was back in 2020. It's thirty three feet eleven inches, so it's below the height requirements or limitations of the R15 district. They do have to request the special use permit because it's over 25 feet, but that's not a variance request. That just puts us into a different review. He submitted to the board, that the evidence will show that this request is really due to the unique characteristics of this property, being the size of this lot in this district, which limits that gross living area. That it's not the result of any prior action of the applicants. They didn't create this lot. They purchased it when they bought it. It had a single-family home that had been damaged by fire. They've since removed that structure. They've rebuilt the seawall. He thinks this is a very minor request, and amounts to more than a mere inconvenience. This property it's only going to be a two-bedroom, two-bedroom home, as shown on the plans. It's only got a little over fourteen hundred square feet. Around it, it's got sixteen hundred square feet of living area.

Melissa Hutchinson, architect two Narragansett Boulevard in Portsmouth was sworn in and presented her credentials, which was excepted by the Board as an expert in the field of Architecture.

Ms. Hutchinson explained that she was hired at the beginning of 2022. The property had already been worked on with Tom Principi, the civil engineer, and so the footprint of the house had essentially already been established and approved. And they asked her to design a two - bedroom, two - bath house for the property. She had designed an original design, and then after they got feedback from the TRC, they decided to remove some deck area and to remove the sunroom, based on comments and based on the special use permit that is now required, which wasn't required the first time it was designed.

She continued and explained the house is in the AE14 zone flood zone, and they had to elevate the house on piers. There's no habitable space allowed on the ground floor. The ground floor is simply parking and storage, nothing, no finished spaces as required by FEMA guidelines. The first floor is an open concept kitchen and living area, and then a bedroom and a bathroom. There's actually no dining area, and the mechanical is on the first floor because the mechanical is not allowed to be below the base flood elevation. On the second floor, there's simply a primary bedroom with its bathroom and the mud deck. The overall square footage of the house is 1,514 square feet. That's interior, habitable living space. Essentially, they were willing to compromise on the sunroom. The sunroom on the second floor was nine and a half by twelve feet, so they reduced that by one hundred and fourteen square feet. And then the deck, they also reduced the size of the deck on the second floor. So, the reduction was one hundred and eighty square feet. That previous deck turned into a roof area, which pulled the deck away from the east side of the property. They think that is an improvement for the neighbors, because there is more privacy

there by pulling it back nine and a half feet from that edge; this was all done after response from CRMC.

In response to being asked what the calculated G F A is from the second and third level after the adjustments. Mr. Martland stated that the overall area you're allowed is one thousand four hundred and thirty-four point six square feet, and they're requesting one thousand five hundred and fourteen square feet. On the first level, they're requesting one thousand ninety-three square feet, and permitted is eight hundred and sixty-one square feet. With the elimination of the sunroom on the second level conforms. There is no request associated with the gross floor area on the second level.

Mr. Duart asked if her clients bought this property knowing the size and scope of the lot. Mr. Martland stated, correct.

Mr. Brum asked in regards to the CRMC. You've received approval from CRMC, and you're within the CRMC's requirements. So the board is essentially providing the variance to get the building permit. The CRMC situation has already been taken care of. There isn't any additional CRMC permitting or review that's required.

Mr. Martland explained that the CRMC permit has expired, and the way the permitting works between CRMC and the municipal permitting is you have to come to the zoning board and get any zoning variances that may be necessary before CRMC will review a permit. In order to file an application with CRMC, the zoning officer needs to provide a letter to CRMC to indicate there are no open zoning issues, and it's received that all of the appropriate variances. So this would be the first stop.

Mr. Asciola stated that just elaborating on something you said earlier, the twenty-five foot over twenty-five foot height. It's not required for zoning to do, but it's for the CMs. They have different regulations to follow if its higher than that.

Mr. Martland stated so in terms of the flood zone, this is in the AE14 flood zone, and therefore the living area has to be built at above that level. So, they force you to move that up. The 25 feet mentioned in the zoning ordinance is to provide a requirement for a special use permit, so that there are a variety of conditions associated with that, including architectural features, roof pitch, and then limitations on the floor area and deck space.

Mr. Asciola stated that he wanted to clarify that, so everybody knows what a lot of things. It's that you can build a 25 feet high, you just have to go with different rules.

Mr. Martland said that you can. You're allowed to go. I say thirty-five feet. Technically, you and they are below thirty-five feet. But the way you would measure the height, you're actually allowed to start measuring at the base flood elevation and go thirty-five feet above that is the maximum height and they are significantly below that. If this house were not in the flood zone, and it was located on this same size lot within the R-15 district, they wouldn't be here. It meets all of the other zoning criteria. It's only because it's in the flood zone where you have this architectural review. And, in response to questions from the board, he clarified that there are two calculations, that we're requesting the relief from. One, there is the gross square footage for all living area, no matter what floor it's on. And so that limitation, he believes he indicated was fourteen to fourteen thirty. Fourteen thirty four and they are requesting fifteen fourteen; so that's light 80 square feet.

Ms. Hutchinson stated that just to add, that in the design, they carefully considered the massing of the project, and you'll see in the elevations that the second floor of the building

essentially exists underneath the roof line. It's not like a big two-story box sitting on top of stilts. It's more like the second floor, the second habitable floor, kind of exists under the eave lines to try to reduce the overall massing and be sensitive to the character of the neighborhood, the small-scale nature of the neighborhood.

Mr. Tanner explained that Ms. Hutchinson had submitted some revised plans with a revised sketch that came in July. Remember, this application was continued from the July meeting. Actually, this came in right before the July meeting, but it was continued, so the board didn't hear it. In addition to the main packet, there were some revised sheets. He just want to make sure they looking at the right plan.

Mr. Martland approached the board to see the plan, just to make sure everyone was looking at the appropriate plan, and confirmed the board did have the correct plans.

The Board reviewed the plans in detail with Ms. Hutchinson and the flood zone requirements and the roof pitch being used to bring down some of the massing.

Nathan Chofay, 27 Sakonnet Ridge Drive, Tiverton, RI, Civil Engineer, employed by Principi Engineering and project engineer on this site, presented his credentials to the board and the various cities and towns in which he has testified before. However, he is not a P.E. but was allowed to continue with his testimony.

Mr. Chofay explained that Tom Principe, being his boss, had the site back in 2020, and when he came on, this was one of the projects that he took on since its renewal process in 2022. He's been involved with the house layout and the drainage control in the CRM C application. You've got tight restrictions with setbacks and with the CRM cycle feature.

Now the footprint of the structure. There have one thousand one hundred square feet of roof area.

Which meets the zoning requirements in terms of lot coverage. And the footprint area meets the required setbacks from a zoning perspective. There were concerns about drainage and stormwater runoff, so the first thing he noticed was the existing house did not have any drainage control. For the new house, they are controlling for the whole roof one - inch storm event. That's for CRM C regulations. So that's controlling the water quality. All the other runoff is all the runoff goes to the ocean, but they're controlling the quality of the water that goes to the ocean. Typically, the design is for the increase in pervious area. So, we have that existing roof area. This proposed roof area designed for the whole proposed roof area. They are covering the roof with gutters going directly to a rain garden. That's an approved. DEM, CRM, C, stormwater control, and also the driveway is pervious, crushed stone will be controlled. The rain garden, that the square footage of that rain garden is designed to meet the DEM and CRMC stormwater requirements. And the minimum requirement, as well, he is controlling the whole roof area, proposed roof area. The minimum required roughly is a rain garden area was 90 square feet. He also upsized that as well at roughly 105 square.

Mr. Chofay confirmed that looking at the pre and post development conditions, they're making sure that they have improved both the quality of the stormwater runoff in terms of treating it, as well as maintaining or lessening the impact of runoff. And that's in accordance with all the state requirements. And as this plan of development is done, so to meet the FEMA requirements, flood zone requirements. And while it might be early in the process, the plans, if this should be approved, the building plans will be designed in accordance with all the applicable building codes for FEMA requirements. In addition to the zoning ordinance having changed, the original plan from two thousand and twenty proposed a different type of utility connection for the water. But since then, water has become available on the street and can now be connected.

The board reviewed Mr. Chofay's statements in detail.

Mr. James Hule, 198 Union Street, Portsmouth, Rhode Island presented his credentials and was accepted as an expert in the field of land use.

Mr. Hule outlined his observations and researched the history of this site. When he looks at it, he really sees what is a very minimal request. The special use request for the height is really a product of their location in the flood zone. The actual height of the building above the flood zone is actually lower than the 25 feet; so it would qualify, it's a situation they have been forced into by FEMA and CRMC. In regard to the variances, it's sort of the same issue, in that they did buy the lot before the laws that are now in the zoning ordinance, requiring a certain percentage of first floor, second floor and deck area. In truth they find themselves asking for variance because of laws that were passed after they bought the property. The hardship is indeed the very small lot, but it's exasperated by the timing of when they bought it the way the rules are. He described the plans in detail and how they apply to all requirements. He feels the request also satisfies all the Standards for a special use permit, which he reviewed with the board, specifically Standard Article 9, Division 2, Sections 28-307 and 28-309; they also meet all the standards set forth in the subsection of 28-150, authorized such special use. Going through each of them, he believes, has been satisfied. And where they are not satisfied, they are the variance being requested. He also looked at all of the FEMA, CRMC and DEM requirements and believes the plans also meet all of those requirements. And believes if denied, it would be more than a mere inconvenience.

The board reviewed Mr. Hule's testimony and reporting in detail.

Ms. Lisa Rocha Weinberg 14 Smith Street, Bristol stated that she had submitted a petition that was passed around to the neighborhood, and they had twenty-two families that signed it. She asked if any of the board members had been to Sixth Street and seen the size of the lot. You understand now because you have the floor plan of what they want to build. FEMA has put them through a lot of trouble to have their experts here. I'm just a homeowner, mom, and wife, and I'm concerned about the environmental impact. There's a lot of flooding that happens. FEMA is involved in this area. It's a flood zone. We have another neighbor who has actually documented what's happened over the past 20 years, and that's the biggest concern. I don't know if establishing this precedent makes sense. Will there be a lot more of this happening because you're going to allow one family to do this? What precedent? If you allow a structure to be larger in square footage, all the variances that they want to have higher, all of these things that you're going to allow in zoning, then will someone else want to do the same thing? And how does that environmentally impact the neighborhood, the community? That's my concern. I don't know how that works, and it's not clear how to proceed. The impact of such actions on the environment is significant. And it's also on a property that's right on the seawall on the waterside. I don't know enough about exactly what happens environmentally, so that's why I just wanted to submit this petition, which we had signed by the neighbors. I think the neighbors in the community live there year-round. They're not out of state. It's the concern of being a resident of Bristol and living here full-time. How does it impact those people when you have a development like this? I don't know if it's a full-time living home or if it's just a summer resident. Is there any septic that's needed, or is there septic down there? I know some people have septic; some people have wells. I believe there's town sewer, so they just pump into that.

Mr. Burke noted that here was an issue with water that's been mitigated apparently in the last four to six years. Water has been run to the property. I remember there was a community water system, but I believe they originally were going to put in their own well. As the chairman pointed out, what they're asking for right now is very minor. They've been pretty responsive to input. The twenty-five-foot height is a checkpoint that the town put in, so that we can manage people putting things in and actually impacting the neighborhood. You can't build a house at twenty-five feet. It's impossible because the first eight feet is flood zone. So in order for them to have the amount of living space has to be at the height it's designed at, and it looks like they've done everything they possibly could to limit the height of the building.

Ms. Wienberg stated that she believes the question is a flood zone, so that's a tough area to build this beautiful brand-new home in, and that's a concern. The impact, not just on their structure, but to the structures around, because the flooding that happens in that neighborhood is more than it has been in previous years. She had worked with Mr. Greenleaf, who was the building inspector, and is grandfathered in with regard to flood compliance.

Mr. Don Bienleck,59 Smith Street, which is right next to where they want to put the building in, he doesn't have a problem with that. He also owns 53 Smith Street, and there's no problem there either. A letter was sent to the building inspector from his wife.

Ms. Sandra Donaghy. 52nd Smith Street, Bristol. She's been opposed to this since the get-go, trying to fight it because the town tried to help me fight it when CRMC allowed them to fill in. she had photographs that show it when it was working and the difference in the flooding, and the flooding down there has gotten incredibly bad. She's afraid that any structure of any kind that is added to that point of land is weakening the whole point. It's just a mess down there when it floods. It's getting scary. People are moving their cars further and further up the hill until we

address the problem of these detention ponds that were filled in, the drainage at the end of the street has been blocked off, so there's absolutely no good drainage down there now. It used to just be a boat ramp, and it was a public, state right of way for everyone to enjoy. One of the reasons twenty-three people are against this is because of all the changes they have seen that have been adverse to all of us. Not just the flooding, but the fact that they can no longer go for boat rides, they can no longer access the ocean. They put this terrible little walkway that's extremely dangerous. They've blocked off everything, so there is no place for runoff. So now the runoff is going further and further up the hill, which is my property. As her husband would say, we're gonna have waterfront property if they keep it up. So I have all the facts and figures.
If you want to consider the 23 people who are concerned about everything they've done since they've been there, and their attitudes towards other people, when they had the right of way, they would yell at people not to use it. It's just not right. Please consider the other 23 people that have to live down there.

The public hearing was closed.

In discussions, the board agreed that having access to public water is a good thing. They also acknowledged the size of lots in the area and the makeup and sensitivity of the surrounding area. They also believe that the applicants have come back with a smaller plan after hearing prior concerns in regard to size of the structure and setbacks; resulting in a very modest proposal. Discussion was also held on the laws that changed between the time the property was purchased, the time to go through all of the requirements for CRMC, FEMA, DEM and the Bristol Zoning Ordinance and the resulting plans before the board.

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MR. BURKE: Mr. Chairman, I would like to make a motion to approve file 2026-32, Douglas M. and Susan E. Dahl at 61 Smith Street to construct a 28' x 46' single family dwelling at a height greater than 25 feet above grade in the Flood Zone. This application, after some modification to reduce the amount of relief required, requires variances for the gross floor area allowed. 1436…1434.6 square feet is the calculation. The current design is… They also require a relief for the first level, the calculation for that is 851 square feet, and the current design is 1093 square feet. The hardship for which the applicant seeks relief is due to the unique characteristics of the subject land, and not to the general characteristics of the surrounding area, or to do with an economic disability of the applicant. It's a small lot, and it's impacted by the flood zone and the proximity to the Kickemuit River. The hardship is not the result of prior action of the applicant, because the current relief they're requesting are requirements that have been placed recently by the state of Rhode Island incorporated into the ordinances of the town of Bristol. The granting of the requested dimensional relief 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. It's a residential zone, and this is a very sensitive and reasonable use of this small non-forming lot. The hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than mere

inconvenience, because the size of the residence will be far less than what is considered to be reasonable in the current time.

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

X X X X X X

MR. BURKE: Mr. Chairman, I'm going to make a second motion for application 2026-26-32 Douglas M and Susan E Dahl 61 Smith Street to construct the home at a height greater than 25 feet that requires a special use permit from the town of Bristol. The special use is specifically authorized by the zoning ordinance. It's in 28-111 and it's a residential use in the R15 zone. The special use meets all of the standards set forth in the subsection of the zoning ordinance, section 28-150-eee, which authorizes such special use. Based on the dimensional variances that have been granted, it does meet all of the requirements of the subsections of that section. The granting of the special use permit will not alter the general characteristics of the surrounding area or impair the intent and purpose of the zoning ordinance

of the comprehensive plan of the downtown of Bristol; it is a residential zoned lot, and this home is a good fit for that property.

MR. BRUM: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

NEW:

9. **ZBR-26-9**
MOSA AL ZOWELEI **721 Hope St.: W**
Pl. 8, Lot 3

Dimensional Variances to construct a 3' 6" addition to the footprint of an existing 21' x 23.25' 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 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.

Mr. Zowelei, applicant, and Ms. Olivia Spence, Designer, presented the Petition to the Board.

Ms Spence stated: I'm here with Mosa, the homeowner. He's looking to ultimately add an ADU to his property that he can use as his primary residence, in part so that the tenants who exist and are currently living there can stay in the property. They are tenants he inherited, who have been there long before him, and they are not displaced. We've been working together and also with HDC to nail down this design. And we feel like what we've come up with is asking for as little as possible. I know it might not seem that way because we are asking for four dimensional variances, but we do feel that those are subject to the unique characteristics of the lot.
The first and probably largest variance would be that we understand an ADU is allowed as long as it exists within an existing structure and does not add to the footprint. We are asking to add a three-foot six addition to the footprint. That is because we're in a flood zone and also because of parking requirements. We need to build up above the existing garage, and in order to get to that second floor or third floor addition, we need the stairs. If the stairs were to exist in the structure

garage space, they would have to ask for another parking spot. By putting the stairs on the outside of the building, they are eliminating the variance for parking. What we've designed is within all of the setbacks. It's within the building coverage, and it's within the max building height. So, while the stairs could exist to the north of the property, we propose that they exist to the eastern side of the property, and we feel that was more beneficial to this project for three reasons. The first reason being that just accessibility to the entrance of the structure by putting the stair and the entrance to the east, or to the right side of the existing garage, the entrance to the stair is right at the driveway. So, he can park in the driveway. He can go right upstairs. If the stairs were to exist to the north of the property, then he would have to walk around the entire structure to get to the stairs. The second reason is kind of a plays on the first. The law as it exists is over the paving coverage for the lot. The maximum is 15%. As it exists, we're at 20%. We're not asking to add any more paving with the stair as it is. If the stair were to exist to the north, we would need a walkway around the structure. We would need to add more pavement. And the third reason is that we feel like it would be the least intrusive to the neighborhood and to abutting properties, if the addition were to exist, kind of within the existing garage and the existing structure, rather than building right up to the property line on the north side. And then, as far as the dimensional variance for the rear setback for the deck, we just figured we've designed this addition to not exist in the rear setback, even though the garage currently exists in the setback. So that's why if you're looking at the elevation, the garage is five feet over from the existing edge of the garage. We figured since that space already exists, it would just be roof space. It would be nice if we could put some sort of deck there and just make it more functional space for the homeowner. And then the parking. We've done our best to meet the parking requirements by keeping the two that are in the garage and the two in the driveway. So, four currently exist. For a

two-bedroom ADU, we would need five. So, we're asking for a variance of one parking spot, just because we can't fit one anywhere else on the property. Whether or not we've added to the footprint, there's just nowhere else to put.

Mr. Burke noted that it was mentioned that there are long-term tenants in the building. Ms. Spence stated there are three units and there are three people living there.

Mr. Burke asked if Mr. Al Zowelei currently lives on the premis. Mr. Al Zowlei stated currently he does not, he rents a one-bedroom apartment in Newport. He confirmed that he wishes not to displace the existing tenants. He stated he did not want dive into the personal life of my first-floor tenant because that's the bigger unit where Tim lives. He has been a great person and a wonderful tenant. He has been there for a very, very long time. He said he does not rent to any students and has no desire to do so. His current tenants are professionals. He has not considered moving into any of the smaller units, he works a lot from home and needs some type of office space. He is a scientist doing research for Massachusetts General Hospital and works from home a lot of the time.

In response to Mr. Burke asking if this site is in the flood zone, Mr. Tanner explained this is in the waterfront zoning district. So even though it's a residential use, this property is zoned waterfront. So, it's a little different from what the board used to see. We don't see a whole lot of applications in the waterfront zone. Especially with residential use, most of you know Thames Street is mostly a waterfront zoning district, and there's a lot of commercial ones that come to the board, but not many residential. So, this sort of triangular piece between Oliver and Hope and Thames is zoned waterfront. So, there's no dimensional requirements for an accessory structure in a waterfront zone. There's no 22 by 24, 20-foot height. It just says building height waterfront zone 35 feet, so they can go to 35 feet high. Whether it's an accessory or a permissible use. And

likewise, the six-foot setback for accessory structures doesn't apply here. It's a waterfront zone. Waterfront zone has zero front yard and zero side yard setbacks, but they have a 10-foot rear yard setback. So, he determined that the west property line is now the new boundary line. So that's why the deck was built in the first place. As far as lot coverage, he knows the architect's plans have lot coverage factored into there. It's a waterfront zone. It's a commercial zoning district and thinks it's seventy percent lot coverage is allowed.

Ms. Spence stated it is 70 percent; but because the lot is undersized for the zone and they have decreased setbacks that increased building coverage; so, their max for this lot, specifically, is 87.22 percent and they are proposing 61.8.

There was detailed discussion regarding the parking situation and the proposed tandem parking; having two spots in the garage and two spots in the driveway and the difficulties that would ensue.

Mr. Duarte stated that it just seems like there's a lot going on with this particular ask, and there are a number of variances that go along with this particular ask. Typically, he is very opposed to granting multiple variances for one request. If you came to this board with one variance, typically you get approved 95% of the time. I would say again, I'm just kind of admitting a little bit. Two variances, we have a little more detailed conversation. But these are multiple variances that you're seeking, and I personally have an issue with that because of all the variances being requested, regardless of the zoning.

The Board reviewed the proposal in detail and the standards and regulations in the waterfront zone. Board members expressed strong reservations about the intensity of use and the number of variances. An adjacent owner raised concerns about a three-story building being 4.3 feet from the property line.

The applicant offered to reduce the scope by removing the deck and a second bedroom to eliminate two variance requests.

Mr. Tom Prinicpe 490 Riverside Drive in Tiverton, Rhode Island. Owner of 725 Hope Street, which is adjacent to this gentleman's property, He had only had two comments. The first comment is he's asking for quite a bit of relief here. He thinks there's like five inches of relief. The issue would be a three-story building, four point three feet from his property line.

Ms. Spence stated that as far as the number of variances go, they could get rid of two of them right off the bat. The variance over the rear setback line for the deck, that space is going to exist there. Whether or not someone can enjoy a drink on it or the sunset, or if it's just a flat rubber roof, they thought that the deck being there would be a little bit more aesthetic, better use of the space than to be just a roof. But if cutting that off the scope would make this more appealing, then that's something they're happy to do. And then as far as parking goes. Currently they're trying to propose a two-bedroom so that Mosa can have an office and work from home. It technically code-wise meets the requirements for a bedroom but will be used as an office. If this is the second bedroom, it is what is requiring that fifth parking spot. So, if they were to eliminate that use as a bedroom, then they're within the parking requirements and not in the rear setback anymore. She felt those would be reducing the function of this space in a way that doesn't really impact the construction of this or anybody else's kind of perception of this project whatsoever. But if eliminating 50% of the variances will help, they're willing to do it. She just don't know that it will do much for everyone else. It will just impact the homeowner.

Mr. Burke stated that he was against adding a fourth dwelling unit on a property that has that amount of space. All the reasons give can be mitigated by taking one of the units, and when the people on the first floor move, you can take that if that's more acceptable. Adding another

unit at 30 feet down there with the parking issues they have right on that street section, I can't support it. I just think adding another dwelling unit is not the right thing for the town.

Ms. Spence stated that she understood, however, if the addition of the stairs were to exist in the footprint, then by right they are allowed to do this. So, its just the fact that they're adding on to the footprint that makes them make the requests. Mr. Burke stated they are welcome to do whatever they can without getting relief.

The board discussed the plans an agreed that adding a fourth unit in that area is not the right thing to do and would only add to the density in the area.

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MR. BURKE: Mr. Chairman, I'm going to make a motion to deny a request for dimensional variances ZBR-26-9, Mosa Al Zowelei, 721 Hope Street, to add a fourth dwelling unit to a legal nonconforming property at 721 Hope Street. The hardship which the applicant seeks relief is not due to the unique characteristics of the subject land structure. It's an existing three-family on a nonconforming lot. The hardship… the granting of the requested dimensional variance will alter the general characteristics of the surrounding area and will impair the intent and purpose of the zoning ordinance, because it's adding an additional unit to a what's currently a non-nonconforming property, and it will impact as we heard testimony from neighboring properties. The hardship that will be suffered by the owner of the subject property, if the variance is not granted, it will not amount to more than a mere convenience. There are already three units in

the existing principal structure, and it is a residential use in a residential area. For that reason, I'm making the motion to deny this application.

MR. DUARTE: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Denied)

10. ZBR-26-33
ANDREW TYSKA **26 Patricia Ann Dr.: R-15**
Pl. 55, Lot 129

Dimensional Variance to construct an approximate 12' x 23' sunroom addition to an existing single-family dwelling with less than the required rear yard.

No one was present when called upon. Mr. Tanner stated he would contact them in the morning to determine why they were not present.

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MR. BURKE: Mr. Chairman. I'll make a motion that we continue zbr-26-33, Andrew Tyska dimensional variance at 26 Patricia Ann Drive to the October 5th zoning board meeting.

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

11. ZBR-20-34
LARRY GOLDSTEIN/TSL,LLC **267 Thames Street: 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 required lot area per rooming unit.

The applicant sought a dimensional variance to add 8 hotel rooms by raising the roof approximately 6 feet, a re-application for a previously approved but expired variance.
The applicant cited a structural hardship, as the existing roof height prevents adding rooms. The HDC had already approved the design.

Opposition, representing the Stone Harbor Condominium Association, argued there was no land-based hardship, only business objectives, and that no current parking or impact analysis was provided.

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MR. DUARTE: Mr. Chairman, I'll make a motion to approve application number ZBR-26-34, for property located at 267 Thames Street, tax assessor plat 9, lot 50 in the waterfront zoning district zone. After due consideration of the application, including exhibits, testimony of the witnesses and the entire evidence presented to the board, the board reaches the following finding of facts. 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, and is not due to the economic disability of the applicant. This property is in the historical waterfront

location between several buildings with a mix of uses. The existing Bristol Harbor Inn Hotel occupies portions of several buildings on this property and the applicant proposes to add eight additional hotel room units for a total of seventy-one units. This number of rooming units requires a minimal lot area of 1,650 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 is currently being utilized for that use. As the need for the rooms increase, this is one way for the applicant to satisfy the requirement. Additional rooms would be located within the portion of the existing building footprint and would only require building modifications to raise the roof on a portion of the structure. The hardship is not a result of any prior action of the applicant. The applicant purchased the property after it was originally developed, and there are ongoing business concerns. They are reacting to market conditions and changing economic conditions to the commercial part of the building. The granting of relief will not alter the general characteristics 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 in an allowed use of the waterfront zone. In fact, it will enhance the capability of the town of Bristol to attract guests and businesses to the town. This property is located within Bristol Historical District overlay, and the proposed building modifications have been approved by the Bristol Historic District Commission (HDC). The hardship that will be suffered from the owner if this dimensional variance is not

granted, would amount to more than a mere inconvenience. Meaning, the relief sought is minimal to the reasonable enjoyment of the permitted use to which the property is properly proposed to devote it, because the growth of the property would stagnate. Therefore, I move this eventual variance be granted, subject to the following conditions, which there aren't any listed.

MR. BURKE: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

(SEE FULL TRANSCRIPT ATTACHED)

12. ZBR-26-35
LUKE and TRACY D'ANTONIO **62 Beachmount Ave.: R-10**
Pl. 63, Lots 80 & 81

Dimensional Variance to construct an approximate 16.5' x 25' garage addition to an existing single-family dwelling with less than the required right-side yard.

Mr. Luke D'Antonio presented the Petition to the board. He explained that he wanted to construct a one-car garage addition to the house, with a bonus room above. It is a non-conforming lot, just over 4,500 square feet; its pretty tight to begin with. His specific challenge is existing the side of his house 42" above grade and getting down to grade at the garage within the existing distance between his home and the property line. He worked with a designer trying to find ways to overcome this issue. There is a way and it would be moving the garage towards the rear of the house and wrapping it around the back of the house partially. Doing that would then cause him to blow out the entire kitchen and causing a kitchen renovation in addition to his attempt at a garage; which is not in his budget. Trying to keep the character of the house along the addition, maintain he roof line and keeping it as natural as possible.

In response to questioning by Mr. Burke, Mr. D'Antonio explained that the space above the garage will not be connected to the second floor; he's putting a stairway in the garage to get up there. The intent initially is storage. There is no intent for a bedroom and certainly no ADU. He's not running plumbing into the addition.

The board reviewed the plans in detail and noted that many of the surrounding neighbors have very similar garages as this proposal.

No one spoke in favor or against the Petition.

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MR. BURKE: Mr. Chairman, I'll make a motion to approve application number ZBR-26-35, Luke and Tracy D'Antonio at 62 Beachmount Avenue to construct a 16.5' x 25' garage in addition to their single-family dwelling, with less than the required right-side yard. The variance required when we grant this approval is a variance of 3.2 feet, because it will be 3.6 feet from the property line, versus a calculated, because it's a non-conforming lot, a calculated side-yard requirement of 6.8 feet. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land, and not to the general characteristics of the surrounding area or an economic disability of the applicant. The house is in the R10 zone. The lots were plated before the zones were established, so he is dealing with a lot that's half of what would be required for the corresponding side yards in an R-10. The hardship is not the result of prior action of the applicant. The lot was plated long before he acquired the property. The granting of the requested dimensional variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of the zoning ordinance, or the comprehensive plan of the town of Bristol, having a single car garage is quite typical in that neighborhood. In addition, there are many properties that exhibit the same nonconforming lot area constraint, and they also have, by evidence, added single car garages and have intruded into the side yard. The hardship that 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. The applicant has explored putting a garage into the rear of

the current building, and that's not really financially feasible or physically feasible. So for all those reasons, I move that we grant this application.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

13. ZBR-26-36
JOSEPH M. GOULART **421 Metacom Ave.: R-10**
Pl. 48, Lot 10

Dimensional Variance to construct a 30' x 40' accessory garage structure at a size greater than permitted for accessory structures in the R-10 zoning district.

Mr. Ryan Sousa, 1 Babbit Street, Bristol, Mr. Ray Goulart 30 San Juan Drive, Bristol and Mr. Joseph Goulart 421 Metacom Avenue, Bristol, presented the Petition to the Board.

Mr. Sousa explained that they were looking to install a building 30' x 40' accessory garage. He didn't believe there were any dimensional setback issues. It's just the size being over 24' x 24. The setbacks are twelve feet from the east property line, eight feet from the west property line. Forty-seven feet from the right-of-way. There's a right-of-way and ninety-five feet to the rear. There's an existing greenhouse foundation there right now. Part of that would have to be demolished to install the pad for this. It's a prefabricated steel garage. No plumbing. Just lights and outlets. It's just a storage garage for vehicles and a boat and it will be 16 feet high.

No one spoke in favor or against the Petition.

The board reviewed the plans in detail.

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MR. BURKE: Mr. Chairman. I can make a motion. I'm going to make a motion to approve file number ZBR26-36, Joseph M. Goulart at 421 Metacom Avenue to construct a 30' x 40' accessory garage structure. In an R-10 zone that exceeds the 22 by 24 foot maximum. The hardship from which the applicant seeks relief is due to the unique characteristics of the land and not the general characteristics of the surrounding area, and not due to an economic disability of the applicant. There were a lot of things that are

stored there out in the open, and the intent is to take all of that material and put it in an enclosed structure. The hardship is not the result of prior action of the applicant. They did not put the size of the garage in the ordinance. 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 comprehensive plan of the town of Bristol. It's going to be used for storage, and it's in a well-sheltered and screened area. The hardship that 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. They would have to.. in order to… We heard evidence that there was a boat that requires the size of the proposed shed and they would not be able to store it inside of a structure if the variance is not granted. I so move.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

14. ZBR-26-37
DOUGLAS and PATRICIA GABLINSKE **6 Knowlton Ct. : R-10**
Pl. 103, Lot 14

Dimensional Variances to construct a 16' x 30' pool house/cabana addition to an existing 22.2' x 22.2' 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.

Continued to October 5, 2026

15. ZBR-26-38
PAUL J. and MARYANN SALESI **66 Collins St.: R-6**
Pl. 26, Lot 72

Dimensional Variance to construct a 20' x 41' accessory dwelling unit (ADU) addition to an existing 20' x 24' accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district.

Mr. Salesi approached the board and requested a continuance, due to the late hour.

XXXXXX

MR. BURKE: Mr. Chairman, I'll make a motion to continue the application ZBR-26-39 Paul and MaryAnn Salesi at 66 Collins Street for the applicant's request to the October fifth meeting.

MR. BRUM: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

XXXXXX

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition continued)

16. ADJOURNMENT:

X X X X X X

MR. BRUM: Motion to adjourn?

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR.DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 10:32 P.M.)

14 SEPTEMBER 2026

RESPECTFULLY SUBMITTED,

Susan E. Andrade

Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 14 SEPTEMBER 2026

Date Accepted: 10/5/26

Chairman:

Bristol Fire Department
Board of Engineers Meeting
October 5, 2026

A Quorum was established, Call to order, Attendance, Minutes & Agenda Approval, Next Regular Business Meeting.

The quorum was established, and the meeting was called to order by Chief Michael DeMello at 1900 hours.

Attendance

☐	**Chief of the Department Michael DeMello**	
☐	**Deputy Chief of Admin. Safety & Training Stephen Knapman,**	
☑	~~**Deputy Chief of Operations Adam Medeiros**~~	~~**Hydraulion**~~
☐	**Assistant Chief Dennis Cabral**	**Ever Ready**
☐	**Assistant Chief Luis Medeiros**	**Defiance**
☐	**Assistant Chief Zachary Rivers**	**Dreadnaught**
☑	~~**EMS Captain Brad Palmer**~~	~~**Div. of EMS**~~
☐	**Board Clerk Lou Mascola**	
☐	**Captain John Quinn**	**Hydraulion Station**
☐	**Lt. Matt Hughes**	**EMS Division**

A motion made by Assistant Chief Dennis Cabral and seconded by Deputy Chief Stephen Knapman to approve the Agenda for October 5, 2026.
A motion made by Assistant Chief Luis Medeiros and seconded by Assistant Chief Zach Rivers to approve the minutes of the September 1, 2026 meeting.
Both motions were unanimously approved by the board 6-0.

Next scheduled meeting is *Monday November 2, 2026 @ 7:00 PM.* or at the call of the Chief of the Department

Meeting Agenda

Correspondence

- No correspondence was received to be read at this meeting.

Reports and or Requests from the members of the Board

Deputy Chief of Administration, Safety & Training Stephen Knapman

- The Firefighter II Class is ongoing and is expected to be completed by the end of October 2026.
- The 1021 Fire Officer Course begins on October 26th, and is expected to be completed by the end of November 2026.
- A CPR Class will be offered on October 17th.
- **To All Chiefs & Duty Captains, Kindly keep your radios on monitor.**

Assistant Chief Dennis Cabral Ever Ready Station

- Announced that the Ever Ready Clam Boil will be held on Sunday October 18th at 1300 hours.
- Discussed the repairs to Engine 2 with the board.

Assistant Chief Luis Medeiros Defiance Station

- Reported an issue with a radio for a Lieutenant at the Defiance Station.
- Chief DeMello stated that the work on the north side of the Defiance has been completed. Asst. Chief Medeiros inquired about obtaining "snow plow" markers for that side of the building

Assistant Chief Zach Rivers Dreadnaught Station

- Requested an angle grinder for Truck 6.
- Reported of a Crewman Class for Marine 7.

Captain John Quinn Hydraulion Station

- Reported that there is a member of the Hydes who is ready for his driving test.
- Inquired about the progress of the repairs to Engine 1. Chief DeMello hopes to have it back in service by the end of this week.
- Asked if the new SCBA's will fit into the brackets on Engine 1.
- Inquired about an Operators Class for Marine 1 and 7. The class will begin in the spring of 2027.

Lieutenant Matt Hughes Division of EMS

- Reported of a new driver training course in progress for Rescue Vehicle drivers.
- Chief DeMello commented on monitoring EMS calls for the 3rd & 4th calls.

Chief Michael DeMello **Chief of the Department**

- Discussed details for the Christmas lighting & Christmas Festival events. For the Lighting, Fire Police will be detailed for traffic control, and (3) EMS personnel assigned to the Gator. For the Christmas Festival at Unity Park, there will be (2) members assigned for that event.

Old Business

- Asked the board to review the department's SOG's and report back with changes, corrections, or omissions.

New Business

- The Board discussed the details for the Christmas Festival on December 5th & 6th at Unity Park, and the Annual Christmas Lighting on December 5th.

Department, Company , & Town Events for October - November - December 2026

October		**November**	
4	**BFD Blood Drive**	**6**	**Hydes Turkey Roll**
10	**Ladies Auxiliary Fall Fest**	**7**	**Dreadnaught Surf & Turf**
18	**Ever Ready Clam Boil**		
24	**Dreadnaught Banquet**		
25	**Defiance Clam Boil**		

December
No events scheduled at this Meeting

For the Good of the Department

- **Keep up the great work responding to calls and professionalism.**
- **Do your best to keep the stations clean at all times.**

Calls for service Year to Date

Fires	**30**
EMS	**2559**
Public Service	**340**
Miscellaneous	**351**
Total	***3280***

Meeting Calendar of October 2026

5	**Board Meeting**
7	**Company Meetings**
8	**EMS Meeting**
13	**Engine 4 Meeting**
15	**Fire Police Meeting**
21	**Ladies Auxiliary Meeting**
22	**Firemen's Memorial Meeting**

Closing & Adjournment

Without any further business to conduct for this meeting, the meeting was adjourned at 1940 hours.

Respectfully Submitted,
Lou Mascola
Lou Mascola
Clerk, for the Board of Engineers
Bristol Fire Department
Bristol, Rhode Island 02809

BRISTOL HARBOR COMMISSION

BRISTOL HARBOR COMMISSION MEETING MINUTES

Meeting Date: October 5, 2026
Meeting Time: 7:00 p.m.
Adjournment: 8:26 p.m.

Present: Steven Januario, Robert Hamel, Skip Castro, Wayne Gablinski, Pamela Romano
Gregg Marsili, Harbormaster
John Perry, Deputy Harbormaster

1.) **PLEDGE OF ALLEGIANCE**

2.) **MINUTES OF SEPTEMBER MEETING**. Motion for approval W.Gablinski, R.Hamel minutes unanimously approved.

3.) **REPORT OF THE HARBORMASTER**

a.) Dock Maintenance: Actively preparing to close November, 2026. Kayak racks will be removed mid-November. Water will be turned off mid-November.
No damage from Northeastern storm. Project next door going well. Trash skimmer operating and will be on timer and then removed. Use of pump out in Kikimuit River seen as successful, 1,200 gallons to date, saving 60-70 trips to the river, will be removed and then replaced Spring, 2027.

b.) Dock Wait List: 112

4.) **PARE ENGINEERING/ LOW LANE PRESENTATION**

Proposed conceptual stage of project presented by Bob Sykes and opened for public discussion and concerns.

1.) Dewolf Fulton, 28 Monkey Wrench Lane. Presented ordinance from the 1980s to keep path natural and consider granite stone steps. Discussed parking spaces.
2.) Mr. Cavanugh, 11,13,9 Low lane. Presented concerns regarding erosion, questioned additional parking, concern regarding water runoff.
3.) Wade Wistler, 14 Low Lane. Encouraged keeping path natural.
4.) Thomas Enright, 129 Poppasquash. Presented and cautioned regarding concerns that surfaced when Portside Road ROW was redone.
5.) Janet Atkins Watkins, 5 Low Lane. Recommended materials and pathways be native with attention to parking, materials and drainage.

Pare Engineering will incorporate neighbor recommendations and report adjustments at November 2, 2026 Harbor Commission meeting.

5.) **PRUDENCE ISLAND PARKING/ FERRY LOT**

Discussed concerns presented in letter dated 9/23/26 regarding cost of parking.
Denise DiOrio Javery, 26 Tanglewood Drive, Riverside. Cost of parking a concern for Prudence Island residents.
Motion W. Gablinski, P Romano: The Harbor Commission recommends lowing the rate to $100./month November through April, 2027. The Commission recommends the town explores the extenuating circumstances contributing to the parking issue by April,2027.

Motion passed 4 yea, 1 Nay

6.) **CITIZEN PUBLIC FORUM**
N additional concerns.

7.) **ADJOURNMENT:** Motion to adjourn made by S. Januario, W. Gablinski. unanimously approved. Adjourned at 8:26 p.m.

posted. 10/8/26. Per

MINUTES OF A MEETING OF THE TOWN OF BRISTOL HOUSING AUTHORITY

A special meeting of the Board of Commissioners of the Town of Bristol Housing Authority was held on Thursday, August 20, 2026. The Chair called the meeting to order at 10:00 a.m. and led the recitation of the Pledge of Allegiance. Upon roll call, those answering Present were as follows:

PRESENT	ABSENT
Donna Wilson, Chair	None
Donna St. Angelo, Vice Chair	
Edward Correia, Commissioner	
Pasquale D'Alessio, Commissioner	
Michael Mello, Commissioner	
Maria Medeiros, Executive Director	
James Silva, Deputy Director	

The Chair noted a quorum was present.

July 30, 2026 Special Meeting Minutes: The Chair called for a motion to approve the July 30, 2026 Special Meeting Minutes. Commissioner St. Angelo made the motion and Commissioner Mello seconded. All were in favor and the Chair declared the motion as approved, 5-0-0.

July 30, 2026 Executive Session Meeting Minutes: The Chair called for a motion to approve and seal the July 30, 2026 Executive Session Meeting Minutes. Commissioner D'Alessio made the motion and Commissioner Mello seconded. All were in favor and the Chair declared the motion approved, 5-0-0.

Old Business:

The Chair asked for an update on the status of requested governance documents to all Board members pursuant to the Board vote on July 30, 2026. The Executive Director stated that the documents were sent to each Board member with their meeting packet. Commissioners requested more time to review the packet, so this will be discussed at a future meeting.

Current Business:

Director's Reports: There were no updates on Modernization at this time. Two vacancies were reported, with staff working on a full renovation in F-5. Kevin Construction has been chosen for the concrete work. The new computer system installation has been moved to January. Commissioners were told that the new face in the office this summer was Mo's granddaughter who is doing a summer internship.

Monthly Financials Report for July 31, 2026: The Deputy Director presented the investment report and a snapshot of income and expenses for July. Commissioner Correia, seconded by Commissioner D'Alessio, moved to accept the financials as presented. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	None
Donna St. Angelo	
Edward Correia	
Pasquale D'Alessio	
Michael Mello	

Thereupon, the Chair declared the motion to approve the financials as adopted, 5-0-0.

New Business:

Resolution 2026-10 - Resolution to Approve Executive Director, Chair and Vice Chair (alternate) as BankNewport Signers for the BCDC Account: The Executive Director explained that this was the non-profit account. There is a separate Board for this non-profit, and there has been no activity in years, except for an annual filing with the Secretary of State. After some discussion, a motion was made by Commissioner Mello, seconded by Commissioner Correia, to hold the Resolution and have the Chair work with our attorney to understand the scope of the BCDC account and then report back to the Board with a recommendation on what we need to do to bring it up to date or close it out. All were in favor and the Chair declared the motion approved, 5-0-0.

At this time, BHA's legal counsel, Jonathan Driscoll, was brought into the meeting via Zoom.

Executive Director's Employment Agreement: Attorney Driscoll explained that Section 3 of the Executive Director's contract requires the Board give written notice at least sixty days prior to the end of the Agreement of its intent to extend or not extend the contract. After responding to several questions about whether this discussion should be held in executive session or not, a motion was made by Commissioner Mello, seconded by Commissioner St. Angelo, to instruct our attorney to send the Executive Director an official letter notifying her that we will not be extending her contract. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	Edward Correia
Donna St. Angelo	Pasquale D'Alessio
Michael Mello	

Thereupon, the Chair declared the motion adopted, 3-2-0.

Chair Wilson then introduced a discussion of the Executive Director transition/succession planning to ensure stable operation of the Housing Authority. A motion was made by Commissioner Mello, seconded by Commissioner St. Angelo, that the Chair and Vice Chair work with the attorney to identify a search firm that will be able to launch a search as soon as practical and that in the interim, the Chair and Vice Chair meet weekly with the Executive Director to review the activities of the agency. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	Edward Correia
Donna St. Angelo	Pasquale D'Alessio
Michael Mello	

Thereupon, the Chair declared the motion adopted, 3-2-0.

Chair Wilson called for a motion to go into Executive Session to discuss and possibly vote on the status of the IT litigation per the State of Rhode Island Open Meetings Act RIGL 42-46-5(a)(2). Commissioner Mello made the motion and Commissioner D'Alessio seconded. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	None
Donna St. Angelo	
Edward Correia	
Pasquale D'Alessio	
Michael Mello	

Thereupon, the Chair declared the motion approved, 5-0-0.

Upon return from the Executive Session, the Chair announced there were no reportable motions taken in Executive Session. There being no further business to come before the Board, the Chair called for a motion to adjourn. A motion was made by Commissioner D'Alessio, seconded by Commissioner Mello, to adjourn. All were in favor and the meeting adjourned at 11:10 a.m.

Respectfully submitted,

Donna M St Angelo

Donna M. St. Angelo

MINUTES OF A MEETING OF THE TOWN OF BRISTOL HOUSING AUTHORITY

A special meeting of the Board of Commissioners of the Town of Bristol Housing Authority was held on Wednesday, September 2, 2026. The Chair called the meeting to order at 10:00 a.m. and led the recitation of the Pledge of Allegiance. Upon roll call, those answering Present were as follows:

PRESENT	ABSENT
Donna Wilson, Chair	Edward Correia, Commissioner
Donna St. Angelo, Vice Chair	
Pasquale D'Alessio, Commissioner	
Michael Mello, Commissioner	

The Chair noted a quorum was present.

New Business:

Letter of Resignation dated August 25, 2026: A motion was made by Commissioner D'Alessio, seconded by Commissioner Mello, to receive and acknowledge Edward Correia's letter of resignation with regret and thank him for his years of service to the Bristol Housing Authority. All were in favor and the Chair declared the motion as approved, 4-0-0.

Executive Director's Separation Agreement: The Chair distributed a copy of the Non-Renewal Letter dated August 27, 2026, a draft Separation Agreement received from Attorney Driscoll and the contract closeout details for approval by the Board. A motion was made by Commissioner St. Angelo, seconded by Commissioner Mello, to authorize the Chair to finalize the Separation Agreement with our attorney, with the last day of active employment of September 2, 2026. In addition, per the Executive Director's contract and the BHA Personnel Policy, Commissioner St. Angelo further moved to issue the remaining contract salary, with required medical and dental deductions through December 1, 2026, to pay accrued vacation and to pay hours of remaining sick time upon execution of the Separation Agreement. All were in favor and the Chair declared the motion as approved, 4-0-0.

Appointment of Interim Executive Director: A motion was made by Commissioner Mello, seconded by Commissioner D'Alessio, to appoint Candace Pansa as Interim Executive Director effective September 3, 2026. All were in favor and the Chair declared the motion as approved, 4-0-0.

Executive Director Search Committee: A motion was made by Commissioner Mello, seconded by Commissioner D'Alessio, that the Chair and Vice Chair organize an Executive Director Search Committee and provide an update and timeline at the next regular meeting. All were in favor and the Chair declared the motion as approved, 4-0-0.

Chair Wilson called for a motion to go into Executive Session pursuant to RIGL 42-46-5(a)(2) (collective bargaining or litigation) to discuss matters arising from an August 14, 2026 Employee Grievance hearing and possibly vote to request related information from

counsel or provide further direction and (collective bargaining) to discuss direction to counsel regarding a union card check with Local Union 1217 and possibly vote to direct counsel to proceed by date certain; Any non-confidential directives/authorizations to be disclosed upon reconvening. Commissioner St. Angelo made the motion and Commissioner D'Alessio seconded. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	None
Donna St. Angelo	
Pasquale D'Alessio	
Michael Mello	

Thereupon, the Chair declared the motion approved, 4-0-0.

Upon return from the Executive Session, the Chair announced there were no reportable motions taken in Executive Session. A motion was made by Commissioner Mello, seconded by Commissioner D'Alessio, to seal the minutes of the Executive Session. All were in favor and the Chair declared the motion as approved, 4-0-0.

There being no further business to come before the Board, the Chair called for a motion to adjourn. A motion was made by Commissioner St. Angelo, seconded by Commissioner D'Alessio, to adjourn. All were in favor and the meeting adjourned at 10:25 a.m.

Respectfully submitted,

Donna M St Angelo

Donna M. St. Angelo

MINUTES OF A MEETING OF THE TOWN OF BRISTOL HOUSING AUTHORITY

A special meeting of the Board of Commissioners of the Town of Bristol Housing Authority was held on Thursday, October 1, 2026. The Chair called the meeting to order at 10:03 a.m. and led the recitation of the Pledge of Allegiance. Upon roll call, those answering Present were as follows:

PRESENT	ABSENT
Donna Wilson, Chair	None
Donna St. Angelo, Vice Chair	
Pasquale D'Alessio, Commissioner	
Michael Mello, Commissioner	
Candace Pansa, Interim Executive Director	
Timothy Cavazza, Esquire	

The Chair noted a quorum was present.

New Business:

Changes in Terms of Executive Director's Separation Agreement: The Chair introduced Attorney Cavazza, who updated the Board on the Executive Director's request for a lump sum payment. She confirmed interest in signing an updated Separation Agreement, so one was prepared and sent to Ms. Medeiros incorporating her request, as well as adding language required by federal and state laws, as well as more protection for the Housing Authority, which was not included in the original Separation Agreement prepared by Attorney Driscoll. Ms. Medeiros informed the Chair of her decision not to sign the new agreement and to continue under the terms of the September 18, 2026 Separation Agreement.

Chair Wilson then called for a motion to go into Executive Session pursuant to R.I. Gen. Laws 42-46-5(a)(2) (discussion and potential vote concerning potential and threatened litigation) and (discussion and potential vote concerning collective bargaining and the status and direction concerning the union card check with Local 1217) and pursuant to R.I. Gen. Laws 42-46-5(a)(4) (discussion and potential vote concerning investigation regarding allegations of misconduct, either civil or criminal); Any non-confidential directives/authorizations will be disclosed upon reconvening. Commissioner Mello made the motion and Commissioner D'Alessio seconded. Upon roll call, those answering Aye and Nay were as follows:

AYE	NAY
Donna Wilson	None
Donna St. Angelo	
Pasquale D'Alessio	
Michael Mello	

Thereupon, the Chair declared the motion approved, 4-0-0.

Upon return from the Executive Session, a motion was made by Commissioner D'Alessio, seconded by Commissioner Mello, to seal the minutes of the Executive Session. All were in favor and the Chair declared the motion as approved, 4-0-0. The Chair announced there were no reportable motions taken in Executive Session.

There being no further business to come before the Board, the Chair called for a motion to adjourn. A motion was made by Commissioner Mello, seconded by Commissioner D'Alessio, to adjourn. All were in favor and the meeting adjourned at 10:50 a.m.

Respectfully submitted,

Donna M. St. Angelo

Donna M. St. Angelo

BRISTOL HARBOR COMMISSION

BRISTOL HARBOR COMMISSION MEETING MINUTES

Meeting Date: October 5, 2026
Meeting Time: 7:00 p.m.
Adjournment: 8:26 p.m.

Present: Steven Januario, Robert Hamel, Skip Castro, Wayne Gablinski, Pamela Romano
Gregg Marsili, Harbormaster
John Perry, Deputy Harbormaster

1.) **PLEDGE OF ALLEGIANCE**

2.) **MINUTES OF SEPTEMBER MEETING**. Motion for approval W.Gablinski, R.Hamel minutes unanimously approved.

3.) **REPORT OF THE HARBORMASTER**

a.) Dock Maintenance: Actively preparing to close November, 2026. Kayak racks will be removed mid-November. Water will be turned off mid-November. No damage from Northeastern storm. Project next door going well. Trash skimmer operating and will be on timer and then removed. Use of pump out in Kikimuit River seen as successful, 1,200 gallons to date, saving 60-70 trips to the river, will be removed and then replaced Spring, 2027.

b.) Dock Wait List: 112

4.) **PARE ENGINEERING/ LOW LANE PRESENTATION**

Proposed conceptual stage of project presented by Bob Sykes and opened for public discussion and concerns.

1.) Dewolf Fulton, 28 Monkey Wrench Lane. Presented ordinance from the 1980s to keep path natural and consider granite stone steps. Discussed parking spaces.

2.) Mr. Cavanugh, 11,13,9 Low lane. Presented concerns regarding erosion, questioned additional parking, concern regarding water runoff.

3.) Wade Wistler, 14 Low Lane. Encouraged keeping path natural.

4.) Thomas Enright, 129 Poppasquash. Presented and cautioned regarding concerns that surfaced when Portside Road ROW was redone.

5.) Janet Atkins Watkins, 5 Low Lane. Recommended materials and pathways be native with attention to parking, materials and drainage.

Pare Engineering will incorporate neighbor recommendations and report adjustments at November 2, 2026 Harbor Commission meeting.

5.) **PRUDENCE ISLAND PARKING/ FERRY LOT**

Discussed concerns presented in letter dated 9/23/26 regarding cost of parking.
Denise DiOrio Javery, 26 Tanglewood Drive, Riverside. Cost of parking a concern for Prudence Island residents.
Motion W. Gablinski, P Romano: The Harbor Commission recommends lowing the rate to $100./month November through April, 2027. The Commission recommends the town explores the extenuating circumstances contributing to the parking issue by April,2027.

Motion passed 4 yea, 1 Nay

6.) **CITIZEN PUBLIC FORUM**
N additional concerns.

7.) **ADJOURNMENT:** Motion to adjourn made by S. Januario, W. Gablinski. unanimously approved. Adjourned at 8:26 p.m.

posted. 10/8/26. Per

BOARD OF CANVASSARS MEETING- TUESDAY, OCTOBER 13, 2026

PRESENT: O'Donnell, Hewett, Knapman
Also present; Lacerda and LaGuardia

A. Call to Order

The Board of Canvassers met on October 13, 2026, and the meeting was called to order at 2:03 PM. This meeting was held at the Town Hall, 10 Court Street. Chairwoman O'Donnell presiding:

B. Pledge of Allegiance

Chairwoman O'Donnell lead the board in the Pledge of Allegiance

C. Approval of Minutes (votes may be taken)

1. Submission of Minutes for approval of August 18, 2026
2. Submission of Minutes for approval of September 10, 2026

Knapman/Hewett- voted unanimously to approve the minutes from August 18, 2026 and September 10, 2026 as presented

D. Items for Discussion, Vote, and/or Other Action *(votes may be taken on all items)*

1. Selection of poll workers for the November 3, 2026 General Election

Hewett/Knapman - Voted unanimously to authorize the Clerk, in consultation with the Chairwoman as necessary, to approve the list of poll workers and to appoint all poll workers for the November 3, 2026, General Election on behalf of the Board

E. Items for Discussion, Vote, and/or Other Action *(votes may be taken on all items)*

1. Canvassing and Correcting lists of voters to be used for the November 3, 2026 General Election

10 Court Street ✧ Bristol, Rhode Island, 02809 ✧ 401.253-7000 ✧ Fax 401.253.2647

Knapman/Hewett- voted unanimously to approve the final canvass for the General Election to be held on November 3, 2026

The Board met for the purpose of canvassing and correcting the lists of voters to be used for the September 9, 2026 Primary Election and to hear any objections or challenges to voter registrations, including the receipt of affidavits challenging the registration of any voter.

No individuals appeared before the Board to file an objection or challenge to a voter registration, and no affidavits challenging voter registrations were received.

F. Adjournment

There being no further business, upon a motion by Knapman, seconded by Hewett and voted unanimously, Chairwoman O'Donnell declared this meeting to be adjourned at 2;10 PM.

_____
Melissa Cordeiro, Clerk

DRAFT

10 Court Street ✧ Bristol, Rhode Island, 02809 ✧ 401.253-7000 ✧ Fax 401.253.2647

BRISTOL PLANNING BOARD
SEPTEMBER 10, 2026 MINUTES

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

Held: Thursday, September 10, 2026 in person

Location: Bristol Town Hall, 10 Court Street, Bristol, RI

Present: Charles Millard, Chairperson; Anthony D. Murgo, Vice Chairperson; Steve Katz, Secretary; Member Brian W. Clark; First Alternate Member Michael Sousa; and Second Alternate Member Jessalyn Jarest

Also Present: Diane Williamson, Director of Community Development; Nick Toth, Planner; and David Marks, Esq., Assistant Town Solicotor.

Not Present: Member Richard Ruggiero; and Amy Goins, Esq., Assistant Town Solicitor

A. Pledge of Allegiance

Chairperson Millard called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance.

B. Approval of Minutes – July 9, 2026

Member Katz correction was as follows: on page 2, 2nd line it stated "Airbnbs or BRBOs" and it should read "Airbnbs or VRBOs". With no other corrections or comments, Chairperson Millard asked for a motion.

A motion was made by (Katz/Clark) to accept the minutes of the July 9, 2026 meeting as amended.
In favor: Katz, Clark, Millard, Murgo, and Sousa
Refrained: None
Opposed: None

C. New Business

C1. Review and make recommendations to the Town Council on proposed zoning ordinance amendments:

a. Short Term Rentals

Diane Williamson advised the Board that the draft Ordinance was reviewed by the Board in July and the recommendation from the Board was for the Town Council to adopt it as written. She stated the Ordinance required the Town Council were to make certain findings for

consistency with the general purposes of zoning and consistency with the Comprehensive Plan which wasn't done in July. Ms. Williamson said the Town Council had a first reading and scheduled a public hearing and referred it to the Planning Board for the Board's findings of consistency with zoning and Comprehensive Plan. She gave the Board a memorandum with what she recommended the Board should include as their findings. Ms. Williamson stated that Mr. Toth reminded her there was one edit from the Town Council's meeting that was made upon the Council's review.

Mr. Toth stated it was in regard to the exempt. He stated when it was originally presented to the Board, it exempted people who were renting for 7 or fewer total days per year. He said the idea was to give people a chance to rent their homes during periods like the 4th of July and the Council requested that it be increased from 7 to 14 total days per year while still requiring state registration as the state law requires. He said if a person was doing it for few than 14 total nights/days per year, it would exempt them from a special use permit. However, anything over day/night 15 they would need a special use permit from the Zoning Board. Member Clark said the language needed to be added, and Mr. Toth stated it has already been added pursuant to the request of the Town Council. Ms. Williamson said it was 7 days and the Council asked that it be changed to 14 days.

Member Clark advised Chairperson Millard that he was not present at the July meeting and after reviewing the Ordinance he had several questions about it. He felt the Town is over their skis on it. Member Clark felt it wouldn't hold up in a court if someone sued the Town. He said the Ordinance basically said that if someone was going to do a short-term rental the owner would have to be on the premises. Mr. Toth said that was correct as it was similar to the Ordinance that was adopted in Middletown and suggested to the Town by the Town Solicitor. Member Clark felt it didn't make any sense and didn't agree with it at all. He felt it was unnecessary and unfair to the homeowners as they had property rights and had the ability to rent their properties. Chairperson Millard agreed with Member Clark.

Ms. Williamson said the intent was to regulate corporations that come into Town and scoop up properties and convert them to short-term rentals. Member Clark asked how many short-term rentals in Town were corporately owned. Ms. Williamson wasn't sure. Alternate Member Sousa said Newport had a significant amount of corporate owned properties doing short-term rentals and the Town didn't want to become Newport. Member Katz agreed.

Alternate Member Jarest stated she agreed with Member Clark in a lot of ways. She stated she saw a post online about someone quietly buying up places in the downtown area of Bristol to turn into Airbnbs and it frustrated her since she lived in the area and didn't want that to happen. Alternate Member Jarest also didn't feel it was right to rent an Airbnb where someone was living down the hall from her while her family was there.

Member Clark went on to discuss Section 28-162(a) regarding applicability and asked Mr. Toth if the Council wanted to change the language in that section. Mr. Toth said no as it was a completely different exemption. He said that was an exemption effecting the grandfather clause for existing short-term rentals. Member Clark asked if it would transfer with the title. Attorney David Marks stated the grandfathered use would transfer with the title. Member Clark said if a home was on the registry as an Airbnb and it was sold, then the right to keep doing it as an Airbnb would carry over. Attorney Marks said that was correct as it would run with the land. .Mr. Toth said it was specified or stipulated on requiring that the registration remained current. He said if the owner kept it current with the State then they were given 1 year to let it lapse. Member Clark said, hypothetically, if Member Katz owned a building, he

was grandfathered in to do an Airbnb and then he bought it and he wanted to do it, he would have to apply for a different license. Mr. Toth and Attorney Marks said if he didn't let the registration lapse for more than a year then Member Clark would be all set. Mr. Toth said if Member Clark would let it lapse then 5 years down the line he decided he wanted to do it then he would have to get a special use permit.

Member Clark went on to discuss Section 28-162(b)(1). He stated that if a short-term rental is advertised for a rental period of more than 14 total nights, the owner responsible for it must reside on the property during the short-term rental period. Member Clark asked how that would that work. Mr. Toth stated the owner would just have to be there. Member Clark said what gave the Town the right to tell people that they had to do that. He stated there are people who have multiple properties in the Town. Ms. Williamson said that's what they talked about earlier regarding corporations buying up properties. Member Clark said there were many individuals who buy investment properties and rent them out as Airbnbs. Mr. Toth said those individuals were more than free to rent those investment properties out to long-term tenants. Member Clark asked why the Town was telling someone what they could or couldn't do. Alternate Member Sousa stated the discussion was all about what was in the best interest of the Town. He said they were not trying to defend Airbnb corporations; they were trying to protect the fabric and culture that exists in the Town.

Member Clark said if someone bought a property based on the fact that they could do an Airbnb and paid more for it because they knew they could rent it out, but then they have to reside there. He said if he owned two homes, lived in one and wanted to use the other house as an Airbnb, as he was reading the standards, he had to sleep in a bedroom while he was renting it. Attorney Marks stated if someone currently owned the home, then it would be grandfathered, but in the future, this is how it would be for new short-term rental properties. Member Katz said if it was currently owned and registered, it was good to go. Attorney Marks said that was correct, but in the future, this is how it will be. He said there was no state law that demanded otherwise nor was there any constitutional law that said the Town couldn't regulate it.

Alternate Member Sousa said to Member Clark that if he owned a 2-family home, it wouldn't be an issue because he would be staying in the same house. Member Clark gave the example of someone living on one street and purchasing a 2-family dwelling that happened to overlook Independence Park who then decided to Airbnb it during the summer to generate revenue, would pay more for the property. Member Clark said the buyer would be willing to pay more for the property, and the homeowner would make more from the sale. However, if the regulations say otherwise, that affects property values as the new owner would have to rent it long-term instead of short-term. Alternate Member Sousa asked for clarification of the definition of short-term. Mr. Toth said it was less than 30 consecutive nights. Alternate Member Sousa said that someone could still rent a property out for the summer as nothing would be getting in the way of it.

Member Clark went on to discuss Section 28-162(b)(2)(b). He asked why the Town was getting involved between an insurance company and the property owner regarding the amount of insurance coverage an owner needed to have. Mr Toth said the owner would essentially be running a business. Mr. Toth asked Attorney Marks if the Town typically requires business insurance and Attorney Marks said yes. Member Clark asked if other businesses in Town had $1 Million in insurance coverage. He felt it was a slippery slope for the Town. Member Katz stated there was no clarification if the insurance needed to be commercial general liability coverage, personal liability, property damage. He said the Town

hadn't defined what the insurance was, just that the owner needed to obtain a $1 Million policy. Member Katz advised that it needed to be clarified. Member Clark said his point was just because the Town didn't like it, it didn't mean it wasn't allowed. He wasn't for it either, as there was an Airbnb on his street as well.

Member Clark then discussed Section 28-162(b)(4) regarding parking requirements. He said if someone owned a 5-bedroom house that had a 6-car driveway, that person still needed to come up with 4 extra parking spaces. Mr. Toth said that was correct. Member Clark asked why was that necessary. Member Katz asked Mr. Toth how that was going to be done and how did it make sense to do so. He said in an R-10 neighborhood there were no marked parking spaces unless there were special privileges. Ms. Williamson said if someone had a duplex and the owner wanted to make 1 unit an Airbnb, they would need whatever the zoning requirement was for the duplex, *i.e.* 2 per unit. Member Katz asked if that meant onsite or off site. Ms. Williamson said that was meant for parking spaces in the driveway. Member Clark stated it read as 1 off street parking spot per bedroom was required in addition to the minimum parking spaces already required for the building.

Member Clark asked what was meant by the term "already required". Ms. Williamson said it was whatever zoning required for the building as it existed presently and then the owner has to add to it. Member Clark asked if the Town expected owners to pave their back or front yards in order to do so. He asked if owners were going to park on their front lawns as there was no Ordinance preventing them from doing so. Mr. Toth stated it was designed to prevent clogging up street parking. He said the language was taken from the regular bed 'n breakfast Ordinance. Member Clark stated just that alone would essentially eliminate any downtown Airbnbs. Alternate Member Jarest added it excluded the ones that were already in existence. Ms. Williamson said that was correct. Member Clark said the Town wants people to come and spend money yet they're penalizing their ability to do so. Mr. Toth stated the law was designed to specifically to preserve long-term housing stock as the Town wants people to also live there.

Member Katz didn't disagree but was concerned about how the Town was going about doing it. Ms. Williamson said at last check there were approximately 88 short-term rentals existing in the Town and others have registered since. She said there were possibly close to 100 short-term rentals in the Town. Member Katz said the sooner the Ordinance was in place the better. Member Clark said the Town couldn't create obstacles. Chairperson Millard said the Town had an obligation to do what it could to protect the Town and prevent it from turning into another Newport. Member Clark said owners also had the right to do what they wanted with their properties. Chairperson Millard said they could sell and move to Newport. Member Clark reiterated the owners shouldn't be straddled with burdensome regulations.

Member Clark referred back to the parking issues. He said essentially what the language stated was if an owner had a 5-bedroom house with a 6-car driveway, the owner would still need 4 additional parking spaces. Mr. Toth said however many zoning required plus however many bedrooms. Member Clark asked how many spaces were required in an R10 zone. Alternate Member Sousa asked if it went by how many total bedrooms there were in the dwelling or how many bedrooms were being rented as an Airbnb. Ms. Williamson said it went by how many were being rented as Airbnb bedrooms. Alternate Member Jarest said what about a toddler that was staying in 1 bedroom but obviously didn't drive.

Member Clark stated that meant the Town would be regulating how many people would be able to stay in the house at one time. Ms. Williamson said no more than 5. Mr. Toth said that

meant occupancy. Attorney Marks stated most towns regulated that as well for short-term rentals. Mr. Toth said that was designed to avoid party houses.

Member Katz said he was good with 2(a) and 2(b). He asked how was the Town going to know those points were satisfied as there was nothing in the proposal that said how those 2 conditions were going to be satisfied after a special use permit was granted. Member Katz recommended placing wording in the Ordinance that it must be satisfied within 30 days after the granting of the special use permit or something to that effect. Ms. Williamson said it would be a condition of the Zoning Ordinance if the special use permit was granted and then it would be presented to the Zoning Officer for the permit. Member Katz stated the Zoning Officer would then know that the clock was ticking that if they didn't receive it in 30 days, they could go after the owners. Ms. Williamson said that condition would be enforced through Zoning and the Zoning Officer.

Member Clark asked if having $1 Million in insurance coverage still going to be required when the Town didn't make any other business in town to do it and Ms. Williamson said yes. Member Murgo said the marina had it. Member Clark said that was a town dock versus a private residence. Member Katz said it should be specified if it needed to be commercial general liability. Alternate Member Sousa stated the Board went through the minutes and accepted the minutes which indicated that the Board had voted and approved the Ordinance which was in front of them at the current time. He further stated that the Ordinance had already gone before the Town Council for the first reading. Alternate Member Sousa said it wasn't a matter of whether they were going to keep that language in there as the Board had already voted and approved the Ordinance. He stated the Board wasn't in a position to remove it; it already went before the Town Council; the Board already voted; and now it's going to go for a second reading. Member Clark said since he wasn't at the meeting where it was approved. He saw it for the first time the week prior to the meeting and as a member of the Planning Board he had a right to speak about it. Member Clark said if the Chairperson wanted to shut him down that was fine. Chairperson Millard stated he respected Member Clark's opinion, but the Board couldn't change it. Member Clark wanted to go on record.

Chairperson Millard asked if the Ordinance was for the Comprehensive Plan. Alternate Member Sousa stated he was a bit confused by the meeting agenda as the item was listed as "review and make recommendations to the Town Council on proposed zoning ordinance amendments" and the short-term rental issue was the first discussion. He asked if the Board was reviewing and making recommendations. Attorney Marks said the Board had to still make recommendations as to whether it comports with the Comprehensive Plan. Chairperson Millard said that was the only recommendation the Board could make currently. Attorney Marks said that was the only recommendation the Board did not reach at the last meeting.

A motion was made by (Millard/Sousa) that the proposed Ordinance comports with the Comprehensive Plan

In favor: Millard, Sousa, Murgo, Katz
Refrained: None
Opposed: Clark

b. Flood Zone Definitions

Ms. Williamson stated it was before the Board for a recommendation and a finding of consistency with the Comprehensive Plan. She said the Ordinance was presented to the Town Council, and they had a first reading, and this was the first time the Planning Board

was seeing the Ordinance. Ms. Williamson stated the Ordinance would amend the definition of substantial improvement in a flood zone. She said it would be amended to say rather than a 10 year look back, which is currently required, it would only be a 5 year look back. Alternate Member Sousa asked what the look back was for. Ms. Williamson said when an owner did substantial improvements on a dwelling, there's a 10 year look back which meant that the Town went back 10 years and added up all of the permits in the 10 years and compare it to the value of the house from 10 years ago and if it was more than 50% then the owner wouldn't be able to go forward until they brought the entire building up to flood zone standards that are currently required. Chairperson Millard stated the flood zone standards were 10 years old.

Ms. Williamson said the problem that is being encountered with permits recently is that the cost of construction has become increasingly expensive and going back 10 years the home prices were much lower 10 years ago. She stated that people who want to do general maintenance on their home like windows, doors, HVAC upgrades, siding, etc., are getting held back by the 10 year look back because they're exceeding the 50%. Ms. Williamson recommended a 5 year look back as it would help many people. She stated it wasn't perfect, but she was also looking to bring more amendments in this category in the future. She said the Town participates in a community rating system program which was a voluntary program through FEMA and there were certain things the Town does like the 10 year look back that gave the Town points. Ms. Williamson said when a certain number of points is received, people get a percentage deduction on their NFIP flood insurance. She stated right now the Town was in a class where everyone receives a 15% discount. She was always reluctant to change the 10 year look back as she didn't want to lose those points. Ms. Williamson recently found out that if the Town were to go to the 5 year look back which would help residents who want to make simple improvements to their homes, the Town wouldn't lose that rating.

Chairperson Millard asked if the Town could go to a 3 year look back. Ms. Williamson said if the Town were to go to a 3 year look back then the Town would have to do other things to make up those points which is what she was looking at now. Member Clark asked what the damage would be by losing those points. Ms. Williamson said eventually the Town could possibly go to 3 or maybe even annually, but she wanted to include those revisions with other revisions in the zoning to add points back where the Town may lose points. Chairperson Millard asked Ms. Williamson if she was going to work on doing a 3 year look back and Ms. Williamson said yes. Chairperson Millard felt the Town needed a 3 year look back.

Member Clark asked if there was a monetary attachment to losing points and Ms. Williamson said yes. She said right now the Town was at 15%. Ms. Williamson said there was a new coordinator at the State who has been meeting with her and working through this with Ms. Williamson. She feels that the Town could get to a better class and get a better percentage discount on the insurance, but there was more work that needed to be done. Member Clark said dropping to 5 years wouldn't affect it. Ms. Williamson said the Town's class rating wouldn't be affected. She said she would keep working to bring amendments that will maybe eliminate it all together.

Alternate Member Sousa said if a property was along velocity zone along the coast, CRMC would allow an owner to do improvements up to 50% of the value of their home. He stated they wouldn't go back and look at what was done in the past, they would just do application to CRMC and wouldn't need to comply with the velocity zone requirements, it would be based on the current appraised value. Ms. Williamson said it was recommended by the State

and FEMA when the Ordinance was adopted in 2014. She said the intent was good, but it hadn't equaled any results. Ms. Williamson stated the intent was supposed to incentivize people to elevate their homes and flood proof homes and comply sooner rather than later, but nobody in 12 years has done so. Instead, owners have deferred maintenance or decided not to do it at all and that's not the intent and Ms. Williamson said the Town is getting fearful that it might result in blighted buildings because people aren't able to make improvements. Ms. Williamson said the 5 year look back would help several people right now that are in that predicament. She is going to try to advance it to a 3 year look back or annually. Chairperson Millard and Member Katz liked it.

Ms. Williamson said it would be for a recommendation and also for a finding of consistency with the Comprehensive Plan and the general purposes of zoning.

Motion to accept Katz/Sousa to pass on to town council

A motion was made by (Katz/Sousa) to accept the proposed Ordinance and pass it on for findings of fact to the Town Council
In favor: Millard, Katz, Clark, Murgo, and Sousa
Refrained: None
Opposed: None

C2. <u>Review and discuss zoning ordinance amendments to regulate AI Data Centers as referred from Town Council</u>.

Chairperson Millard felt it was a great proposal and had no questions. Member Clark didn't have an opinion either way on it and understood the pros and cons in both directions on it. However, he felt he hadn't had enough time to look at the subject matter carefully to make an educated decision and proposed to the Town to do a 1-year moratorium completely on data centers. Member Clark said during that time the Town shouldn't entertain any developers or anything until they could get their arms around what exactly it was they would be dealing with. Alternate Member Sousa agreed with Member Clark.

Ms. Williamson stated the proposed Ordinance would prohibit data centers in all zones. However, if the Planning Board received a super proposal from someone that they really wanted to approve, they could go to the Town Council and asked them to change the zone. She stated it would have the effect as a moratorium without a deadline and without enforcing a time limit on when the Board would get back to the Town Council. Ms. Williamson said that is why she supported the draft that was provided by Amy Goins, Esq., Assistant Town Solicitor. She reiterated it would be a "no" in all zones. Member Clark said if someone was looking to do something and looked at the zoning code and saw it was a "no" in every zone they weren't going to know that the Town had flexibility. Member Clark made a motion.

Alternate Member Sousa, after seconding the motion, proposed a discussion on the same. He stated that there were multiple levels of data centers. He said many were under 5 megawatts, 5 to 20 megawatts, some greater than 20 megawatts, greater than 50 megawatts, and to blanket across the board without going into detail about if they would have a package power plant or their own water supply system. Alternate Member Sousa did further investigate into the issues with data centers and felt Jack's Salvage would be the perfect location for a data center and the amount of money the Town would get from the taxes on the $100s of Millions of dollars of equipment that were inside of the data centers was significant. He asked if the Town was just going to say no across the board. To him,

completely saying no to something that the Town didn't what it was, the size, location, the kind of impact, if any, if it would have its' own electrical or water power, etc., would be a lawsuit.

Chairperson Millard said if a data center was to have its' own electrical power and water power, then where would it come from as Bristol was a small New England town. He said what possible advantage would a data center bring to the Town. Alternate Member Sousa said it would be a huge tax revenue to the Town. Member Clark said it would be tangible tax revenue that went to the Town and not to the State. Chairperson Millard stated it wasn't all about the tax rate but rather about the quality of life in the Town. Member Clark didn't disagree with Chairperson Millard and said that's why he suggested the moratorium in order to obtain more information on data centers. Chairperson Millard said they could always change their mind. Member Clark stated they wouldn't know if a data center would come if those companies look at the zoning codes and it said "no" all the way across the board.

Alternate Member Sousa said what if Jack's Salvage decided to close, what would happen to the property. Chairperson Millard said that was brought up at the last meeting as well but didn't think they should put a data center there. Alternate Member Sousa understood Chairperson Millard's point, but the potential income to the Town and something that would fit on the property where it wouldn't be impacting residential uses around it and potentially providing a cap should be considered. Chairperson Millard said Bristol was a very livable town with a reasonable tax base and decent quality of life and he didn't see a reason to turn Jack's Salvage into a Texas sized data center.

Member Clark said the reason for his motion was to give the Board and the Town more time to understand the subject matter.

A motion was made by (Clark/Sousa) for a 1-year moratorium on any data centers in the Town until the technology due to it changing every day turns out and that the Planning Board had enough information to make an educated decision.

In favor: Millard, Katz, Clark, Murgo, and Sousa
Refrained: None
Opposed: None

Ms. Williamson asked how long the moratorium was for and Member Clark said it was for 1 year. She asked Attorney Marks if there needed to be other findings made for moratoriums. Attorney Marks said it was just a recommendation as it wasn't the actual Ordinance. Ms. Williamson said the recommendation was to enact a moratorium instead of adopting an Ordinance. Member Clark said to enact a moratorium for a year until more information can be collected. Attorney Marks said the Board made a motion not to recommend this Ordinance as written and instead would ask for more time and a moratorium of a year.

Chairperson Millard reiterated that there was going to be a recommendation that the Board did not support the Ordinance. Ms. Williamson said the Board would be sending a letter stating that the Board took a vote and the recommendation was to enact a 1-year moratorium to gather more information on data centers. Chairperson Millard asked if the Board could attach opposition opinion. Attorney Marks said there had to be one motion so something could be put on the record. Chairperson Millard said that's what he wanted to do and asked how he could do that. Attorney Marks stated he could make a motion to reopen the agenda item to add something to the recommendation and then add it to the motion. Member Katz agreed with Chairperson Millard to reopen the discussion. Chairperson Millard asked what

to do and Attorney Marks stated to put it on the record that they were going to reopen agenda item C2.

Chairperson Milard made a request to reopen agenda item C2 to make a new motion. Member Clark asked if that meant the motion that had previously passed was not moot. Attorney Marks said that something was going to be added to the motion.

Member Katz went on record to state that he was adamantly opposed to any data center in the Town of Bristol. Chairperson Millard agreed with Member Katz. Member Katz stated if a data center was to come into the Town, in his opinion, they would have to have: a) its' own power capability; b) its' own water capability; and c) it could not increase noise pollution over that which was currently in place wherever it was to be built. Member Clark said by requiring the data centers to have their own power and water capabilities would mean they would have to run diesel. Member Katz said the data centers wouldn't be able to operate in the Town in that case. Attorney Marks stated the amendment as proposed outright bands data centers.

Ms. Willamson said at the last Town Council meeting, the subject was brought up by one of the Town Councilmen. She stated the Council did what the Board just did about how they should go forward and threw it to Ms. Williamson and she advised the Council that the Planning Board was really the land use board and Planning was the body that the Council should probably get a recommendation from. She said the Town Council was now asking for a recommendation from the Planning Board. Ms. Williamson stated that she should have provided a little more homework for the Board. She said the Solicitor's Office said it has come up in many other communities and they're all adopting what was currently in front of the Board. She said there were different scales of data centers around. Mr. Toth said there was a data center for Verizon in Providence.

Attorney Marks made a recommendation that the Board continues the matter and draft new amendment that could last for a year or more to discuss. Chairperson Millard said the Board definitely needed more time to discuss the issue.

Ms. Williamson suggested the Board look at the definition of data centers provided as it was for AI and cloud computing and it didn't include server rooms and the like. Alternate Member Sousa said there was a variety of sizes for data centers and a data center in the Town probably wouldn't have any impact especially when it was located on a site like Jack's Salvage. Chairperson Millard said he needed more information on the subject. Member Clark stated that's why he suggested the 1-year moratorium. Attorney Marks also recommended for everyone to study the definition of a data center because what was being mentioned was in there. Alternate Member Sousa said the definition language needed to be tightened up and to include megawattage information.

Alternate Member Jarest said one thing that the Town was trying to do was to provide opportunities for jobs in the Town. She said from her research data centers were not creating a serious amount of jobs. Alternate Member Sousa stated data centers did create a serious amount of income. Alternate Member Jarest understood his point but said the Planning Board was the board that helps house the Town's residents, to be gainfully employed, and preserve the character of the Town. Member Clark said the more he read about some of the developments that data centers were promising 200 jobs and never delivered on their promises, but on the other hand there was a lot of good things going on as well. Alternate

Member Jarest agreed with Member Clark. Member Clark said the Board needed more time to understand everything and that's why he asked for a moratorium.

Ms. Williamson, after a discussion with Attorney Marks, said the consensus was the Board needed to be given more information, the Board needed to do their own research, and she needed to provide some better background for the Board. She stated while that was happening, she didn't want the door to be left open so while information was being studied, someone would come in with a proposal. Member Clark said that's why a moratorium was needed. Ms. Williamson agreed and advised the Board to do the moratorium and to continue the topic for another review. Member Clark said the Town didn't want someone coming it and stating they met all of the requirements and requesting a zoning certificate and they couldn't be stopped. Ms. Williamson said the Zoning Officer said if a use was not listed on the zoning use table it's prohibited unless it can be shown that the proposed use was similar to a use that was allowed. She stated that she couldn't see any use that was similar to one that was allowed. She said in the Zoning Officer's opinion he would already be able to say no if someone came, but the moratorium would help. She said the motion would be a recommendation for a moratorium while the Board conducts an additional study.

Member Katz asked if an amended motion was needed. Alternate Member Sousa said no as that was the motion on the record already. Attorney Marks stated they were not going to amend what was previously passed.

C3. <u>Review annual update on projects from Roger Williams University as required by Planning Board conditions on Educational Institution Master Plan</u>.

Member Katz recused himself unless it was a receive and file.

Ms. Williamson stated it was just to receive and file as the University had to provide an update on their projects every year. She stated it was to inform the Board of what the University was working on currently and what was on the horizon in the future.

Alternate Member Sousa asked if a discussion needed to be had on it. He asked what it meant by "receive and file". Ms. Williamson said it just meant that the Board reviewed it but didn't take any action as it was just really for their information. She stated that when the Board approved the University's master plan several years ago, one of the conditions was that the University would report annually on the status of their projects to keep the Board informed, so this was their annual report to the Board. Member Clark said the University was due for their 5 year. Ms. Williamson said that was coming up in 2028. Attorney Marks suggested that the Board make a motion to receive and file.

D. Correspondence

D1. Enacted Legislation affecting Land Use Law

Attorney Marks said there were a lot of changes to zoning procedurally and other things which were laid out in the memo before the Board. He stated draft proposed amendments to the code that will reflect the changes had already been started. He said there were changes that had to do with minor subdivisions and 1 important change was there weren't going to be conditions for

special use permits anymore. Attorney Marks said it was pretty comprehensive and they started to write the amendments to reflect those changes.

Member Clark asked if the issue regarding a homeowner having to give a person 90 days to leave if they had set up a homeless camp on that homeowner's property passed. Attorney Marks said it did not pass.

Alternate Member Jarest asked Attorney Marks what it meant that there was an exemption from state fire codes regarding safe units. Attorney Marks wasn't sure about the thinking behind that. Alternate Member Jarest asked if there was any way they could not have that. Attorney Marks they couldn't as the State law controlled what the Town was able to do. Alternate Member Jarest said if the Town was to provide housing for the homeless or people in need of a safe place, then the same standards for building should be used across the board. She said safety standards shouldn't be reduced. She took issue with redeveloping a space and not providing acceptable entrances in the same way that it would be for everyone else. Member Clark said also no exterior windows. Alternate Member Jarest said that it's creating a different class and that's a problem. Member Katz felt the intent was to rush through those kinds of shelters without considering the potential impact on its residents. Member Clark said it was like taking a strip center and converting it into units. Alternate Member stated without fire access for people to get out. Member Clark agreed as it said no windows, which wasn't right to do. Alternate Member Jarest said it conflicted with the health, safety, and welfare of people.

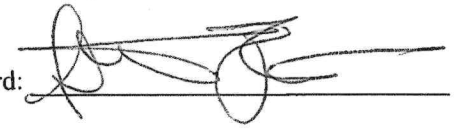
Attorney Marks said the law stated it was for periods of severe weather or during the aftermath of a natural disaster. Member Katz stated it would just be purely on a temporary basis.

Member Katz asked Attorney Marks about the wording regarding the issue of daycare. He was concerned with the wording "of less than 12 children at a time". He asked if that meant a daycare provider only had 8 registered kids they would lose their daycare license. Ms. Williamson said it meant they couldn't say the daycare couldn't have less than 12 children. Attorney Marks said the Town couldn't regulate it to allow the use. Member Katz asked what if it was less than 12 and Member Clark asked what if it was more than 12. Attorney Marks stated it meant the municipality couldn't restrict someone to having less than 12 kids. Member Clark said and yet the municipality could restrict someone to having less than 5 people in a house for a short-term rental.

E. Adjournment

Meeting adjourned at 7:55pm by Katz/Sousa

Respectfully submitted by Kathleen M. Maynard, Recording Secretary

Date Approved: 8 October 2026 Planning Board: 

Town of Bristol, RI
Tax Assessor / Collectors Office
10 Court Street, Bristol, RI 02809 *(401)253-7000*

Memorandum

To: THE HONORABLE TOWN COUNCIL
From: Kristopher Leadem, Tax Assessor/Collector
Date: October 21, 2026
Subject: Agenda item for 10/28/2026 meeting

1-Abatements to 2026 RP Tax Roll: Total abatement: $2,849.71

Respectfully,

Kristopher Leadem

Kristopher Leadem

Tax Assessor/Collector

	DATE: September 16 2026					
ABATEMENTS						
		TYPE	YEAR	RATE		
ACCOUNT#	NAME				AMOUNT	REASON FOR ADDITION
19-0297-32	SANFORD	RE	26	$ 10.99	$ 581.37	2nd floor is unfinished
13-1765-26	HOPKINS/OLIVA	RE	26	$ 10.99	$ 2,268.34	tax appeal
	TOTAL REAL PROPERTY ABATEMENTS				$ 2,849.71	
ADDITIONS						

State of Rhode Island
Town of Bristol

Citation

Bristol Land Conservation Trust

The Town hereby recognizes and congratulates the **Bristol Land Conservation Trust** on its **40th Anniversary** and extends sincere appreciation for its four decades of dedication to the preservation and protection of Bristol's natural lands and open spaces.

For forty years, the Bristol Land Conservation Trust has worked to preserve the natural character of Bristol, partnering with the Town in efforts to protect open space, important lands, and natural habitats for the benefit and enjoyment of present and future generations. Through its commitment to conservation and environmental stewardship, the Trust has also supported efforts to improve the health of Bristol's coastline and Narragansett Bay, including environmental improvements at the Bristol Town Beach and Sports Complex.

As a longstanding community organization, the Bristol Land Conservation Trust has made a lasting contribution to the Town of Bristol, helping to preserve the beauty, character, and natural resources that make Bristol a special place to live, work, and visit.

The Honorable Town Council of the Town of Bristol, State of Rhode Island, in accordance with the authority vested in them by the citizens of Bristol, and on behalf of all Bristolians, expresses their heartfelt congratulations to the Bristol Land Conservation Trust on its 40th Anniversary and best wishes for continued success in preserving Bristol's natural lands for many years to come.

In Witness Whereof, we have hereunto set our hand and affixed the Seal of the Town of Bristol, Rhode Island, on the adoption of this 10th day of October 2026.

Steven Contente, Town Administrator

Attest: Melissa Cordeiro, Town Clerk

Nathan T. Calouro, Chairman

Mary A. Parella, Vice Chairwoman

Antonio A. Teixeira, Councilman

Timothy E. Sweeney, Councilman

State of Rhode Island
Town of Bristol

Citation

CARON JEWELERS
Joe Caron and Diane Berube-Catanzaro

Caron Jewelers has long been a staple of the Bristol community, earning the trust and loyalty of generations of customers through exceptional service, quality craftsmanship, and a commitment to the community it calls home.

Under the ownership of **Joe Caron and Diane Berube-Catanzaro**, Caron Jewelers continues to exemplify the spirit of a successful local business while contributing to the vitality and character of Bristol.

The Bristol Town Council recognizes Caron Jewelers as a recipient of the Excellence in Business Award in recognition of its dedication to excellence and enduring connection to the community.

In Witness Whereof, we have hereunto set our hand and affixed the Seal of the Town of Bristol, Rhode Island, on the adoption of this 15th day of October 2026.

Steven Contente, Town Administrator

Attest: Melissa Cordeiro, Town Clerk

Nathan T. Calouro, Chairman

Mary A. Parella, Vice Chairwoman

Antonio A. Teixeira, Councilman

Timothy E. Sweeney, Councilman

Aaron J. Ley, Councilman

State of Rhode Island
Town of Bristol

Citation

TRÁGMAR ALE WORKS
Michael Godet and Chris Kerr

Since opening in Bristol in 2024, **Trágmar Ale Works** has established itself as a valued addition to the local business community, demonstrating entrepreneurship, innovation, and a commitment to creating a welcoming presence in Bristol.

Under the ownership of **Michael Godet and Chris Kerr**, Trágmar Ale Works reflects the spirit of a successful and innovative local business while contributing to the vitality of Bristol's business community.

The Bristol Town Council recognizes Trágmar Ale Works as a recipient of the Excellence in Business Award in recognition of its dedication to excellence and enduring connection to the community.

In Witness Whereof, we have hereunto set our hand and affixed the Seal of the Town of Bristol, Rhode Island, on the adoption of this 15th day of October 2026.

Steven Contente, Town Administrator

Attest: Melissa Cordeiro, Town Clerk

Nathan T. Calouro, Chairman

Mary A. Parella, Vice Chairwoman

Antonio A. Teixeira, Councilman

Timothy E. Sweeney, Councilman

Aaron J. Lev, Councilman

TOWN OF EXETER, RI

TOWN COUNCIL
Diane Bampton Allen, President
Raymond A. Morrissey, Jr., Vice President
Calvin A. Ellis
Jamie S. Schiffer
Joseph M. Turner

675 Ten Rod Road
Exeter, R.I. 02822
Ph: (401) 294-3891
Fax: (401) 295-1248
clerk@exeterri.gov

STATE OF RHODE ISLAND
TOWN OF EXETER
RESOLUTION # 2026-22

A RESOLUTION REQUESTING THE RHODE ISLAND GENERAL ASSEMBLY TO RELIEVE CITIES AND TOWNS OF THE UNFUNDED MANDATE TO PREPARE EMERGENCY ACTION PLANS FOR PRIVATELY OWNED DAMS, AND TO END THE PENALIZING OF MUNICIPALITIES FOR OWNER NONCOMPLIANCE

WHEREAS, R.I. Gen. Laws § 46-19-9(a) requires that an emergency action plan be prepared for each significant-hazard and high-hazard dam **by the city or town in which the dam lies**, without regard to who owns it; and

WHEREAS, most such dams in the Town of Exeter are privately owned, and the Town has no title to them, no right of entry upon them, and no access to the engineering records necessary to prepare a competent plan; and

WHEREAS, such a plan requires a dam breach analysis, downstream inundation mapping, and the services of a licensed engineer, at a cost that may reach tens of thousands of dollars per dam, together with the annual updates required by § 46-19-9(c); and

WHEREAS, the statute appropriates nothing, affording the Town only a right under subsection (d) to bill the owner after the work is paid for out of municipal revenues, and to sue if the owner does not remit — leaving the Town to advance the funds, bear the cost of collection, and absorb the loss entirely where an owner is unknown, insolvent, or dissolved; and

WHEREAS, subsection (f), added in 2022, permits the Department of Environmental Management to assess an administrative penalty against a municipality for noncompliance, while imposing no corresponding penalty upon the dam owner who withholds access, withholds records, or refuses to pay, and affording the municipality no defense grounded in any of those circumstances; and

WHEREAS, such a penalty would be paid from the property taxes of Exeter residents, punishing them for the conduct of a private party they do not control, transferring public money from one government to another, and reducing the very revenues from which the plan would be funded; and

WHEREAS, R.I. Gen. Laws § 45-13-7 defines a state mandate to include state action compelling local expenditures that are not reimbursed, and the General Assembly has appropriated no funds for the costs imposed by § 46-19-9; and

WHEREAS, every other dam safety obligation in Chapter 46-19 — permitting, maintenance, repair, and liability for failure — rests upon the **owner**, and § 46-19-9 is an anomalous departure from that principle; and

WHEREAS, the Town of Exeter supports the purpose of the emergency action plan requirement and stands ready to perform its proper role in local notification and emergency response, but submits that the duty to prepare, fund, and file the plan belongs with the owner of the dam;

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Exeter respectfully requests that the Rhode Island General Assembly repeal or amend R.I. Gen. Laws § 46-19-9 so as to transfer the duty to prepare, update, and file an emergency action plan from the municipality to the owner of the dam; and

BE IT FURTHER RESOLVED, that this Council requests that § 46-19-9(f) be repealed or amended so that no administrative penalty may be assessed against any city or town, and that the penalty authority be directed instead to dam owners; and

BE IT FURTHER RESOLVED, that should the General Assembly retain any municipal responsibility, this Council requests that it be conditioned upon full state funding and suspended in any fiscal year in which such funding is not appropriated; and

BE IT FURTHER RESOLVED, that the Town Clerk transmit certified copies of this Resolution to the Speaker of the House, the President of the Senate, the members of the General Assembly representing the Town of Exeter, the Governor, the Directors of the Department of Environmental Management and the Rhode Island Emergency Management Agency, the Rhode Island League of Cities and Towns, and the clerk of each other city and town of this State, with the request that they consider resolutions of like tenor.

This Resolution shall become effective upon passage.

PASSED AND ADOPTED by the Town Council of the Town of Exeter, Rhode Island, this 5 day of October, 2026

Diane Allen, President

Raymond Morrissey, Vice President

Jaimie Schiffer, Member

Joseph Turner, Member

absent

Calvin A. Ellis, Member

ATTEST:

Patrica L. Whitford, Interim Town Clerk

TOWN OF EXETER, RI

TOWN COUNCIL
Diane Bampton Allen, President
Raymond A. Morrissey, Jr., Vice President
Calvin A. Ellis
Jamie S. Schiffer
Joseph M. Turner

675 Ten Rod Road
Exeter, R.I. 02822
Ph: (401) 294-3891
Fax: (401) 295-1248
clerk@exeterri.gov

STATE OF RHODE ISLAND
TOWN OF EXETER
RESOLUTION NO. 2026-21

A RESOLUTION SUPPORTING GLOCESTER AND OTHER RHODE ISLAND MUNICIPALITIES SEEKING REFORM OF DAM EMERGENCY ACTION PLAN REQUIREMENTS

WHEREAS, the Town of Glocester, through Resolution No. 2026-11, has requested legislative relief from the unfunded mandate to prepare emergency action plans for privately owned dams and from municipal penalties arising from owner noncompliance; and

WHEREAS, the Town of Exeter supports this effort and wishes to join Glocester and all other Rhode Island cities and towns that have adopted, or may adopt, resolutions seeking the same reforms; and

WHEREAS, R.I. Gen. Laws § 46-19-9(a) assigns cities and towns responsibility for preparing emergency action plans for significant- and high-hazard dams within their boundaries, and subsection (c) requires annual updates and filing with designated agencies and officials; and

WHEREAS, preparation of an effective plan for a privately owned dam may require engineering services, inundation mapping, and access to property and records controlled by the owner, creating costs and practical obstacles for municipalities; and

WHEREAS, the reimbursement process in § 46-19-9(d) does not ensure advance funding and may require municipalities to pursue legal claims to recover development costs from dam owners; and

WHEREAS, § 46-19-9(f) authorizes administrative penalties for specified failures to comply, exposing municipalities to additional financial burdens under the existing allocation of responsibilities; and

WHEREAS, Exeter believes that dam owners should bear responsibility for funding and preparing plans for their dams, and that municipal taxpayers should not bear penalties attributable to a private owner's failure to cooperate or fulfill required obligations; and

WHEREAS, Exeter supports effective dam emergency planning and remains committed to coordinating public notification, evacuation, and local emergency response with dam owners, state agencies, and affected communities;

NOW, THEREFORE, BE IT RESOLVED, that the Exeter Town Council supports the legislative objectives of Glocester Resolution No. 2026-11 and joins all other Rhode Island cities and towns supporting equivalent reforms to dam emergency action plan requirements; and

BE IT FURTHER RESOLVED, that the Council requests that the Rhode Island General Assembly amend R.I. Gen. Laws § 46-19-9 to place responsibility for preparing, funding, annually updating, and filing emergency action plans for privately owned dams upon their owners, with continued state review and approval and municipal coordination for emergency response; and

BE IT FURTHER RESOLVED, that the Council requests amendment of § 46-19-9(f) to prohibit administrative penalties against cities and towns for failure to prepare or update plans for privately owned dams, and to establish enforceable obligations and appropriate penalties for owners who fail to fulfill their plan responsibilities; and

BE IT FURTHER RESOLVED, that any retained municipal responsibility to prepare, fund, update, or file plans for privately owned dams be conditioned upon full state funding and suspended during any fiscal year in which that funding is not appropriated; and

BE IT FURTHER RESOLVED, that these changes preserve state agency responsibility for state-owned dams and each municipality's responsibilities for dams it owns, while maintaining coordination among dam owners, RIEMA, RIDEM, and local emergency management officials; and

BE IT FURTHER RESOLVED, that the Town Clerk transmit certified copies of this Resolution to the Governor, Speaker of the House, President of the Senate, Exeter's legislative delegation, the Directors of RIDEM and RIEMA, the Rhode Island League of Cities and Towns, the Glocester Town Council, and the clerks of all Rhode Island cities and towns, requesting support for these legislative changes.

This Resolution shall become effective upon passage.

PASSED AND ADOPTED by the Town Council of the Town of Exeter, Rhode Island, this 5 day of October, 2026.

Diane Bampton Allen, President

Raymond Morrissey, Jr., Vice President

Jamie Schiffer, Member

Joseph Turner, Member

Absent
Calvin A. Ellis, Member

ATTEST: _____ Interim Town Clerk

the samaritans of rhode island
suicide prevention resource center
Crisis Hotline: 401-272-4044 • Toll Free: 800-365-4044 • Business Line: 401-721-5220 • Fax: 401-753-7938

2026 OCT -6 AM 9:57

49th Year of Service
1977- 2026

Board of Directors

Chief Joseph Tavares
Former Chief East Prov. PD
President

Meredith Hampton
Vice President

Marilyn Dorsey
Treasurer

Irene Ogarek
Secretary

Rui P. Alves, Esq

Elsa A. Campos

Everett Dana Carvalho
Officer, Providence PD

Teresa Chopoorian, EdD, MSN

Nicole Coggins, RN

Bryan Ganley

Alfred L. Grant

John M. LaCross
Former Chief Barrington PD

Ann McCarthy

William A. Catelli Jr.
Board President Emeritus

Dennis E. Stark
Forever Home Campaign
Volunteer Advisor

In memory of Dana M. Newbrook
Forever Home Campaign
Volunteer Architect

Michael D. Cassidy
Forever Home Campaign
Volunteer Project Management

Denise Panichas
Executive Director

September 20, 2026

Honorable Bristol Town Council
Bristol Town Hall
10 Court Street
Bristol RI 02809

Thank You

'2026 Gift Receipt

Dear Councilors:

Save the Date: 2027 is our 50th Anniversary

In 2026, the Town of Bristol once again supported The Samaritans with an annual gift of $1,000. Your support ensures our legacy as RI's most trusted listening line continues.

Unfortunately, in the 2026 Legislative session, we failed to move the agenda forward with legislative support for the installation of temporary and/or permanent suicide prevention barriers the state's bridges over Narragansett Bay.

There are more suicides from our four bridges than from any other single location in the state. And imagine, the record is clear. Bridge barriers save lives.

Please know those lost to suicide from our bridges are not forgotten. For every family and community impacted by such loss, we must continue to work together and try to move this life saving issue forward.

Please know we are here for everyone. Don't ever hesitate to reach out.

The year 2027 is our 50th Anniversary. More details of this anniversary year will follow in the coming months. We hope you will join us in recognizing this historic occasion.

With sincere, appreciation,
Denise Panichas, Executive Director

One hundred percent (100%) of all charitable donations to The Samaritans of RI support our local, Rhode Island based charity.

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL
Nathan T. Calouro, *Chairman*
Mary A. Parella, *Vice Chairwoman*
Antonio A. Teixeira
Timothy E. Sweeney
Aaron J. Ley

Council Clerk
Melissa Cordeiro

October 8, 2026

Herman Martin
2 Pagnano Street
Bristol, RI 02809

Mr. Martin,

On behalf of the Town Council, thank you for your service on the North and East Burial Grounds Commission.

Your time and commitment to serving the Town are sincerely appreciated. The Town Council is grateful for your contributions to the Commission and for your willingness to serve the residents of Bristol.

We wish you all the best in your future endeavors.

With appreciation,

Melissa Cordeiro
Town Clerk/Council Clerk

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL
Nathan T. Calouro, *Chairman*
Mary A. Parella, *Vice Chairwoman*
Antonio A. Teixeira
Timothy E. Sweeney
Aaron J. Ley

Council Clerk
Melissa Cordeiro

October 8, 2026

Edward Correia
46 Varnum Avenue
Bristol, Rhode Island 02809

Mr. Correia,

On behalf of the Town Council, thank you for your years of dedicated service on the Bristol Housing Authority.

Your time, commitment, and contributions to the Bristol Housing Authority and the residents it serves are sincerely appreciated. The Town Council is grateful for the important role you have played in supporting the Authority and helping to serve the needs of our community.

We wish you all the best in your future endeavors.

With appreciation,

Melissa Cordeiro
Town Clerk/Council Clerk

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

GREATER PROVIDENCE BOARD OF REALTORS®

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 OCT -7 PM 3:19

September 25, 2026

Town Clerk Melissa Cordeiro
Town of Bristol
10 Court St.
Bristol, RI 02809

Dear Town Clerk Cordeiro:

On behalf of the Greater Providence Board of REALTORS® (GPBOR), I would like to thank you for your interest in our second annual **"Salute to Local Government"** event held on Tuesday, September 15, 2026. The event took place from 5:00 pm – 7:00 pm at the Providence Marriott. If you were not able to make it, we are attaching our REALTOR® talking points that were distributed at the event to give you a better idea of the issues that matter most to our Association and our industry as a whole.

The GPBOR annual "Salute to Local Government" honors elected officials, staff, and other dignitaries for their hard work and commitment to our community. As part of the agenda, each elected official had the opportunity to introduce themselves and share information related to local issues affecting the real estate industry. The event also included opportunities for networking. We appreciate the opportunity to talk to all local government officials who were in attendance and to learn how GPBOR can be a partner with the towns and cities in our region.

Should you have any questions, please contact me via email at louie@summitgovernmentaffairs.com. We look forward to your attendance at our next "Salute to Local Government" event!

Sincerely,

Louie Lujan, Government Affairs Director
And Suzanne M. Silva, CAE, RCE
Chief Executive Officer
Greater Providence Board of REALTORS®
1169 Park Ave, Cranston, RI 02910
626.824.8658 - Direct | www.gpbor.realtor

GREATER PROVIDENCE BOARD OF REALTORS®

SALUTE TO LOCAL GOVERNMENT

2026 ISSUES HANDOUT

Greater Providence Board of REALTORS® (GPBOR) thanks all elected officials and staff in attendance. REALTORS® see local housing conditions firsthand. We support policies that expand housing choices, respect private property rights, and make homeownership attainable.

1. BUILD MORE HOMES AT EVERY PRICE POINT

- Rhode Island's median single-family sale price reached $525,000 in July 2026, up from $505,000 one year earlier. Closed sales fell 10.3 percent. High prices and fewer transactions show the effect of limited choices and affordability pressure.
- Each municipality should identify sites for starter homes, townhomes, condominiums, apartments, and mixed-use housing near jobs, services, and transportation.
- Redeveloping vacant or underused commercial property supports tax bases while adding homes without requiring large greenfield projects.

Shared priority: Update zoning and comprehensive plans to allow more housing types in appropriate locations. Measure approvals, construction starts, and completed homes.

2. MAKE ADUs WORK FOR HOMEOWNERS

- Rhode Island law expanded by-right accessory dwelling units for qualifying properties. ADUs support aging in place, multigenerational families, caregivers, and modest rental supply.
- Local rules should use clear standards for size, setbacks, safety, utilities, and design. Excess parking mandates, hearings, and fees often make small projects financially infeasible.
- Simple checklists, published fees, and staff-level review help homeowners understand costs before they invest in plans.

Shared priority: Implement state ADU law consistently. Keep the review process predictable, timely, and proportional to the project's size.

3. SPEED UP PERMITTING AND LOWER HOUSING COSTS

- Long reviews, repeated submissions, and unclear requirements add carrying costs. Those costs flow into sale prices and rents.
- Online applications, coordinated departmental review, firm response dates, and a single municipal contact improve service for residents and builders.
- Impact fees and exactions should remain transparent, legally grounded, and tied to the project's actual public impact.

Shared priority: Publish approval steps, fee schedules, and expected timelines. Track performance and resolve recurring bottlenecks.

(OVER)

4. PROTECT PRIVATE PROPERTY AND HOUSING INVESTMENT

- Local housing policy should balance community needs with due process, fair notice, and reasonable use of private property.
- Rhode Island's non-owner-occupied property surcharge took effect Jul 1, 2026. It applies above a $1 million assessed-value threshold at $2.50 per $500, subject to statutory occupancy rules. REALTORS® will monitor effects on owners, transactions, values, and local economies.
- New mandates, taxes, rent restrictions, or transfer-related requirements deserve analysis of costs, supply effects, enforcement, and unintended consequences before adoption.

Shared priority: Engage property owners and REALTORS® early. Use evidence, protect due process, and avoid rules that discourage maintenance or housing production.

5. OPEN MORE PATHS TO HOMEOWNERSHIP

- Supply reform must work alongside down-payment help, financial education, fair-housing enforcement, and responsible lending.
- Starter homes, small condominiums, two-family homes, and ADUs give first-time buyers and older residents more attainable options.
- Stable property taxes and predictable assessments help current homeowners remain in their homes and help buyers budget with confidence.

Shared priority: Pair local land-use reform with homebuyer education and assistance. Coordinate with housing agencies, lenders, nonprofits, and real estate professionals.

Greater Providence Board of REALTORS®
P: (401) 274-8383
Email: ssilva@gprealtors.org
1169 Park Avenue
Cranston, RI 02910

Published October 13, 2026

PUBLIC NOTICE

Pursuant to Executive Order 11988 (Floodplain Management) and Federal Emergency Management Agency's (FEMA) implementing regulations at Title 44 of the Code of Federal Regulations Part 9, FEMA hereby provides final notice of its decision to provide Pre-Disaster Mitigation Grant Program funding for an action located in a floodplain. Funding would be provided through Rhode Island Emergency Management Agency to the Town of Bristol for upgrades to the seawalls at Independence Park and the Maritime Center.

The action is located along Thames Street in Bristol, Rhode Island. The project is to mitigate the Independence Park and Maritime Center Seawalls. The work to be completed includes removing the existing deteriorated shoreline infrastructure and construction of new stone masonry seawalls. The Independence Park Seawall construction will also include the installation of rip rap and nature-based revetment, drainage improvements, relocation of the existing memorial, and habitat restoration. The Maritime Center seawall construction will also include drainage improvements, backfill restoration, raising the grade of the roadway and parking area, and elevating the exiting stone wall face.

The sites are within a mapped special flood hazard area (100-year floodplain) and are functionally dependent within Bristol Harbor. Due to the seawalls being subject to future coastal flooding, storm surge, shoreline erosion, and sea level rise, they have been designed for resiliency while still allowing the public to utilize the shoreline and municipal infrastructure. The proposed actions will significantly improve shoreline resilience. Improving the existing shoreline seawalls has been determined to be the most durable option. It is technically feasible and cost-effective while addressing the documented deficiencies. Alternatives considered included piecemeal repairs to each seawall. This would not address future conditions or provide the long-term resiliency that the town requires.

The actions will conform to applicable state and local floodplain protection standards. Grant conditions will also require compliance with all federal, state and local laws, including coordination with the local floodplain administrator.

Map requests and questions about this project and potential floodplain impacts should be submitted within 15 days of the date of this publication to:

FEMA Region I Mitigation Division
220 Binney St, Cambridge, MA 02142
fema-r1-hma-ehp@fema.dhs.gov

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

TOWN OF BRISTOL, RHODE ISLAND

BUILDING BOARD OF APPEALS

Agenda
Wednesday, October 7, 2026 at 1:00 PM
Community Development Office, (Former Guiteras School)
35 Washington St., 1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. Agenda Items

B1. **APPLICANT**: Michael & Dale Phillips

PROPERTY OWNER: Michael & Dale Phillips

LOCATION: 97 Windward Lane, Bristol, RI 02809

PLAT: 54 **LOT**: 2-097 **ZONE**: PUD

APPLICANT is seeking relief from NEC code 210.52 (c) countertops and work surfaces regarding placement of receptacle outlets.

B2. **APPLICANT**: Carl Benevides

PROPERTY OWNER: HBSBRI, LLC

LOCATION: 583 Hope Street, Bristol, RI 02809

PLAT: 9 **LOT**: 16 **ZONE**: D

APPLICANT is seeking relief from the 2021 Rhode Island State Building Code (IBC), table 705.8, exterior walls adjacent to a zero lot line must be constructed with fire-resistant materials and openings such as windows are not permitted.

C. Adjournment

Date Posted: October 1, 2026

Posted By: epc

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda
Thursday, October 8th, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. **Pledge of Allegiance**

B. **Approval of Minutes** – September 10, 2026

C. **Agenda Items**

C1. Review Annual CDBG Application and action on finding of consistency with the Comprehensive Plan

C2. Re-Review and possible action on proposed ordinance amendment regulating AI Data Centers

C3. Administrative Officer and Planning Board Solicitor Update on the status of the Ramos Landscaping Minor Land Development Project

D. **Adjournment**

Date Posted: October 2, 2026

Posted By: mbw

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 www.bristolri.gov

TOWN OF BRISTOL RHODE ISLAND

CONSERVATION COMMISSION

Tuesday, October 6, 2026
at 5:30 pm
Department of Community Development Office
35 Washington Street, 1st Floor
Bristol, Rhode Island

AGENDA

1. APPROVAL OF MINUTES – Sept. 15, 2026

2. OLD BUSINESS
   a. Open Space
      i. Mount Hope Community Forest
      ii. Perry Farm / 100 Acre Woods Trail Marking
      iii. Open Space Request

   b. Tree Program
      i. Fall Tree Planting
      ii. Urban Forest Program Final Draft Approval

   c. Composting Program Update

   d. Leaf Blower Ordinance

3. NEW BUSINESS
   a. Open Meetings Act Review

4. ADMINISTRATIVE/Announcements
   a. "Around the Room"

5. ADJOURN

Next Conservation Commission Meeting – November 10, 2026

Written comments may be submitted to the Conservation Commission via regular mail addressed to: Conservation Commission, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov .

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 OCT

BRISTOL FOURTH OF JULY COMMITTEE

General Committee Meeting Agenda

Tuesday, October 13, 2026 | 7:00 PM

Burnside Building | 400 Hope Street, 2nd Floor | Bristol, RI 02809

www.fourthofjulybristolri.com

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. INTRODUCTION OF NEW MEMBERS
5. CORRESPONDENCE & SUNSHINE FUND REPORT
6. APPROVAL OF MINUTES OF GENERAL MEETING – SEPTEMBER 17, 2026
   - Motion to Accept / Discussion / Vote
7. APPROVAL OF TREASURER'S REPORT – JULY and AUGUST, 2026
   - Motion to Accept / Discussion / Vote
8. APPROVAL OF NEW EVENT(S) FOR 2027
   - Motion to Accept / Discussion / Vote
9. APPROVAL OF ENHANCED COMMITTEE LOGO
   - Motion to Accept / Discussion / Vote
10. SUBCOMMITTEE Reports or Updates
    - 25 Week Raffle – Chairman, Nat Squatrito
    - Other Committees
11. GOOD OF THE COMMITTEE
12. 50/50 RAFFLE
13. ADJOURNMENT

Posted on Secretary of State Website, Bristol Town Hall and Bristol Post Office on 10/7/26

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 OCT -8 PM 1:25

Warren Rensehausen, CPRP
Director of Parks & Recreation
wrensehausen@bristolri.gov

Tim Shaw
Asst. Director of Parks & Recreation
tshaw@bristolri.gov

RECREATION BOARD
Karl Antonevich
Mike Cabral
N. Diane Davis
Kevin Manuel
Patti Nenna
Donald Squires
Michael Tomaselli

BRISTOL PARKS & RECREATION

Recreation Board Meeting
Wednesday October 14, 2026 @4:30
Quinta Gamelin Community Center
101 Asylum Road Bristol, RI

1) Pledge of Allegiance
2) Attendance
3) Veterans Report
4) Department Report
   A. Project updates
      1. Walley
      2. Dog Park
      3. Sweeney Lane playground
      4. ORLP Grant

B. Directors Report - general

5) Assistant Directors report
6) Senior Services Report
7) Program report.
8) Upcoming events/trips
9) Individual members
10) Adjournment

Quinta Gamelin Community Center
101 Asylum Road, Bristol RI 02809

(401) 253-1611
Mail: 10 Court St

The Commissioners of the Cemeteries

The North and East Burial Grounds Commission
The Town of Bristol, Rhode Island
10 Court Street ~ PO Box 407
Bristol, Rhode Island 02809
Ph 401-253-6426 ~ Fax 401-253-5885

AGENDA

WEDNESDAY October 14, 2026, 6PM
North Burial Ground Chapel
1081 Hope Street
Bristol, Rhode Island 02809

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF REMEMBRANCE**
2. **REVIEW & APPROVAL:** Minutes of Sept 2026 meeting.
3. **REVIEW:** Monthly census of cemetery use- and sales income.
4. **REVIEW:** Monthly expenses and invoices for Sept 2026
5. **REMINDER to ALL:** The link for the new cemetery program is North Burial Ground – Search Powered by CemeteryFind This is available via Bristolri.gov.
6. **DISCUSSION |REVIEW | BUDGET | FINANCE**: Fence/foundation repair at EBG.
7. **West-side update**
8. **ON-GOING: DATES AND REMINDERS:**

~COMMISSION MEETINGS DATES FOR 2026: The Commission meets on the 2nd Wednesday of the month at 6pm in the chapel at North Burial Ground unless otherwise noted. Remaining schedule for 2026: ***10/14; 11/11 (tentative); 12/9***

~COMMISSION MEETINGS ARE POSTED AT THESE LOCATIONS: The Bristol Post Office | Bristolri.gov | RI Secretary of State Website: http://sos.ri.gov/openmeetings/?page=view_entity&id=4502

Respectfully submitted,
Ed Carusi, Chair Pro-tem
Posted: Oct 9, 2026

TOWN CLERK'S OFFICE
BRISTOL, R.I.
2026 OCT -8 PM 2:37

TOWN OF BRISTOL HOUSING AUTHORITY
BOARD OF COMMISSIONERS

AGENDA

A Regular Meeting of the Town of Bristol Housing Authority Board of Commissioners will be held on **Thursday, October 8, 2026, at 10:00 A.M.** in the Bristol Housing Authority Community Room, 1014 Hope Street, Bristol, Rhode Island. ***The public is invited.***

Public Comment: Limited to Noticed Agenda Items; Off-Agenda topics will not be heard during this meeting. The Chair shall determine the allotted time for public comments to ensure the orderly conduct of business.

Please be advised that actions, if any, will be taken as specifically described within each agenda item below.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
    A. Special Meeting Minutes: August 20, 2026, September 2, 2026 and October 1, 2026
    B. Executive Session Minutes: August 20, 2026 (Approve and Seal Minutes)
    C. Executive Session Minutes: September 2, 2026 and October 1, 2026
5. Old Business
    A. Discussion and Update on IT Re-Bid and Posting Status
    B. Discussion and Update on Accounting and Painting Bids and Posting Status
    C. Update on Background and Status of Non-Profit Board/Bank Account
6. Current Business
    A. Maintenance Supervisor Report (Units & Jobs In Progress and/or For Future)
    B. Interim Director's Report (Modernization/Vacancy Report/Staffing Update)
    C. Approval of Monthly Financials for July 31, 2026, August 31, 2026 and September 30, 2026 and Paid Bills Reports and Synopsis for July, August and September 2026
7. New Business
    A. Update on Executive Director Search Committee and Timeline
    B. Resolution 2026-10 - Resolution to Approve Louise Marcus / Timothy Cavazza as BHA attorneys, in compliance with HUD and BHA Procurement Policies
    C. Discuss/Change November 12th meeting date
    D. Discuss/Change December 10th meeting time
    E. Review Meeting Dates/Times for 2027
    F. Discussion and Possible Vote to Replace Board Secretary

POSTED October 5, 2026, BHA Properties, Bristol Town Hall, BHA Bulletin Board, and Rhode Island Secretary of State's Office Open Government website

8. Executive Session: Please be advised that the Board may review, discuss, and/or vote on each of the following items:
    A. The Board may vote to convene in closed, executive session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) (discussion and potential vote concerning collective bargaining and the status and direction concerning union card check with Local 1217).
    B. The Board may vote to convene in closed, executive session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) (discussion and potential vote concerning potential and/or threatened litigation).
    C. The Board may vote to convene in closed, executive session pursuant to R.I. Gen. Laws § 42-46-5(a)(4) (discussion and potential vote concerning investigation regarding allegations of misconduct, either civil or criminal).
9. Reconvene in Open Session: Please be advised that the Board may review, discuss, and/or vote on each of the following items:
    A. Disclosure of any votes made in Executive Session unless the disclosure would jeopardize any strategy, negotiation, or investigation undertaken pursuant to discussions conducted under R.I. Gen. Laws § 42-46-5(a)
    B. Vote to Seal the minutes of the Executive Session.
10. Adjourn

Next Regular Meeting Date – To Be Determined

POSTED October 5, 2026, BHA Properties, Bristol Town Hall, BHA Bulletin Board, and Rhode Island Secretary of State's Office Open Government website

TOWN OF BRISTOL HOUSING AUTHORITY
BOARD OF COMMISSIONERS

Bristol Housing Authority
Board of Commissioners Agenda
~~**November 12, 2026**~~ **November 19, 2026**
~~**10:00 a.m.**~~ **11:00 a.m.**
Bristol Housing Authority Community Room
1014 Hope Street, Bristol, RI

Please be advised that the regular meeting scheduled for November 12, 2026 has been rescheduled to November 19, 2026 due to the lack of a quorum.

POSTED October 8, 2026, BHA Properties, Bristol Town Hall, BHA Bulletin Board, and Rhode Island Secretary of State's Office Open Government website

ANA BARBOZA-MOTTA
GENERAL CHAIRMAN

JOHN DANIELS
VICE CHAIRMAN/PARADE CHAIRMAN

DUDLEY HALLAGAN
TREASURER

DEBORAH RAINEY
RECORDING SECRETARY

PATTY SQUATRITO
CORRESPONDING SECRETARY

BRISTOL FOURTH OF JULY COMMITTEE
1776

2027 GENERAL COMMITTEE MEETINGS

Burnside Building | 400 Hope Street, 2nd Floor | Bristol, RI 02809

Tuesday, January 12

Wednesday, February 10

Thursday, March 11

Tuesday, April 6 (Chief Marshal Announcement)

Wednesday, May 12

Thursday, June 10

Tuesday, July 13

Wednesday, August 18

Thursday, September 16

Tuesday, October 12

Wednesday, November 10

P.O. BOX 561 • BRISTOL, RHODE ISLAND 02809-0561
www.FourthofJulyBristolRI.com

Bristol Housing Authority
1014 Hope Street, Bristol, RI 02809
401.253.4464 FAX 401.253.9249

Board of Commissioners
Donna Wilson, Chair
Donna St. Angelo, Vice Chair
Pasquale D'Alessio
Michael Mello

BRISTOL HOUSING AUTHORITY

BOARD MEETINGS

2027

1014 Hope Street

Main Building

Bristol, Rhode Island

January	14	10:00 AM
February	11	10:00 AM
March	11	10:00 AM
April	8	10:00 AM
May	13	10:00 AM
June	10	10:00 AM

No Meetings July & August unless special meeting is called

September	9	10:00 AM
October	14	10:00 AM
November	11	10:00 AM
December	9	4:30 PM

TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD COMPREHENSIVE
PLAN UPDATE MEETING

Agenda
Thursday, October 22, 2026 at 5:30 PM
Conference Room at Department of Community Development
35 Washington Street (Former Guiteras School)
Bristol, RI 02809

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2026 OCT 16

A. Pledge of Allegiance

B. Agenda Items

B1. Take action on finding of consistency with Comprehensive Plan and General Purposes of Zoning for Proposed Zoning Amendment to regulate AI Data Centers as recommended at October 8, 2026 Planning Board meeting.

B2. Review Revised Land Use Chapter and Draft Future Land Use Map (*Continued from September, 2026*)

B3. Review revised Draft Housing Chapter

B4. Review Draft Economic Development Survey for Businesses

B5. Discuss/Review Proposed schedule for Comprehensive Plan adoption

C. Adjournment

Date Posted: October 15, 2026

Posted By: mbw

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
20 [illegible] 22

Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE

The Bristol Technical Review Committee (TRC) will hold a meeting,
on Wednesday, October 28th, 2026 at 10:00am
Department of Community Development, 35 Washington Street, 1st Floor, Bristol, RI

AGENDA

Kevin C. & Colleen Kiselka – Pre-Application Conference for Minor Subdivision/Unified Development. Proposal to re-divide Lots 6 and 12 resulting in approximately 3,800 square feet of land being conveyed from Lot 6 to Lot 12. Proposal would require variances for reducing the side yard setbacks of the existing dwelling below the required minimum on Lot 6. Lot 12 is vacant.

Property located at **50 Broadcommon Road**; Assessor's Plat 94, Lot 6 and Lot 12; Zone: M.

Scanned copies of all applications and supporting materials are available on the Town of Bristol website: https://bristol-ri.municodemeetings.com/

For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions."

Diane M. Williamson, AICP
Administrative Officer

Posted: October 20, 2026
By: mbw

Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE

The Bristol Technical Review Committee (TRC) will hold a meeting,
on Wednesday, October 28th, 2026 at 10:30am
Department of Community Development, 35 Washington Street, 1st Floor, Bristol, RI

AGENDA

Marine Center Warehouse/Manufacturing – Review response to Engineers report on site work in consideration of Section 8.9 of the Planning Board Subdivision and Development Review Regulations to determine if field adjustments are minor modifications.

Owner/Applicant **Barrett Holby**; Property located at **97 Broadcommon Road**; Assessor's Plat 100, Lot 60; Zone: M.

Scanned copies of all applications and supporting materials are available on the Town of Bristol website: https://bristol-ri.municodemeetings.com/

For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions."

Diane M. Williamson, AICP
Administrative Officer

Posted: October 20, 2026
By: mbw

BRISTOL CHRISTMAS FESTIVAL

Town of Bristol, Rhode Island

Bristol Christmas Festival Committee

P.O. Box 663

Bristol, RI 02809

NOTICE OF SPECIAL MEETING
Burnside Building, 400 Hope Street, 2nd Floor, Bristol, RI 02809
Wednesday, October 21, 2026 | 6:30 PM

Stay Informed: www.christmasbristolri.com

AGENDA

1- Call to Order/Welcome

2- Pledge of Allegiance

3- Current Committee Members to discuss current findings and issues relating to Christmas Marketplace Event taking place at Unity Park scheduled for December 5th and 6th. Vote on appropriate course of action.

4- Membership and Ad Hoc Volunteers: Possible action/vote.

4.1 Everyone working on the Market Event is required by the Town of Bristol to complete an online volunteer form and agree to Background Check. Outstanding forms and BCI's :_____.

4.2 RWU Students working on the Market Event are not to be considered Active Christmas Festival Committee Members. Their role will be designated as Ad Hoc Event Volunteers. Therefore, voting rights during meetings will not be extended.

4.3 Anyone projected to make a financial gain because of the Market Event constitutes a conflict of interest with the Christmas Festival Committee. Therefore, membership may be denied and voting rights during meetings will not be extended. Town Council can advise and/or approve individuals.

5- Website and Facebook Administration and Access:

5.1 Current Admins of Facebook Page are: Tanya Kieron, Rayona Clemens, Michael Rielly. Makayla Sweeney for content only.

5.2 Current Admins of Website are: Tanya Kieron, Rayona Clemens, Michael Rielly. Also, an approved /hired webmaster.

5.3 Anyone with a financial conflict of interest will not be granted access by the Committee.

5.4 Explanation of Vendorsmap.com for public record. Why wasn't it brought to committee vote/approval. Fees/Who is profiting. Discussion and Action.

6- Market Budget and Fundraising: Possible action/vote.

6.1 At the General Committee Meeting on September 14th, an event budget was passed for $15,000.00.

6.2 How much of those funds are already earmarked? Where? (Line items should be presented.)

6.3 How much in donations have we received in total? (Line items should be presented.)

6.4 Fundraising monies should be directed to the PO Box 663. Only the Chairman, Tanya Kieron, is authorized to manage or handle funds. Funds will be deposited directly into the account at BankNewport. No electronic collection sites allowed.

6.5 Monies received to date MUST and WILL need to be recorded on the 11/9 Treasurer's Report. Forward to Tanya K.

7- 2027 and beyond. Discussion, action, and vote.

8- Adjournment

POSTED:

_____

Bristol Town Hall, Bristol Post Office, and Rhode Island Secretary of State website (sos.ri.gov)

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, November 05, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Written comments may be submitted to the Historic District Commission via regular mail addressed to: Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Application packets can be found online at: https://bristol-ri.municodemeetings.com/

1. **Pledge of Allegiance**

2. **Review of Previous Month's Meeting Minutes**

    1. **October Minutes**

3. **Application Reviews**

    1. **26-45: 721 Hope St, Mosa Al Zowelei**

        Discuss and act on changes to previously approved ADU design.

    2. **26-119: 217 Hope St, Tides Condominiums**

        Discuss and act on replacement of slate roofing with composite material.

    3. **26-124: 240 High St, State House Foundation**

        Discuss and act on temporary placement of Bristol Santa House on State House property.

    4. **26-134: 41 State St, Hope-High Realty Trust, LLC**

        Discuss and act on reconfiguration of concrete steps, new railing, and relocation of AC Condensers.

    5. **26-140: 83 State St, Esther Nelson**

        Discuss and act on installation of terrace with stairs, new handrails, and trellis.

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

6. **26-143: 101 High St, David Howe**

   Discuss and act on replacement of 3 windows.

7. **26-152: 64 High St, Hope-High Realty Trust, LLC**

   Discuss and act on reconstruction of porch based on historical evidence.

8. **26-158: 35 Burton St, Kate Keating and John Oliver**

   Discuss and act on construction of new two story shed.

9. **26-159: 23 Milk St, Timothy Harrall**

   Discuss and act on replacement of two skylights, removal of a third and replacement with shingles.

10. **26-160: 693 Hope St, James Zulch**

    Discuss and Act on replacement of existing deck with proposed 2 story deck.

11. **26-162: 244 Metacom Ave, Andrew Broten**

    Discuss and act on changes to approved location of pool and remodel of barn on property.

12. **26-164: 145 High St, Bristol Maryott**

    Discuss and act on changes to previously approved improvements to property.

13. **26-165: 1200 Hope St, Christopher Cavedon**

    Discuss and act on approval of well house in front of property.

4. **Concept Review**

5. **Monitor Reports & Project Updates**

6. **HDC Coordinator Reports & Project Updates**

7. **HDC Coordinator Approvals**

8. **Other Business**

   1. **2027 Meeting Schedule**

Review preliminary 2027 Meeting Schedule

2. Letter of Support from A. Robinson

Receive and file letter from Arnold Robinson by request of Chair.

9. Adjourn

PETITION TO THE TOWN COUNCIL

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2023 SEP 28
DATE RECEIVED

To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully request of your Honorable Body that:

Melissa Cordeiro
Council Clerk

See attached documents

PLEASE NOTE:
Please ensure that your petition is submitted by 4:00 PM two (2) Wednesdays before the Town Council meeting scheduled for 10/28/26
In order to be included on the Town Council docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed from the relevant departments are received before the Council meeting.

SIGNATURE: Jessica Vieira

NAME: Jessica Vieira

ADDRESS: 19 San Jose Dr

TOWN: Bristol

☐ [illegible]

☑ Tel. Number: [illegible]

Proposed Driveway Extension September 28th, 2026

Dear Bristol Town Office & Board Members,

I am writing to express my intent to extend our existing driveway at my property located at 19 San Jose Dr.

As our family continues to grow, our household now requires additional vehicles, making the current driveway configuration increasingly difficult to accommodate. Extending the driveway would provide the additional space needed to safely and practically accommodate our family's vehicles while keeping them off the roadway.

There is also a growing concern regarding the width of our road. The roadway has become noticeably narrower, particularly when vehicles are parked along the road. This raises concerns about maintaining adequate access for emergency vehicles, including fire trucks, ambulances, and other emergency responders.

This concern is especially significant during the winter months. Snow accumulation and winter weather can further reduce the usable width of the roadway, potentially making access more difficult for emergency responders as well as town vehicles responsible for snow removal and other necessary services.

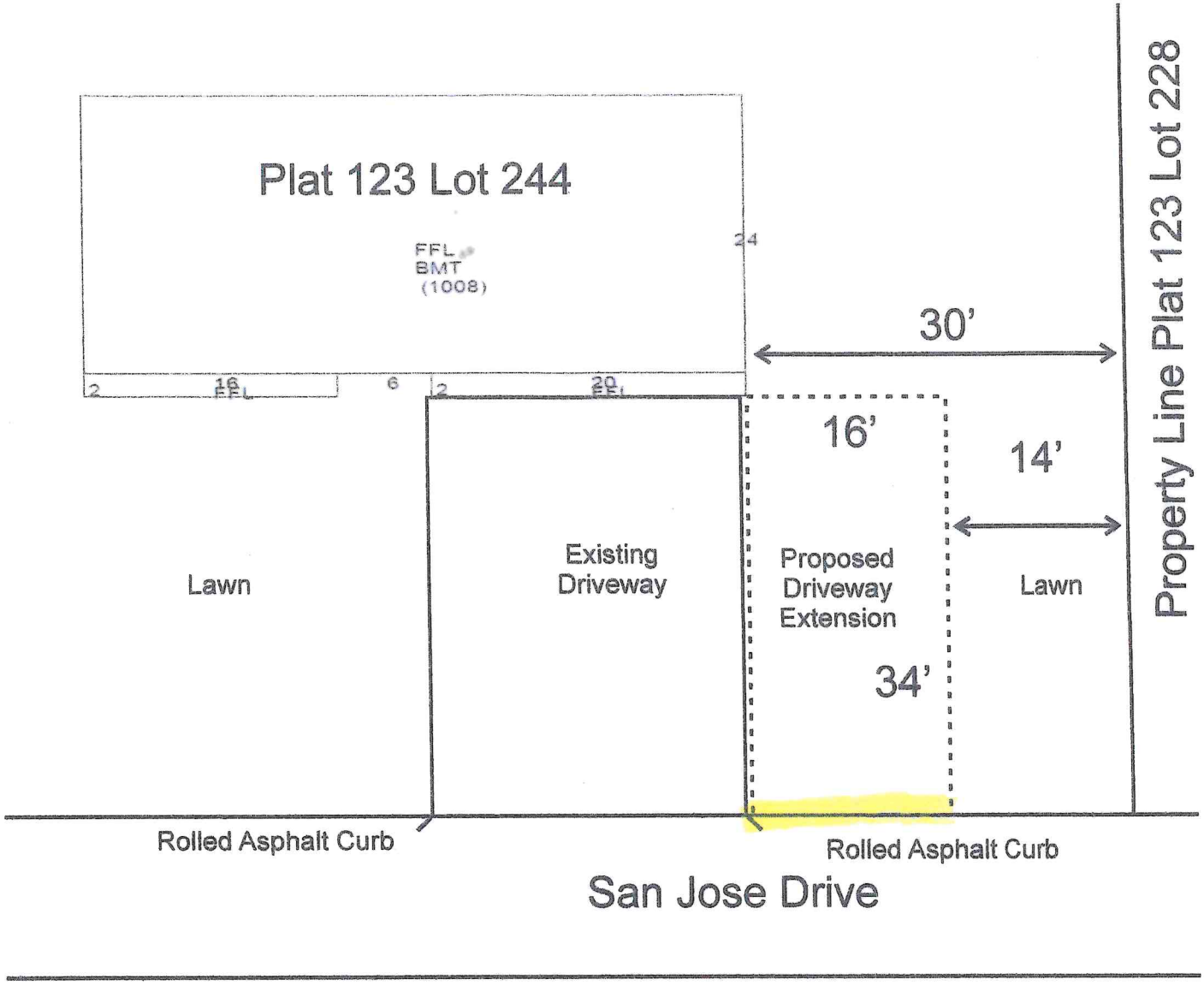
The proposed driveway extension is intended to improve the use and safety of our property while also helping to keep additional vehicles off the roadway and preserve access for emergency and municipal vehicles. We believe this would be a practical improvement for our property and would help address some of the access concerns created by the narrow roadway.

I respectfully request the Town's consideration of this proposed driveway extension and am willing to work with the appropriate department or board to ensure that the project complies with all applicable town requirements, regulations, and safety considerations.

Thank you for your time and consideration. I would be happy to provide any additional information, plans, or documentation needed as part of the review process.

Sincerely,

Jessica Vieira



Site Photos



Rolled Asphalt Curb



Proposed Driveway Extension Area

19 San Jose Drive
Proposed Driveway Extension Not To Scale
Client Contact:

TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email:Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: October 2, 2026

RE: Jessica Vieira, 19 San Jose Drive request for curb cut

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **October 28, 2026**.

All items for this docket must be received in the Clerk's office by Wednesday, October 21, 2026. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments

Department of Public Works

Memo

To: Steven Contente, Town Administrator

From: Christopher J. Parella, Director of Public Works

Date: October 19, 2026

Re: Jessica Vieira, 19 San Jose Drive request for curb cut

Mr. Administrator,

I spoke with the petitioner, and I have no objection to this request for a curb cut. I would recommend that the Honorable Town Council grant this petition.

Please advise if you have any questions or concerns.

