



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 16, 2025

File #: ZBR-25-31

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Edgardo Rodriguez/Suzanne Cruanes-Rodriguez

Owner of Record: Edgardo Rodriguez and Suzanne Cruanes-Rodriguez

Location: 110 GRISWOLD AVE, BRISTOL, RI, 02809

Plat: 160 Lot: 16

Zoning District: R-40

Applicant is requesting **Dimensional Variances** to:

construct a 24ft. x 44ft. accessory garage structure at a size and height greater than permitted in the R-40 zoning district.

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

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-31

110 Griswold Avenue 160 16

September 9, 2025

Applicant	
Name of Applicant	Edgardo Rodriguez/Suzanne Cruanes-Rodriguez
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	110 Griswold Avenue	160	16

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: 3 car garage

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,063 feet
Width in Feet	24 feet
Length in Feet	44 feet
Height Above Grade	23 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	3 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Size of garage (accessory structure)	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
Please see attached statement, "Town of Bristol Variance Application"	

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	8.9
Lot Frontage	450
Lot Depth	750

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 1,036	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 684	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 480	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 240	Building/Structure Detail if Other:
Structure: Primary Residence	Square Footage: 2,492	Building/Structure Detail if Other:

Town of Bristol Variance Application

New Garage at Osprey Farm

110 Griswold Ave., Bristol, RI 02809

Respectfully submitted by Owners: Edgardo Rodriguez & Suzanne Cruanes-Rodriguez

We have submitted a variance application for the proposed construction of our new garage. The property is located within the R-40 zoning district and encompasses approximately 8.9 acres.

The need to construct a new residence and garage is due to the irreparable damage caused by a devastating fire on the morning of September 23, 2023. In rebuilding, we are committed to honoring the original 1883 Shingle Style design of the home. To achieve this, we have engaged Clifford M. Renshaw, a seasoned architect based in Providence, RI, renowned for his expertise in historic architecture and the restoration of period homes, thus ensuring the new construction will represent the legacy of the original home.

Our original plan to construct a new residence and a three-car garage connected by a breezeway has proven unfeasible due to several site-specific and logistical challenges, resulting in a significant hardship, requiring us to reconsider the design in order to proceed.

Site Elevation Constraints: During site investigation for a new septic system, it was determined that the house must be elevated by approximately 36 inches due to the high water table. This will require hauling in substantial amounts of fill, and as a result, the house and garage will need to be graded at different elevations—making a breezeway connection not feasible.

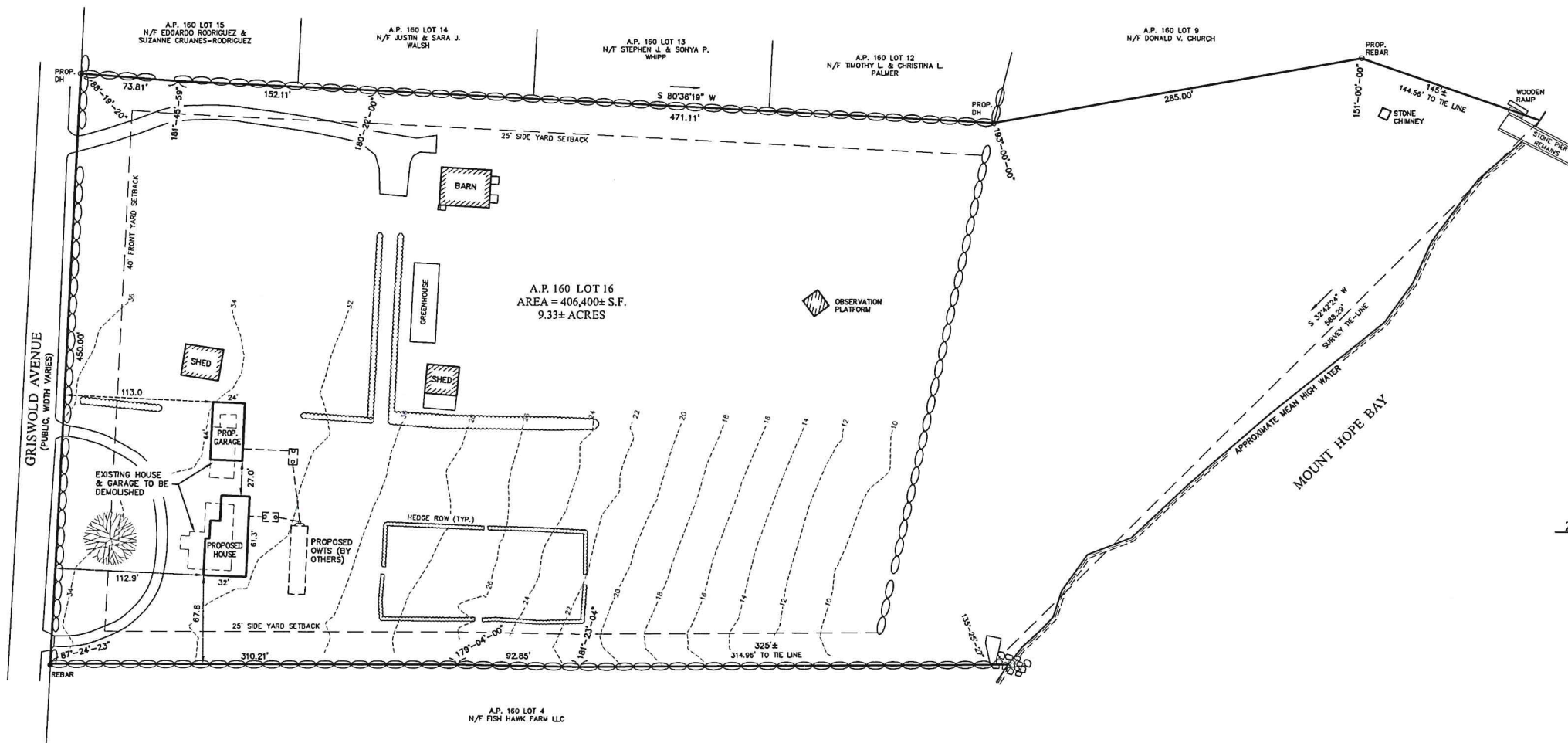
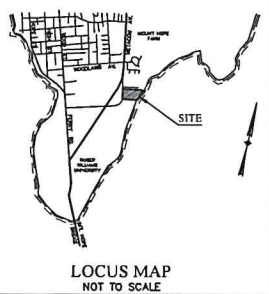
Tree Preservation: We are committed to preserving the mature landscape, including a prominent Copper Beech tree in the front yard and a Black Walnut tree in the backyard. Their root systems must remain undisturbed, which further limits placement and complicates design elevations

Visual Continuity: Aesthetically, the new residence and garage will reflect the existing structures. The proposed garage, measuring 44 feet by 24 feet, with a height of 23 feet will replace a 38-foot-long shed currently occupying the same location.

Garage Functionality: Given the limitations imposed by the high water table, a full basement is not feasible; the house will include only a 5'-3" crawl space (at maximum). Therefore, the garage is essential to meet our storage and functional needs. The garage will include a full bathroom on the first floor.

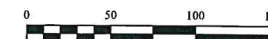
In conclusion, our primary goal is to preserve the historical aesthetic character and elevation view of our home. Due to the site's high water table, the new septic system must be elevated, subsequently requiring the new house be elevated from its original height. In order to maintain architectural continuity from the height of the new house and garage, while addressing the existing site constraints, we respectfully request a variance from the Town's building height and length requirement for the accessory building (garage).

We wish to return this south eastern corner of Bristol back to its once beautiful charm and ask for your positive response regarding our variance request. Thank you for your time and support.



ZONING R-40

MINIMUMS:
AREA 40,000 S.F.
FRONTAGE 150'
SETBACKS:
FRONT 40'
SIDE 25'
REAR 40'
MAX. HEIGHT - PRINCIPLE STRUCTURE = 35'
MAX. HEIGHT-ACCESSORY STRUCTURE = 20'
MAX. ACCESSORY STRUCTURE SIZE = 28'x28'



REFERENCE

PLAN ENTITLED: "CHURCH COVE PLAT", DATED SEPTEMBER 28, 1964,
PREPARED BY HAROLD E. WATSON, ENG. AND FILED IN PLAN BOOK 5 ON
PAGE 55 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF BRISTOL, RI.
DEED BOOK 293 PAGES 549 & 555
DEED BOOK 1109 PAGE 11

LEGEND

EXISTING CONTOUR --- 30
ZONING SETBACK LIMIT ---
EXISTING STONE WALL ○○○○○

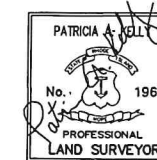
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO SECTION 435-RIGR-00-00-1.9 OF THE RULES AND
REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF
REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015
AS FOLLOWS:

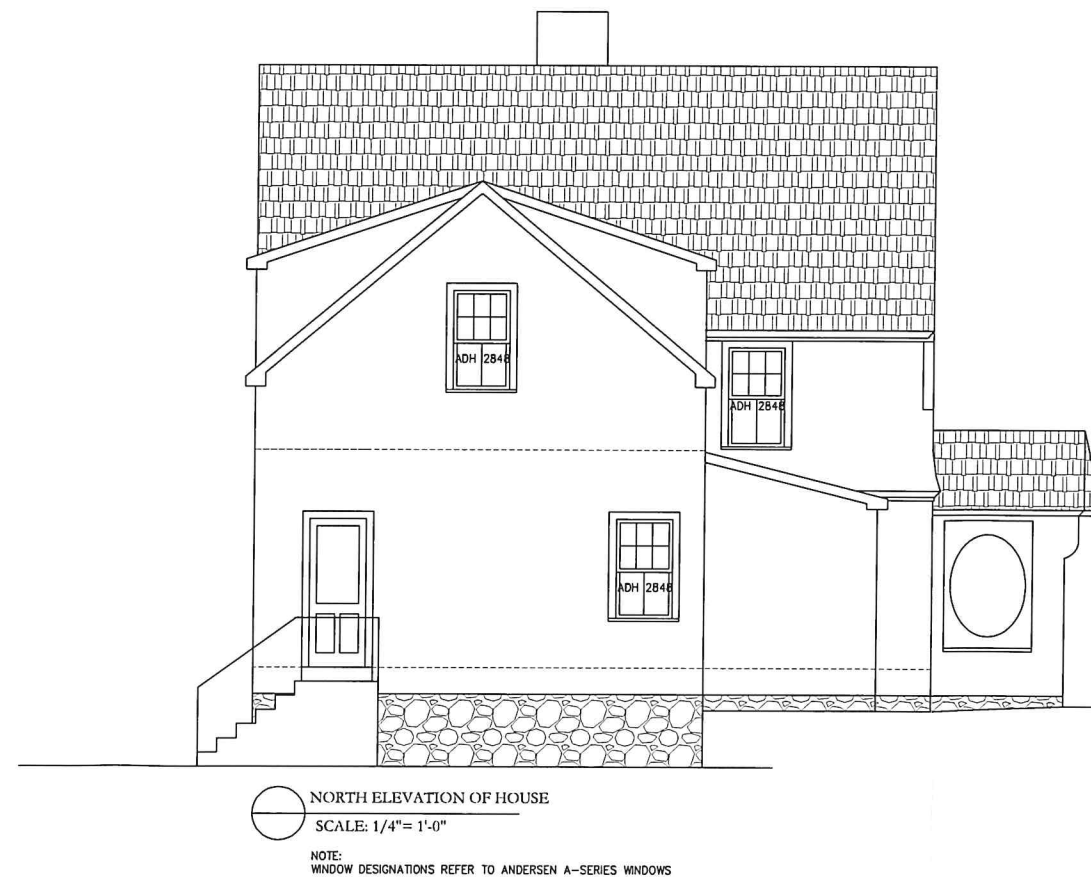
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION
OF THE PLAN IS AS FOLLOWS:
PLAN TO ACCOMPANY ZONING APPLICATION

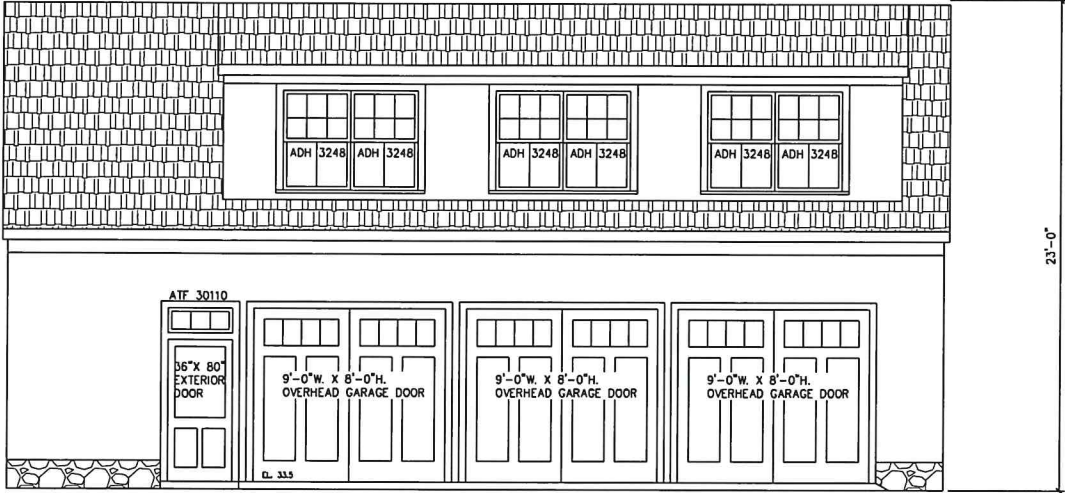
BY: *Patricia A. Kelly* 09/09/25
PATRICIA A. KELLY, PLS 1968 COA #A734 DATE



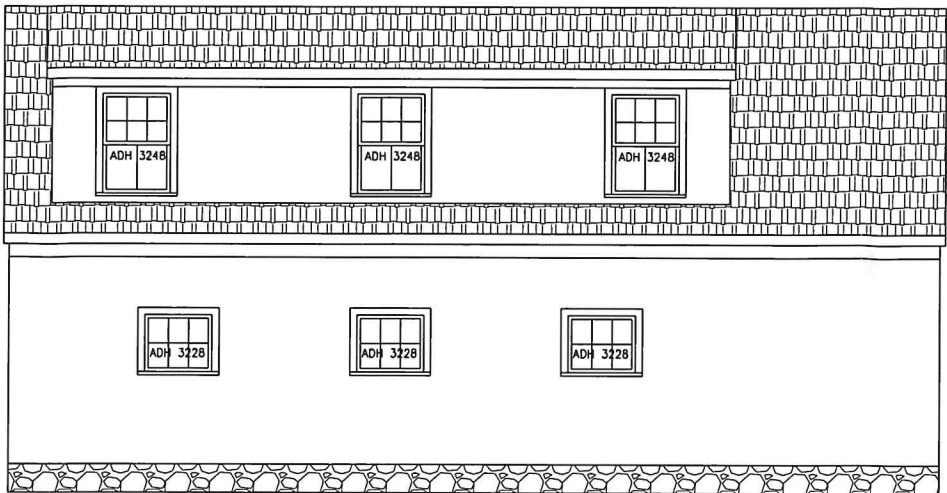
NO.	REVISION	DATE	BY
PROPOSED BUILDING PLAN			
EDGARDO RODRIGUEZ & SUZANNE CRUANES-RODRIGUEZ 110 GRISWOLD AVENUE BRISTOL, RI A.P. 160 LOT 16			
KELLY LAND SERVICES, INC. LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUICKS WAY TIVERTON, RI 02878 401-793-0533 PO BOX 278 GREENVILLE, RI 02828 401-332-3639		DATE: 09/08/25 SCALE: 1"=50' SHEET NO: 1 OF 1 PROJ. NO: 250405-SP	



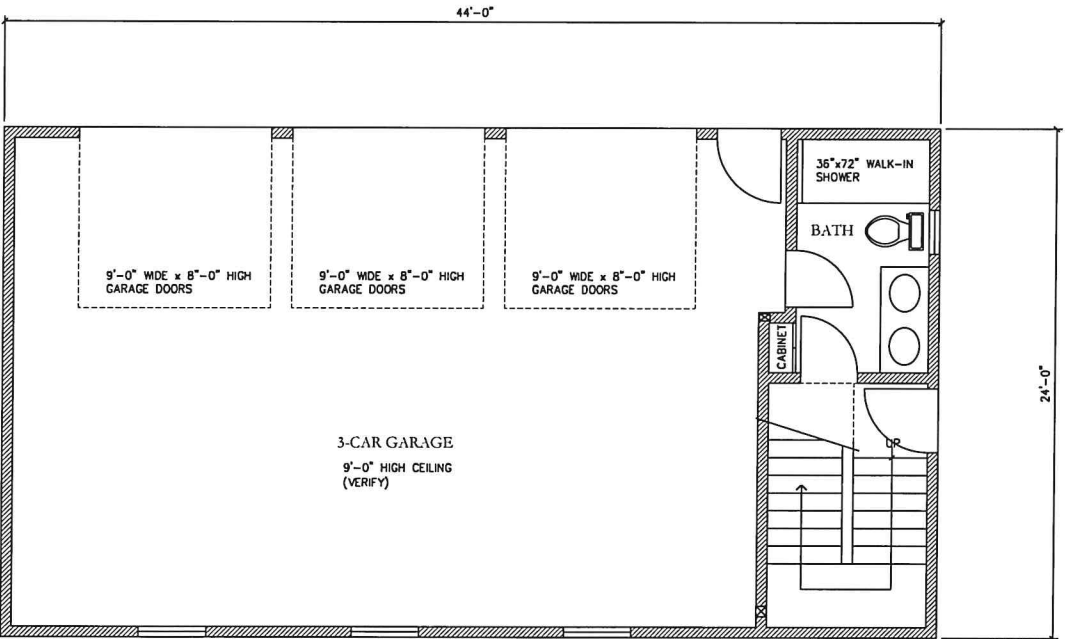
RESIDENCE AT OSPREY FARM 110 GRISWOLD AVENUE BRISTOL, RHODE ISLAND 02809	
ELEVATIONS	
Clifford M. Renshaw Architects 32 Edgehill Road Providence, Rhode Island 02906 401-742-2392	A-2.1 9/2/25



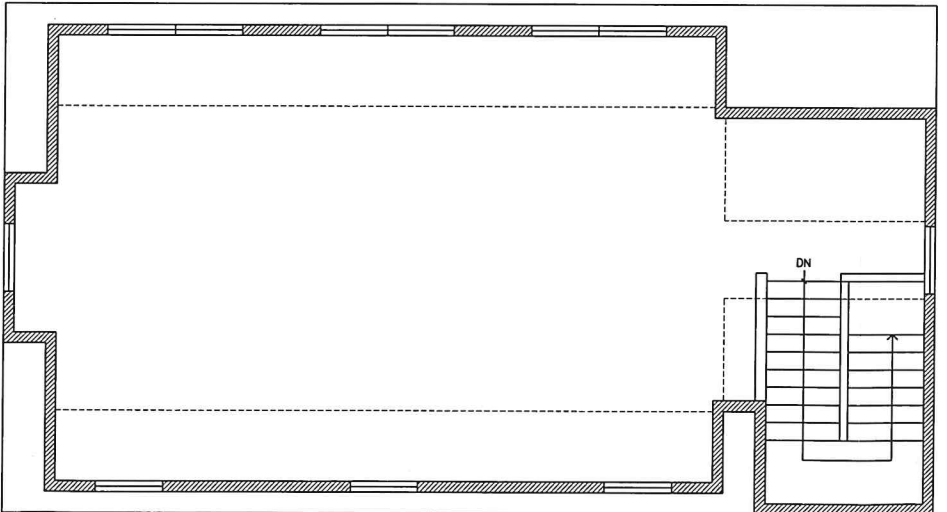
E EAST ELEVATION
A SCALE: 1/4" = 1'-0"



E EAST ELEVATION
A SCALE: 1/4" = 1'-0"

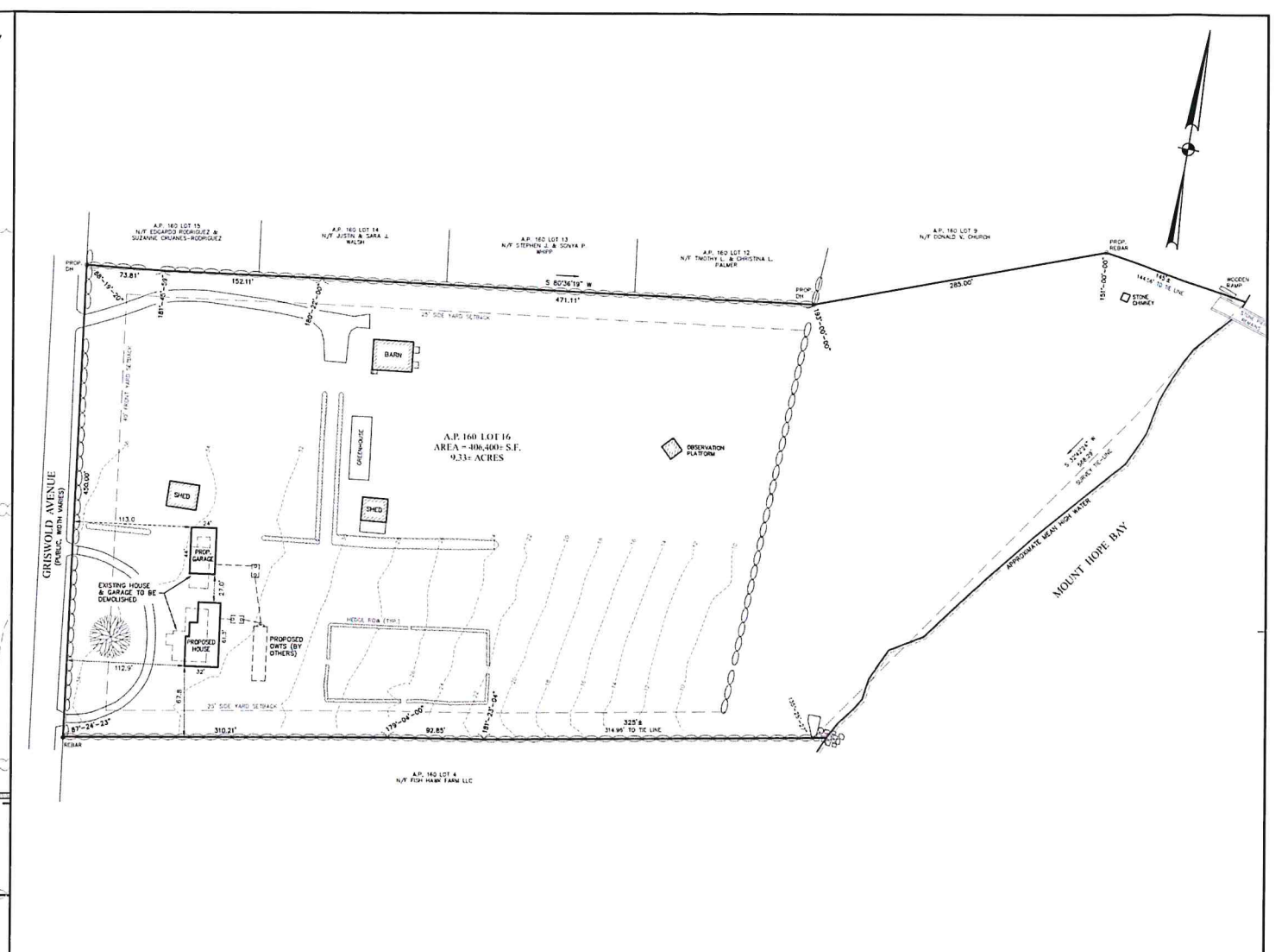
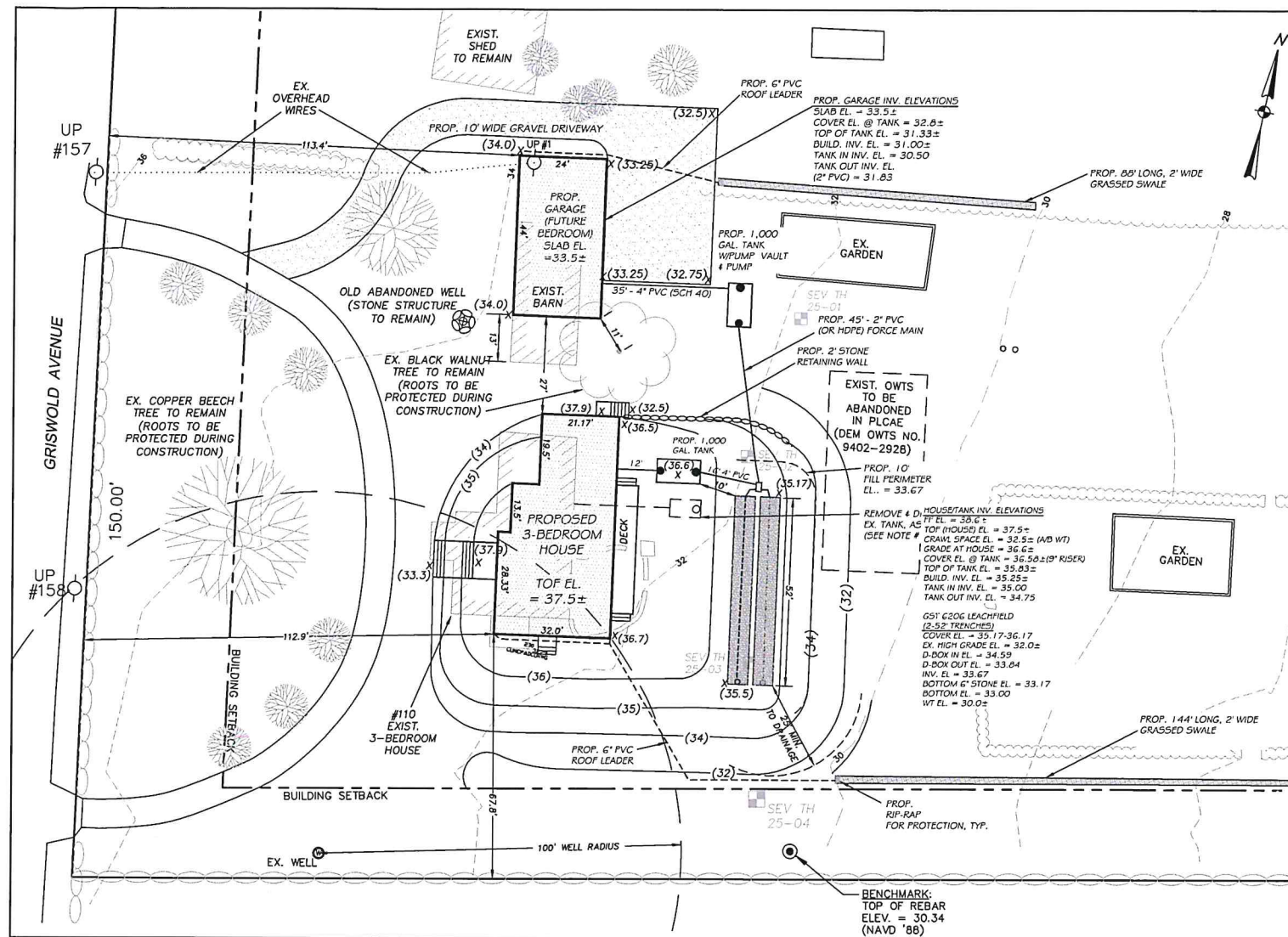


P FIRST FLOOR PLAN
A SCALE: 1/4" = 1'-0"

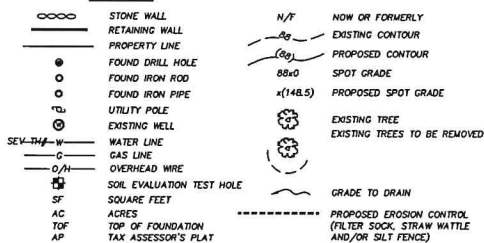


P SECOND FLOOR PLAN
A SCALE: 1/4" = 1'-0"





LEGEND

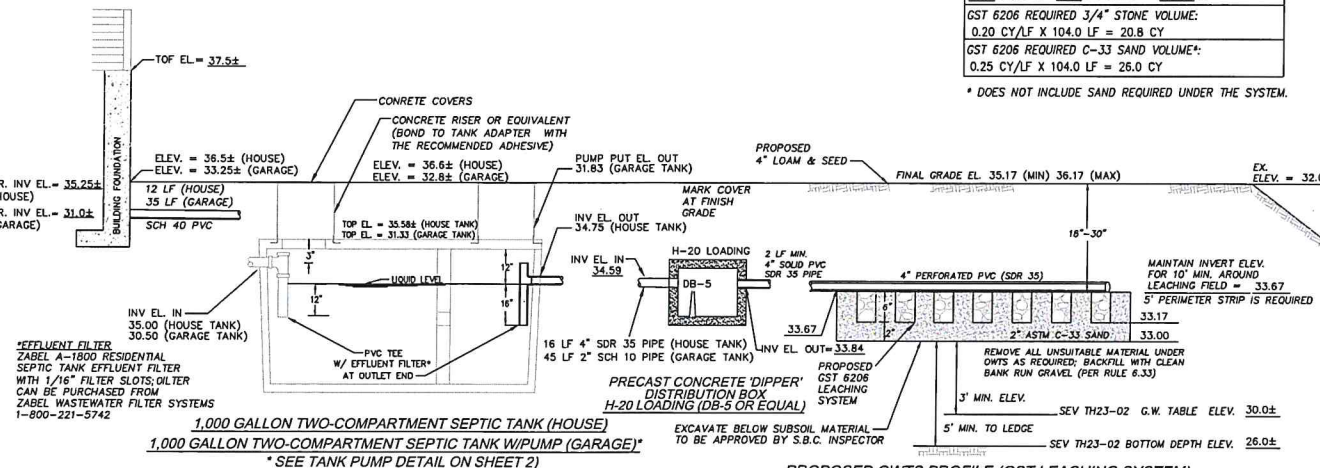


SOIL DESCRIPTION*

SEV TH25-03 ESHWT FROM ORIGINAL GRADE = 24"
TH DEPTH FROM ORIGINAL GRADE = 96"
HORIZON DEPTH TEXTURE SOIL CATEGORY
A 0-14" FS 4
B 14-32" GS 9M
C 32-96" CBGSL 9M
* SOIL EVALUATION PERFORMED ON 6/5/25 BY
RIDEM SOIL EVALUATOR D-4028.

DESIGN DATA/CALCULATIONS

SOIL CATEGORY 9m LOADING RATE 0.43 GAL/SF/DAY
DESIGN WATER TABLE 24" (PER SOIL EVALUATION)
DAILY SEWAGE FLOW RATE:
PROPOSED 3-BEDROOMS (HOUSE) 1-BEDROOM (GARAGE)
4 BEDROOM X 115 GAL/UNIT = 460 GPD
REQUIRED (MIN.) LEACHING AREA:
460 GPD / 0.43 GAL/SF/DAY = 1069.8 SF
GST SYSTEM SIZING (GST 6206/6" STONE):
1069.8 SF REQ'D ± 10.3 SF/LF = 103.4 LF REQ'D
GST SYSTEM SIZING (GST 6206/6" STONE):
10.3 SF/LF X 104.0 LF REQ'D = 1071.2 SF
GST 6206 REQUIRED 3/4" STONE VOLUME:
0.20 CY/LF X 104.0 LF = 20.8 CY
GST 6206 REQUIRED C-33 SAND VOLUME:
0.25 CY/LF X 104.0 LF = 26.0 CY
* DOES NOT INCLUDE SAND REQUIRED UNDER THE SYSTEM.



PROPOSED OWTS PROFILE (GST LEACHING SYSTEM)
NOT TO SCALE

OVERALL PROPERTY LINE*

SCALE: 1" = 70'
*SEE PLAN REFERENCE NOTE

GENERAL OWTS CONSTRUCTION NOTES

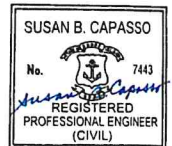
1. ALL OTHER DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS WHETHER NOTED HEREON, OR NOT, SHALL BE IN CONFORMANCE WITH THE RIDEM OFFICE OF WATER RESOURCES, RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF OWTS WASTEWATER TREATMENT SYSTEMS, AS AMENDED.
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLAN ON-SITE AT ALL TIMES.
3. THE CONTRACTOR MUST FOLLOW ALL ITEMS CIRCLED IN THE LOWER RIGHT HAND AREA OF THE OWTS APPLICATION LABELED—IMPORTANT AND NOTIFY ENGINEER DURING THE DIFFERENT STAGES OF CONSTRUCTION TO ALLOW THE ENGINEER TO OBSERVE COMPLIANCE WITH THE APPROVED PLANS, AS REQUIRED BY RIDEM.
4. THE CONTRACTOR SHALL COMPLY WITH ALL ADDITIONAL TERMS OF APPROVAL AS MAY BE REQUIRED BY RIDEM.
5. THE CONTRACTOR MUST NOTIFY LICENSED DESIGNER 48 HOURS PRIOR TO START OF CONSTRUCTION WITH VALID INSTALLER'S LICENSE NUMBER. DESIGNER MUST NOTIFY RIDEM 24 HOURS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH RIDEM RULE 6.47.
6. THE LICENSED DESIGNER SHALL WITNESS AND INSPECT ALL ASPECTS OF THE INSTALLATION, KEEP RECORDS, PREPARE THE CERTIFICATE OF COMPLETION AND PROVIDE O & M INFORMATION AND RECOMMENDATIONS TO THE OWNER, IN ACCORDANCE WITH RIDEM RULE 6.47.
7. PROPERTY LINE AND TOPOGRAPHICAL SURVEY OBTAINED FROM SURVEY OF LAND WITH EXISTING CONDITIONS PREPARED BY KELLY LAND SERVICES, INC. (SEE PLAN REFERENCE NOTE). THE PROPERTY LINE SHOULD BE STAKED IN THE FIELD BY A RHODE ISLAND LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED. STATE-OF PROPOSED STRUCTURES AND OWTS SHALL BE PROVIDED BY OTHERS.
8. CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION ON PLAN OR HAVE NEW BENCHMARK SET WITHIN 150' OF PROPOSED OWTS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING SEWER LINES PRIOR TO CONSTRUCTION (BUILDING, SEPTIC TANK, GREASE TANK, D-BOX & FIELD).
10. IF FIELD CONDITIONS VARY FROM PLANS OR IF CONTRACTOR ENCOUNTERS UNANTICIPATED CONDITIONS DURING CONSTRUCTION WHICH INDICATE THAT THE SYSTEM CANNOT BE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN, INSTALLER SHALL STOP CONSTRUCTION AND NOTIFY THE LICENSED DESIGNER RESPONSIBLE FOR WITNESSING AND INSPECTING THE INSTALLATION IN ACCORDANCE WITH RIDEM RULE 6.47.
11. THERE ARE NO EXISTING OR PROPOSED PRIVATE DRINKING WATER WELLS WITHIN 200' OF THE PROPOSED OWTS EXCEPT AS SHOWN.
12. THERE ARE NO EXISTING OR PROPOSED PUBLIC WATER SUPPLY WELLS WITHIN 500' OF THE PROPOSED OWTS AREA EXCEPT AS SHOWN.
13. ALL KNOWN OWTS'S WITHIN 100' OF EXISTING OR PROPOSED WELLS ARE SHOWN.
14. ALL KNOWN OWTS'S AND WATER SUPPLIES WITHIN 100' OF ADJACENT PROPERTY LINES ARE SHOWN.
15. THERE ARE NO KNOWN EXISTING OR PROPOSED SUBSURFACE, FOUNDATION OR STORM DRAINS WITHIN 50 FEET OF THE PROPOSED OWTS, UNLESS NOTED.
16. THE CONTRACTOR SHALL CALL "DIG-SAFE" AND VERIFY THE LOCATION OF ALL THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO START OF LAND DISTURBING ACTIVITIES.
18. CLEAR ALL TREES, BRUSH AND STUMPS WITHIN 10' OF SYSTEM.
19. STRIP A 5' FOOT PERIMETER AROUND SYSTEM IF INVERT IS ABOVE EXISTING GRADE OR IF HTM IS ENCOUNTERED. EXCAVATE DOWN TO ELEVATION AS SHOWN ON PLAN, REMOVING ALL TREES, BRUSH, TOPSOIL, UNSUITABLE MATERIAL AND SOIL CONTAINING FINES. REPLACE WITH SEPTIC GRADE AS REQUIRED AND SPECIFIED IN RIDEM REGULATIONS.
20. INSTALLER MUST ASSURE THAT BOTTOM AND SIDES OF EXCAVATION FOR THE LEACHFIELD ARE NOT COMPACTED OR SWEARED.
21. NO VEHICULAR TRAFFIC IS ALLOWED OVER THE LEACHFIELD.
22. BUILDING SEWER PIPE SHALL BE 4" DIA. SCHEDULE 40 OR EQUIVALENT; ALL OTHER PVC PIPE SHALL BE 4" DIA, SDR 35 OR EQUIVALENT, UNLESS OTHERWISE NOTED.
23. DISTRIBUTION LINES MUST BE INTERCONNECTED AT ALL ENDS AND AT INTERVALS NOT EXCEEDING 25'.
24. MAINTAIN INVERT ELEVATION (FILL PERIMETER) FOR 10 FEET AROUND SYSTEM AS SHOWN ON PLAN.
25. EXISTING SEPTIC TANK(S) TO REMAIN IN SERVICE SHALL BE PUMPED AND INSPECTED. EXISTING TANK(S) SHALL BE REPLACED IF CONDITION IS FOUND TO BE INADEQUATE. PROPOSED SEPTIC TANKS SHALL CONFORM TO ALL STANDARDS SET FORTH IN THE RIDEM OWTS REGULATIONS AS STATED IN NOTE NO. 1.
26. ALL MANHOLES SHALL BE SET TO GRADE, GRADE TO DIVERT SURFACE RUNOFF.
27. THE DESIGNER IS NOT RESPONSIBLE FOR ANY NEGLIGENT ACT OF OMISSION OF A USER OF AN OWTS, INCLUDING BUT NOT LIMITED TO, FAILURE TO PROPERLY USE AND MAINTAIN THE SYSTEM, WHICH CAUSES DAMAGE TO THE OWTS.
28. THIS SYSTEM IS NOT DESIGNED TO HANDLE A GARBAGE DISPOSAL, OTHER HIGH WATER USE UNITS AND/OR ANY DISCHARGE FROM ANY WATER TREATMENT SYSTEMS AND WATER SOFTENERS.
29. THE CONTRACTOR SHALL PROVIDE DESIGNER WITH MATERIAL RECEIPTS FOR ALL CONSTRUCTION MATERIALS PRIOR TO DESIGNER ISSUING CERTIFICATE OF CONSTRUCTION.
30. ALL CURBING, PAVEMENT, LANDSCAPING AND OTHER EXISTING SITE CONDITIONS DISTURBED DURING THE CONSTRUCTION WORK SHALL BE RESTORED PER THE OWNER'S SPECIFICATION BY CONTRACTOR.
31. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE WITH THE OWNER.
32. GROUNDWATER TABLE FLUCTUATES ANNUALLY, NO GUARANTEE OF A DRY BASEMENT IS EXPRESSED OR IMPLIED.
33. ESTIMATED GROUNDWATER TABLE BASED ON SOIL EVALUATION TEST HOLES (RIDEM OWTS APPLICATION NO. 2502-0538/1A-0000010637)

ZONING DISTRICT: R-40*

MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT FRONTAGE 150 FT.
MINIMUM SETBACKS: FRONT 40 FT.
SIDE 25 FT.
REAR 40 FT.
MAXIMUM LOT COVERAGE 20%
BUILDING HEIGHT (MAIN STRUCTURE) 35 FT.
BUILDING HEIGHT (ACCESSORY STRUCTURE) 20 FT.
* APPLICANT/OWNER RESPONSIBLE FOR COMPLYING WITH LOCAL TOWN/CITY ZONING ORDINANCE.

PLAN REFERENCE

EXISTING CONDITIONS AND BOUNDARY LINE WERE OBTAINED FROM SURVEY PLAN OF LAND WITH PARTIAL EXISTING CONDITIONS PREPARED FOR: EDGARDO RODRIGUEZ & SUZANNE CRUANES-RODRIGUEZ 110 GRISWOLD AVENUE, BRISTOL, RI AP 160 LOT 16 PREPARED BY: KELLY LAND SERVICES, INC. DATE: SEPTEMBER 8, 2025

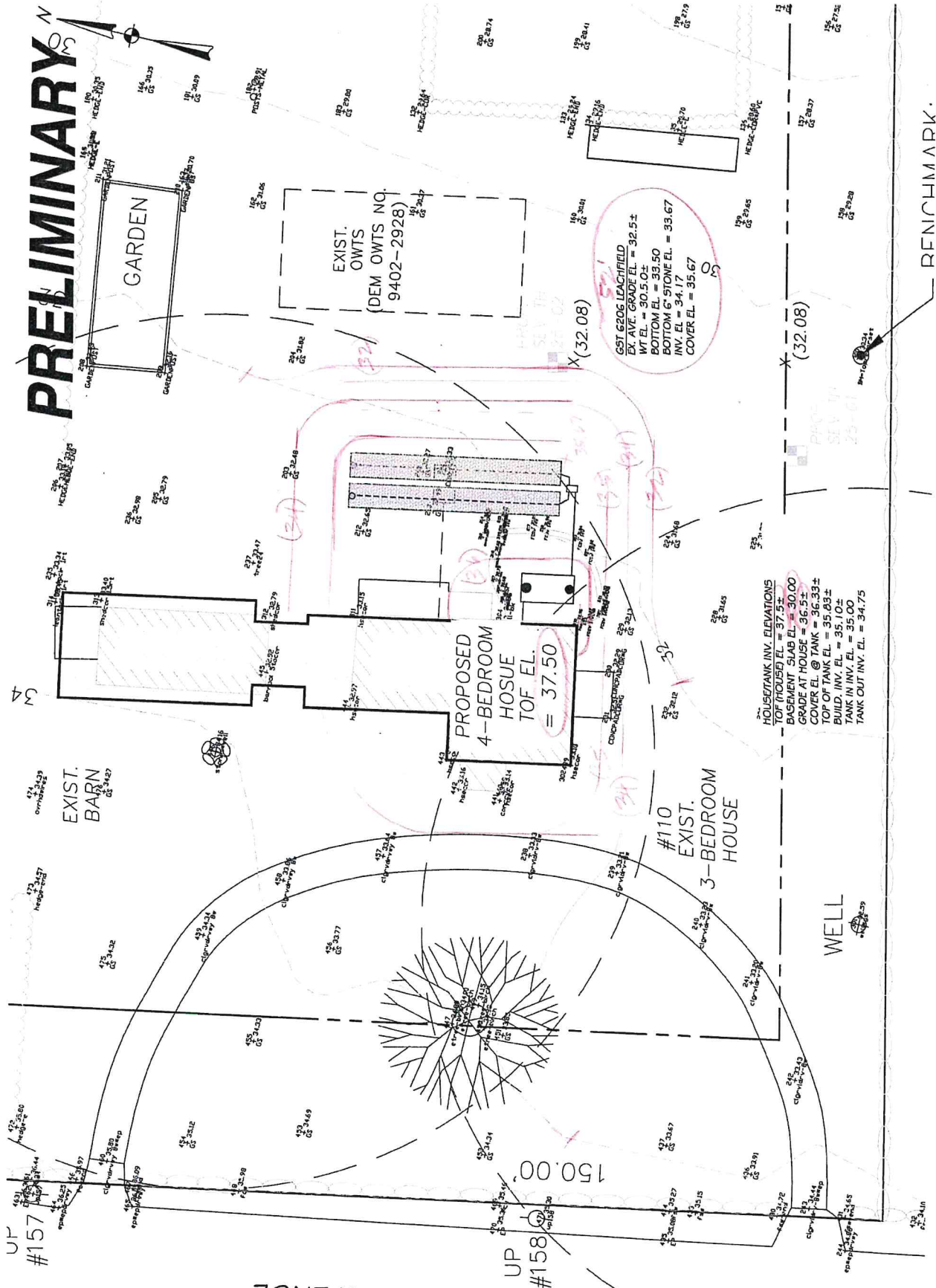


RIDEM APPLICATION NO. 2502-0538

PROPOSED OWTS PLAN

Project:
EDGARDO & SUZANNE RODRIGUEZ
AP 160 LOT 16
110 GRISWOLD AVE.
BRISTOL, RHODE ISLAND

Prepared By:
SUSAN B. CAPASSO, P.E.
P.O. BOX 3266
NARRAGANSETT, RHODE ISLAND 02882
401-261-6670
SEPTEMBER 10, 2025



0.00

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	23.00	VAL per SQ Unit/Parcel >	250.82
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Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	09	151,200	8,200	9	1,731,921	409,893	1,891,321	1,481,428
2024	09	63,400	106,300	9	1,451,815	349,278	1,621,515	1,272,237 *
2023	09	317,100	106,300	9	1,451,815	349,278	1,875,215	1,525,937
2022	09	317,100	106,300	9	1,451,815	349,278	1,875,215	1,525,937
2021	09	259,800	107,700	9	1,073,418	257,681	1,440,918	1,183,237
2020	09	259,800	107,700	9	1,073,418	257,681	1,440,918	1,183,237

[illegible]

► Sub-Area Detail

Code	Description
SFL	2nd FLOOR
GAR	GARAGE
Total	

► Notes

► Remodeling History		► Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	
Bath(s)		# Floors	2
		Bldg Seq	

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. C
1					
2					
3					
4					
5					
6					
7					
8					
9					

► Special Features & Yard Items

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

► Room Counts by Floor

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

► **Other Info.**

[illegible]

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



110 Griswold Ave - 300' Radius

Town of Bristol, RI

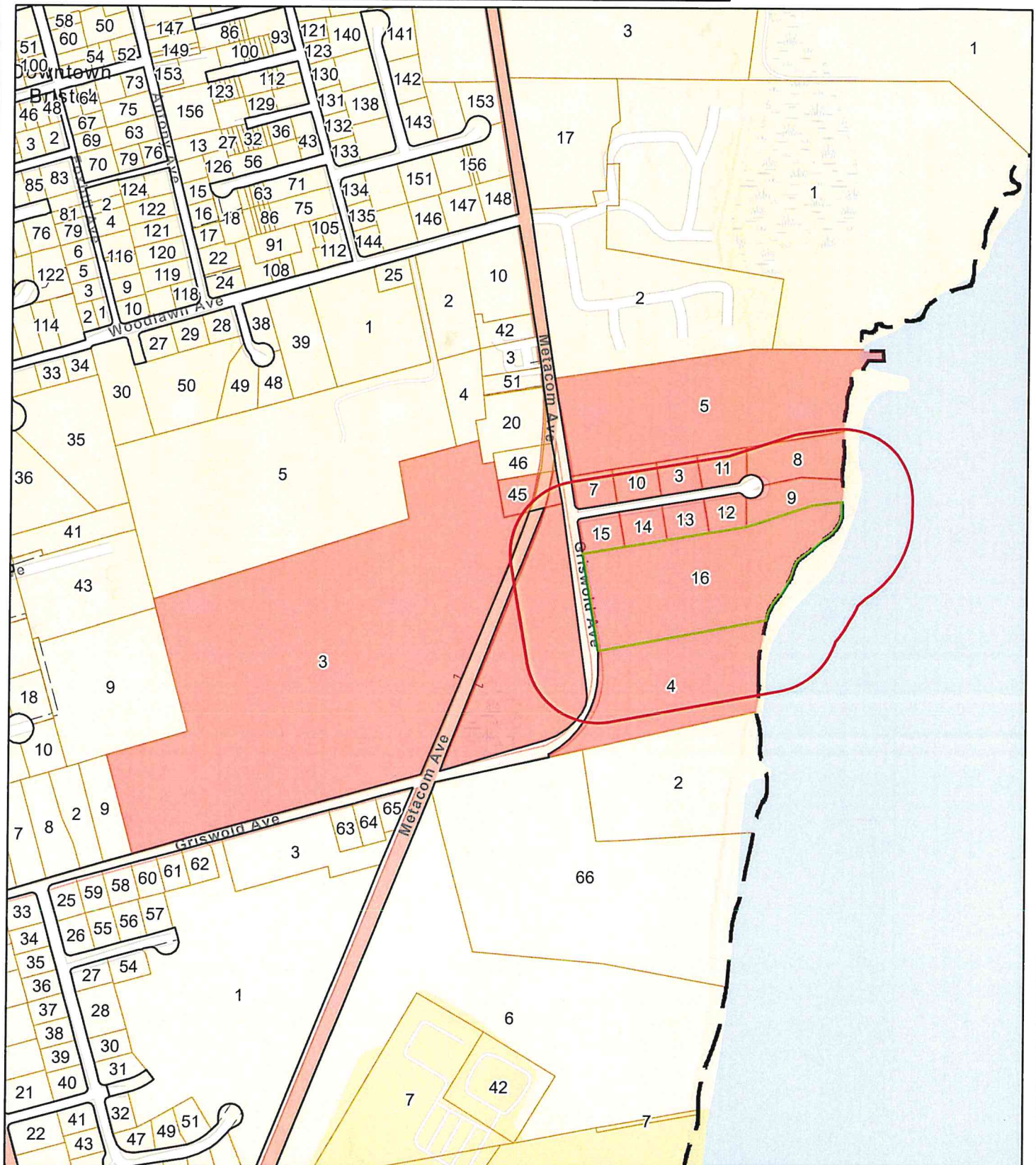
1 inch = 563 Feet



www.cai-tech.com

September 16, 2025

0 563 1126 1689



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



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Subject Property:

Parcel Number: 160-16
CAMA Number: 160-16
Property Address: 110 GRISWOLD AVE

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 160-10
CAMA Number: 160-10
Property Address: 4 CHURCH COVE RD

Mailing Address: FERREIRA, GABRIEL S. KATHLEEN A.
ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-11
CAMA Number: 160-11
Property Address: 8 CHURCH COVE RD

Mailing Address: ENRIGHT, JONATHAN C & MARIAN H TE

8 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-12
CAMA Number: 160-12
Property Address: 7 CHURCH COVE RD

Mailing Address: PALMER, TIMOTHY L. & CHRISTINA L. TE

7 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-13
CAMA Number: 160-13
Property Address: 5 CHURCH COVE RD

Mailing Address: WHIPP, STEPHEN J. ET UX SONYA P.
TE
5 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-14
CAMA Number: 160-14
Property Address: 3 CHURCH COVE RD

Mailing Address: WALSH, JUSTIN & SARA J. TE
3 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-15
CAMA Number: 160-15
Property Address: 1 CHURCH COVE RD

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-16
CAMA Number: 160-16
Property Address: 110 GRISWOLD AVE

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-3
CAMA Number: 160-3
Property Address: 6 CHURCH COVE RD

Mailing Address: DRAKE, PAUL S & DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

Parcel Number: 160-4
CAMA Number: 160-4
Property Address: 100 GRISWOLD AVE

Mailing Address: FISH HAWK FARM LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 160-5
CAMA Number: 160-5
Property Address: METACOM AVE

Mailing Address: WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 160-7
CAMA Number: 160-7
Property Address: 2 CHURCH COVE RD

Mailing Address: HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 160-8
CAMA Number: 160-8
Property Address: 10 CHURCH COVE RD

Mailing Address: CASSITY, KELLY A & JAREM, GREGORY
J CO-TRUSTEES CHURCH COVE LIVING
TRUST
10 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-9
CAMA Number: 160-9
Property Address: 9 CHURCH COVE RD

Mailing Address: CHURCH, DONALD V BARBARA
A.TRUSTEE OF DONALD V CHURCH
1023 Baronridge
Seabrook, TX 77586

Parcel Number: 161-45
CAMA Number: 161-45
Property Address: 201 METACOM AVE

Mailing Address: BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809



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BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

RODRIGUEZ, EDGARDO
SUZANNE CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

CASSITY, KELLY A & JAREM,
CHURCH COVE LIVING TRUST
10 CHURCH COVE RD
BRISTOL, RI 02809

WALSH, JUSTIN & SARA J. T
3 CHURCH COVE RD
BRISTOL, RI 02809

CHURCH, DONALD V
BARBARA A. TRUSTEE OF DONA
1023 Baronridge
Seabrook, TX 77586

WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809

DRAKE, PAUL S &
DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

WHIPP, STEPHEN J. ET UX
SONYA P. TE
5 CHURCH COVE RD
BRISTOL, RI 02809

ENRIGHT, JONATHAN C & MAR
8 CHURCH COVE RD
BRISTOL, RI 02809

FERREIRA, GABRIEL S.
KATHLEEN A. ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

FISH HAWK FARM LLC
PO BOX 506
BRISTOL, RI 02809

FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

PALMER, TIMOTHY L. & CHRI
7 CHURCH COVE RD
BRISTOL, RI 02809