



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

September 17, 2025
File #: ZBR-25-32

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: James Depasquale
Owner of Record: J and K Properties, LLC
Location: 40 CONGREGATIONAL ST , BRISTOL, RI, 02809
Plat: 18 Lot: 28
Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards.

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-25-32

40 Congregational Street 18 28

September 10, 2025

Applicant

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

Location for Application

Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	40 Congregational Street	18	28

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	2,700 feet
Width in Feet	30 feet
Length in Feet	46 feet
Height Above Grade	32 feet
Number of Stories	3

Setbacks

Front Yard in Feet	0 feet
Rear Yard in Feet	2.9 feet
Left Side Yard in Feet	8 feet
Right Side Yard in Feet	4 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Dimensional variance needed for side yard setbacks, 10 foot minimum required. Proposed is 8'1" on right side and 6'4" on left side. Variance request is per section 28-111, Dimensional Table of the zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief

Attached is the application for a dimensional variance at 40 congregational Street. The house was purchased in very bad shape with the intent to improve the property with complete rebuild in same location, plus addition to front of the house to increase square footage as well as enhanced curb appeal. The current house is only 16 ft wide with low 7 ft ceilings that greatly prohibits use of second floor

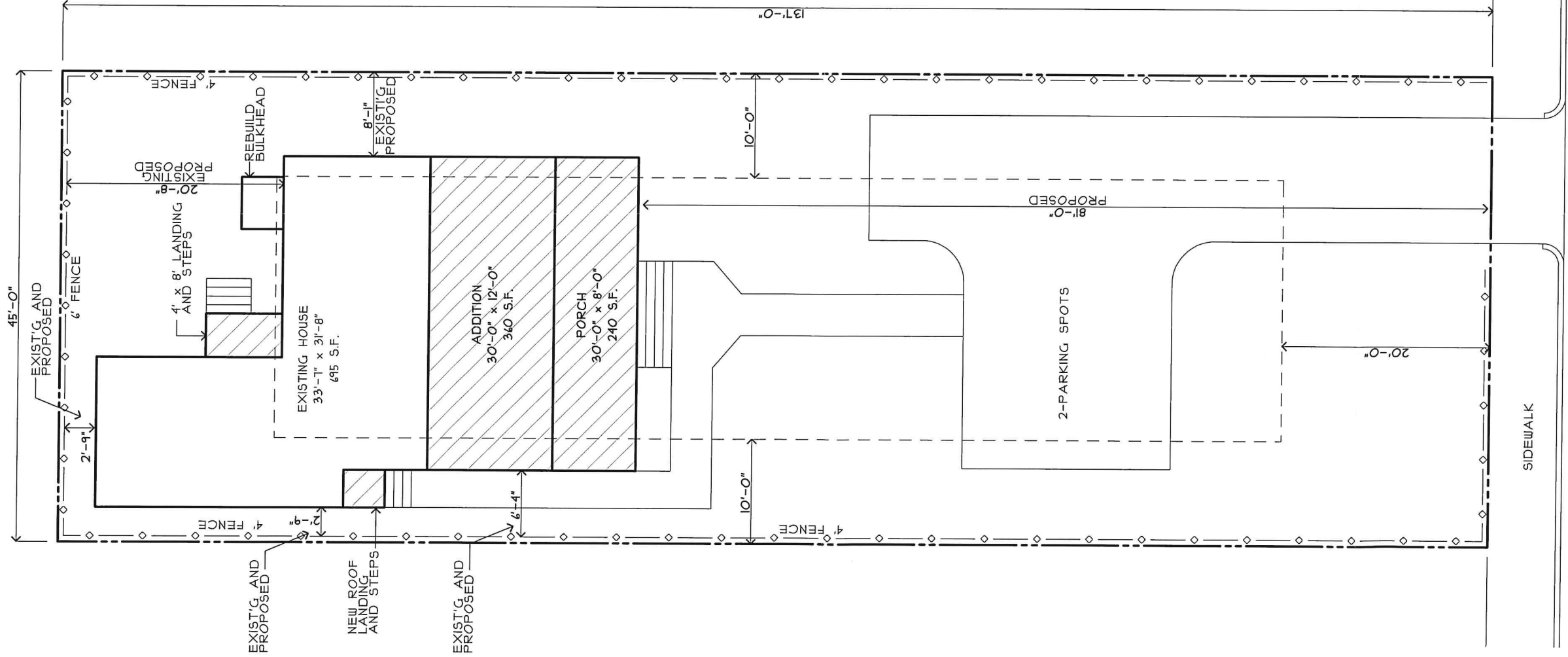
The proposed house will be built on the existing Foundation that is currently in a non-compliant location at rear end sides of the lot and extent towards the street the proposed project will keep the existence side and rear setbacks as is and meets all other local restrictions

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,142
Lot Frontage	45
Lot Depth	137

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,400	Building/Structure Detail if Other:
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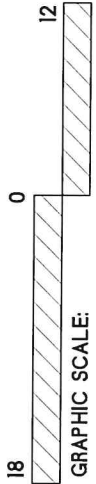


EXISTING RESIDENCE
40 CONGREGATIONAL ST.
BRISTOL, RI 02809

MAP-LOT: 18-28
SIZE: 4,142 S.F.
ZONING: R-6

R-6 SETBACKS:
FRONT: 20' OR STREET AVG.
SIDE: 10'
REAR: 20'
MAX. COVER: 30%

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USAGE.
THIS IS NOT A PROFESSIONAL SURVEY.



SITE PLAN
SCALE: 1" = 12'

CONGREGATIONAL ST.

EXISTING RESIDENCE
40 CONGREGATIONAL ST.
BRISTOL, RI 02809

EXISTING: _____ DATE: 9/9/2025
SITE PLAN

S1

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Drafting
& Design

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

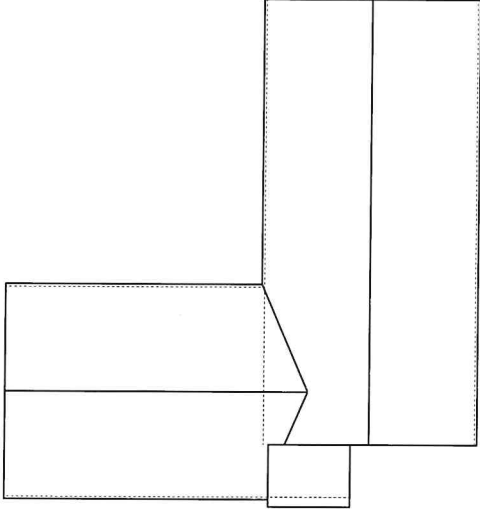
EXISTING
RESIDENCE

40 CONGREGATIONAL
BRISTOL, RI
02809

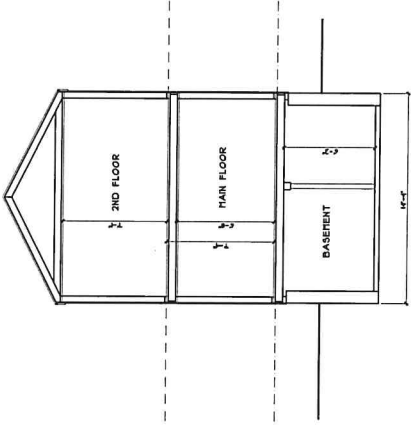
DATE: 8/16/2025

REVISIONS:

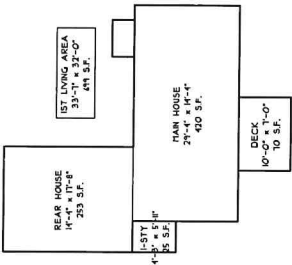
EX1
SHEET NO:



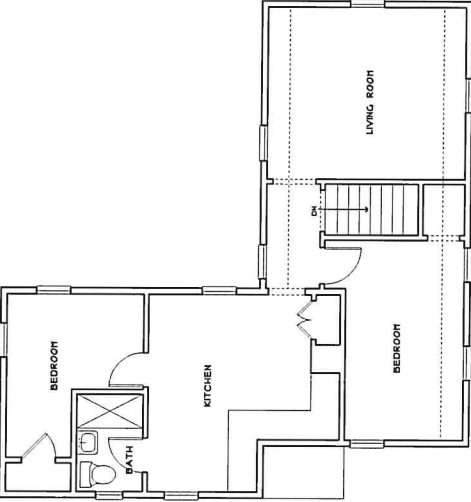
ROOF PLAN
SCALE: 1/4" = 1'-0"



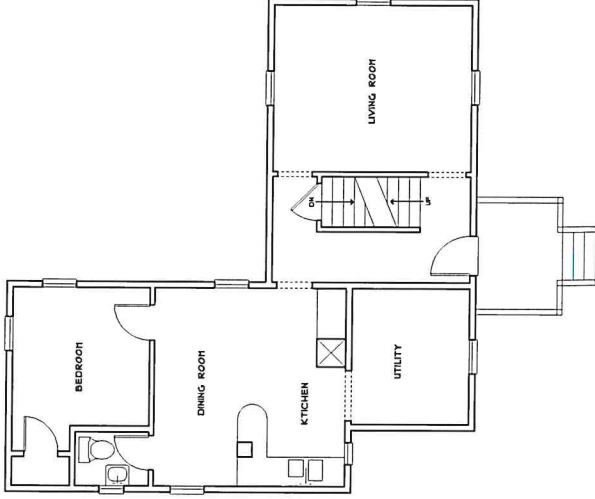
BUILDING SECTION
SCALE: 1/4" = 1'-0"



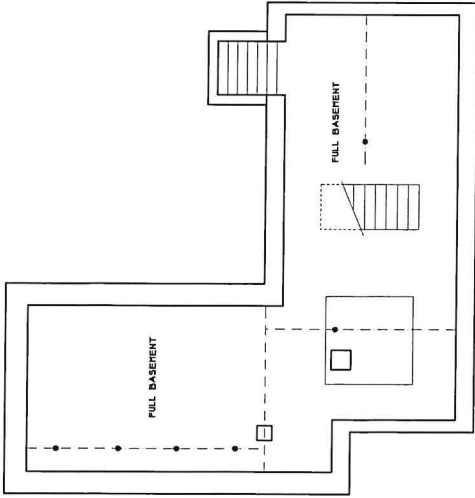
EXISTING HOUSE
DO NOT SCALE



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



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



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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Drafting
& Design

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02809

e-mail
MacCADD@aol.com

EXISTING
RESIDENCE

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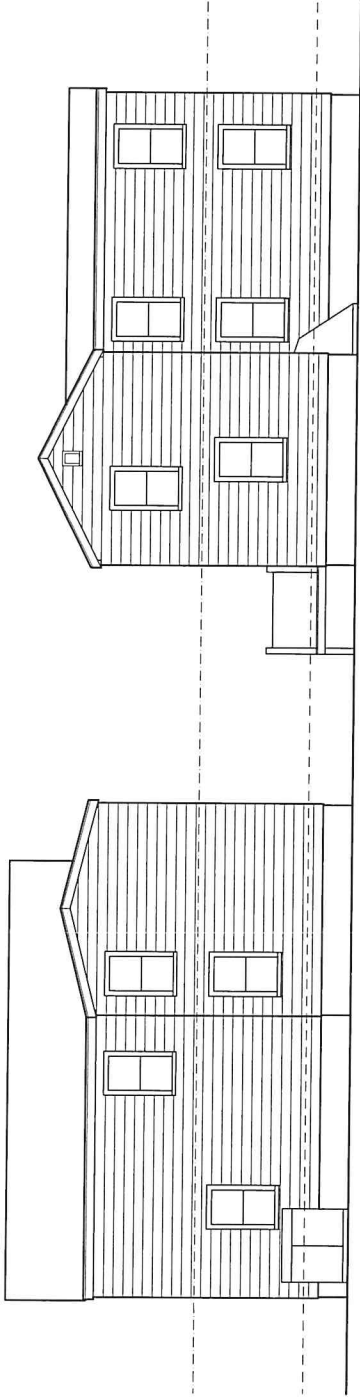
40 CONGREGATIONAL
BRISTOL, RI
02809

DATE: 6/16/2025

REVISIONS:

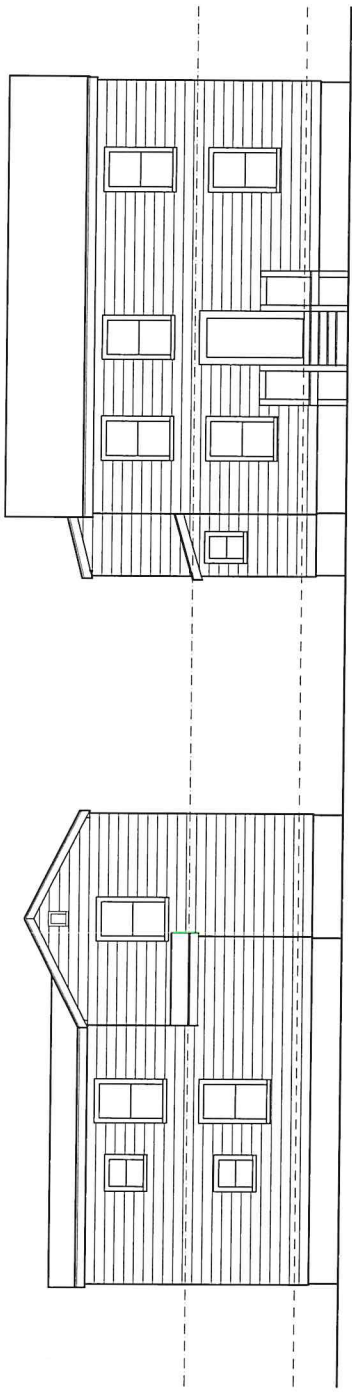
EX2

SHEET NO:



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

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



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

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

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02809

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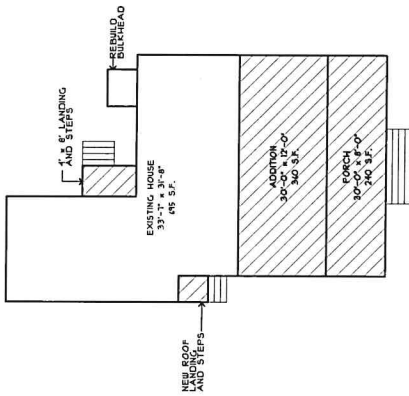
PROPOSED
RESIDENCE

40 CONGREGATIONAL
BRISTOL, RI
02809

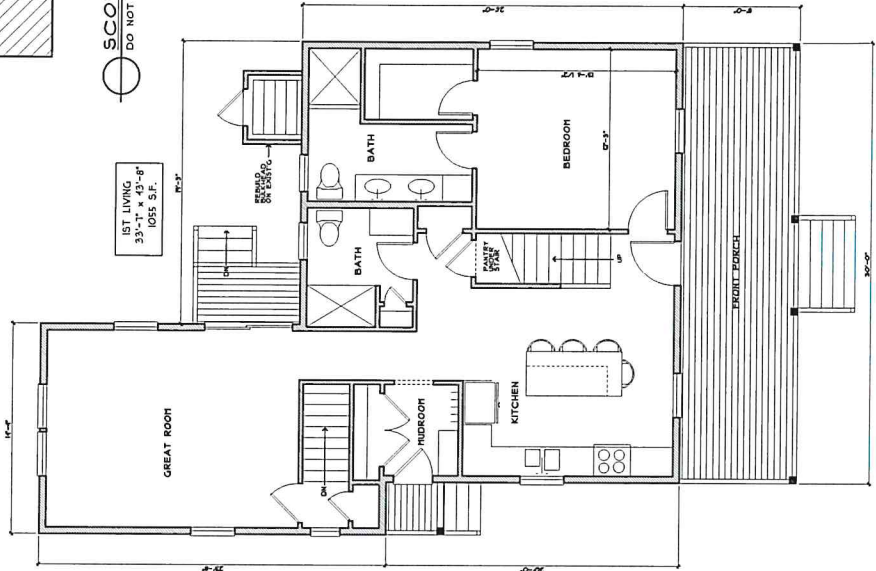
DATE: 6/16/2025

REVISIONS:

A1
SHEET NO:



SCOPE OF WORK
DO NOT SCALE



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PROPOSED
RESIDENCE

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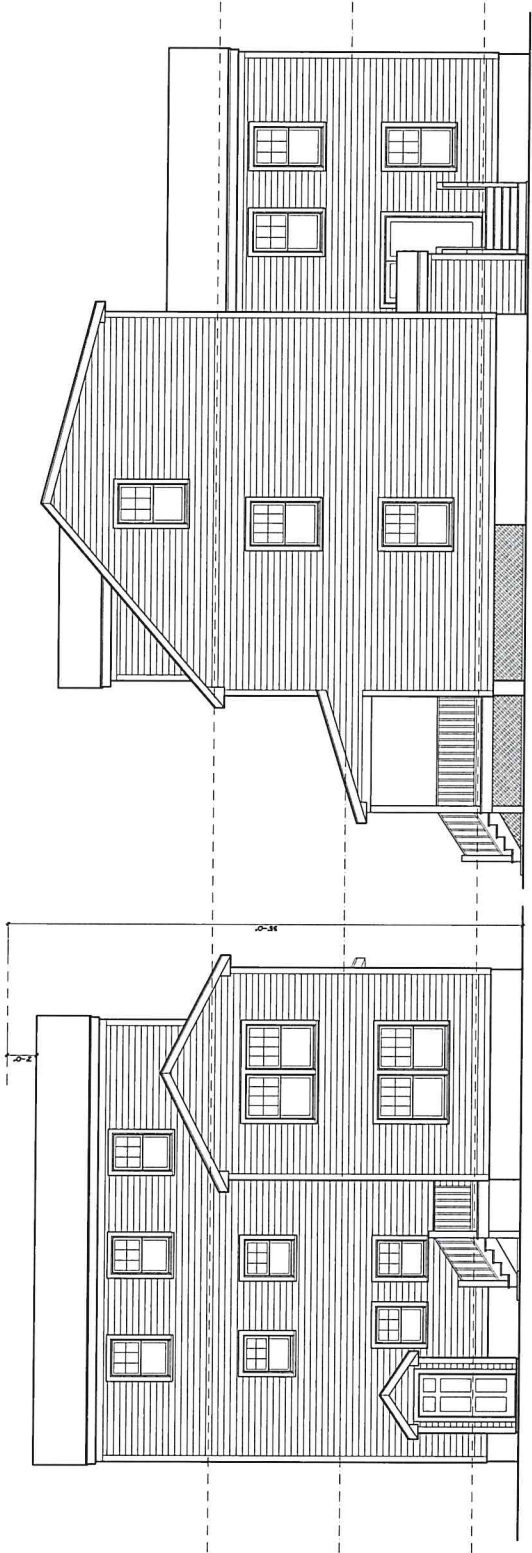
40 CONGREGATIONAL
BRISTOL, RI
02809

DATE: 8/16/2025

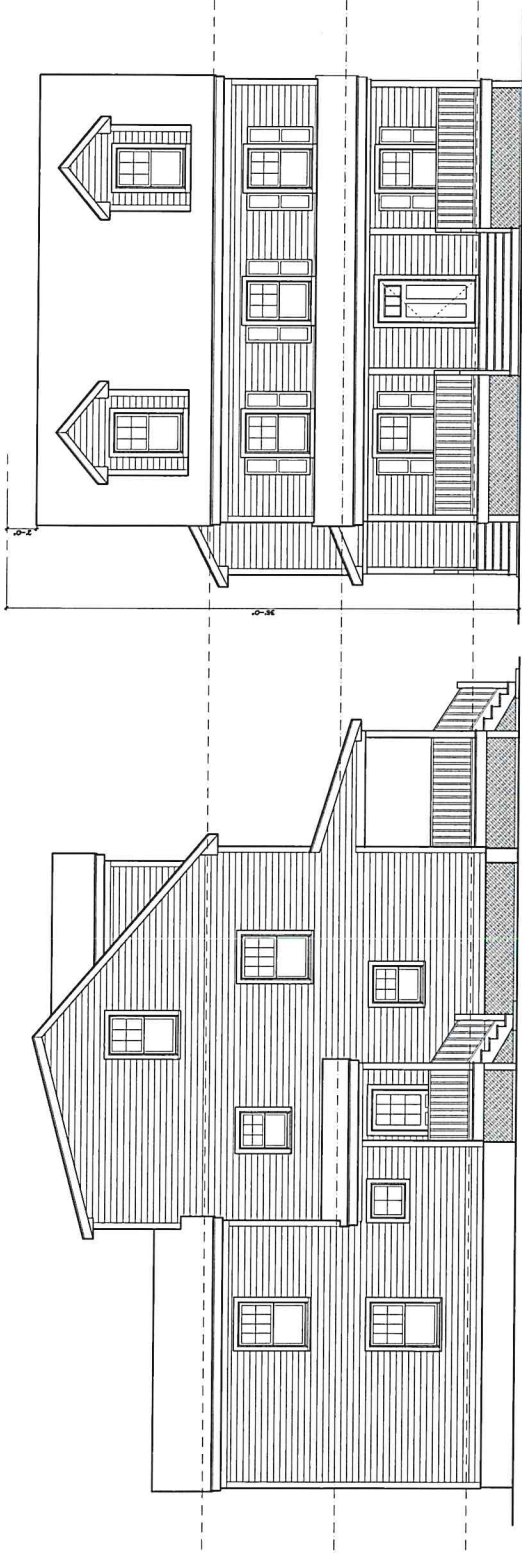
REVISIONS:

A2

SHEET NO:



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



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

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

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



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PROPOSED
RESIDENCE

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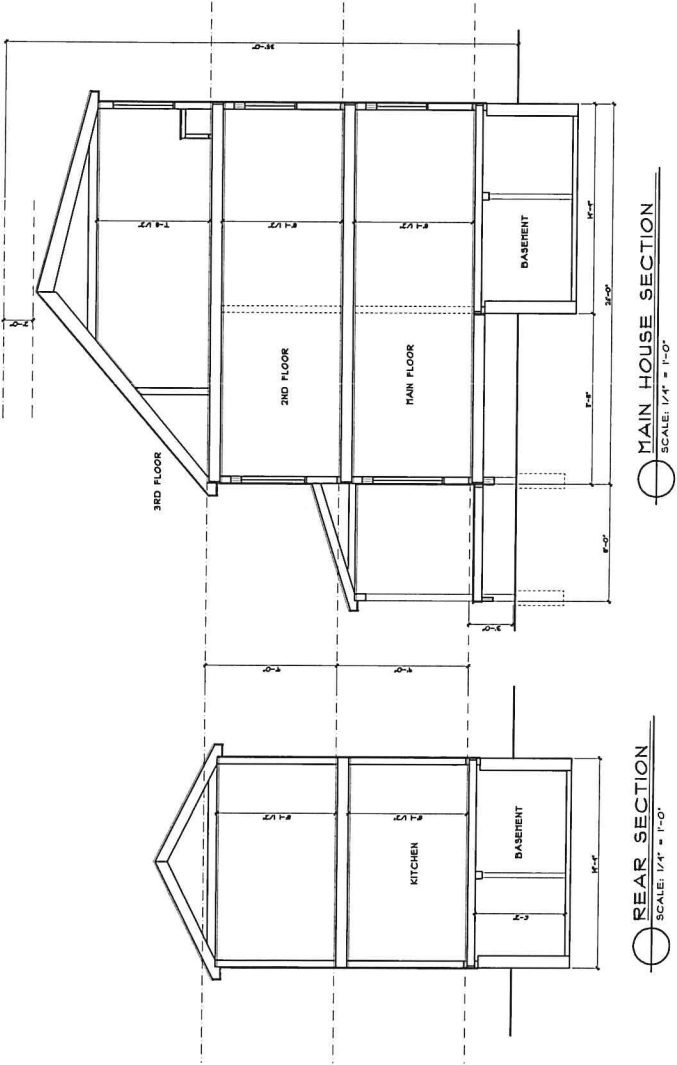
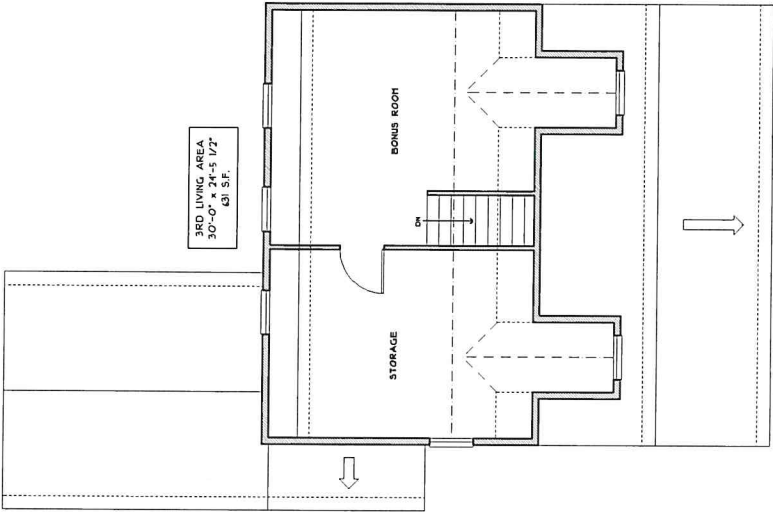
40 CONGREGATIONAL
BRISTOL, RI
02809

DATE: 8/16/2025

REVISIONS:

A3

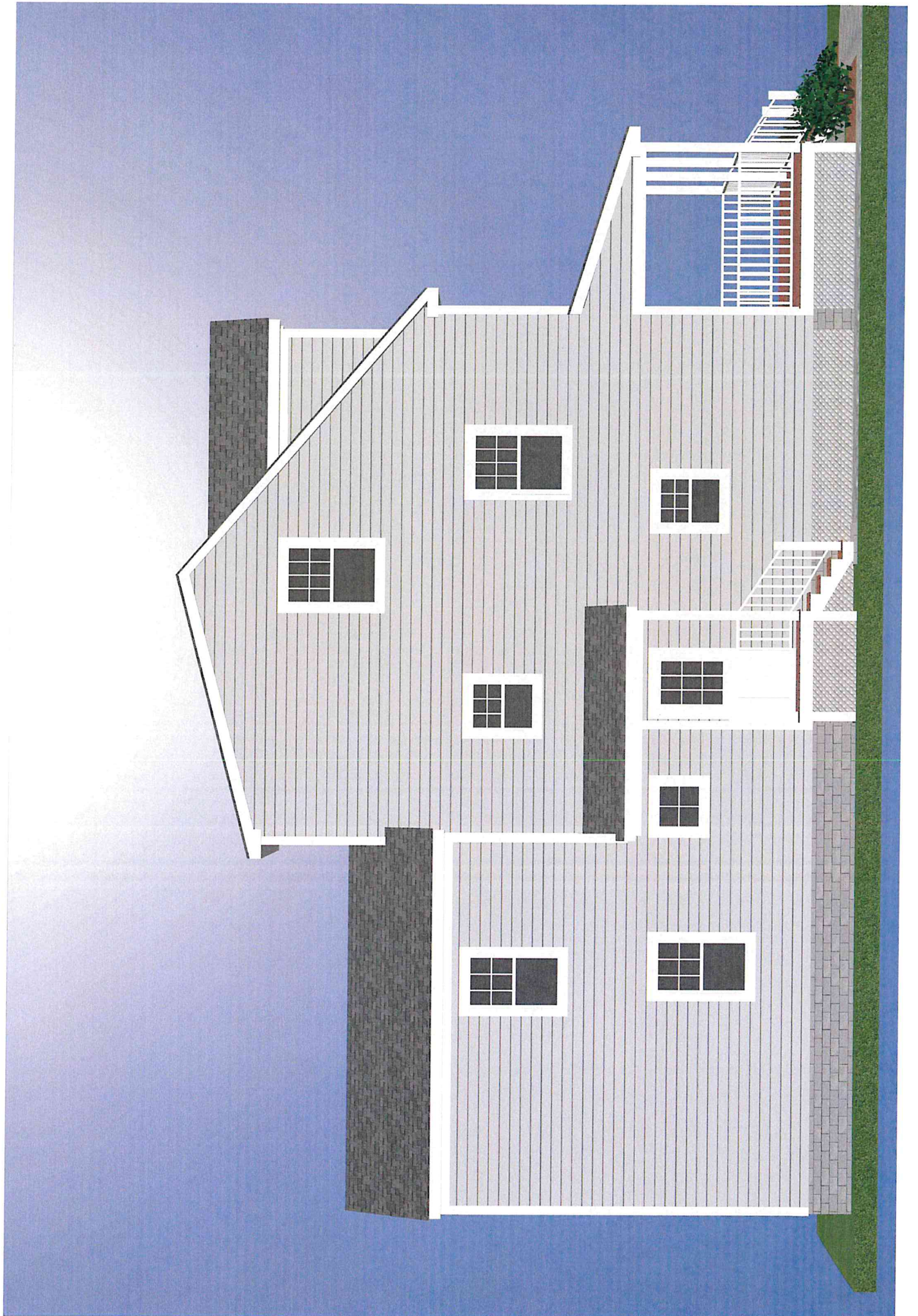
SHEET NO:







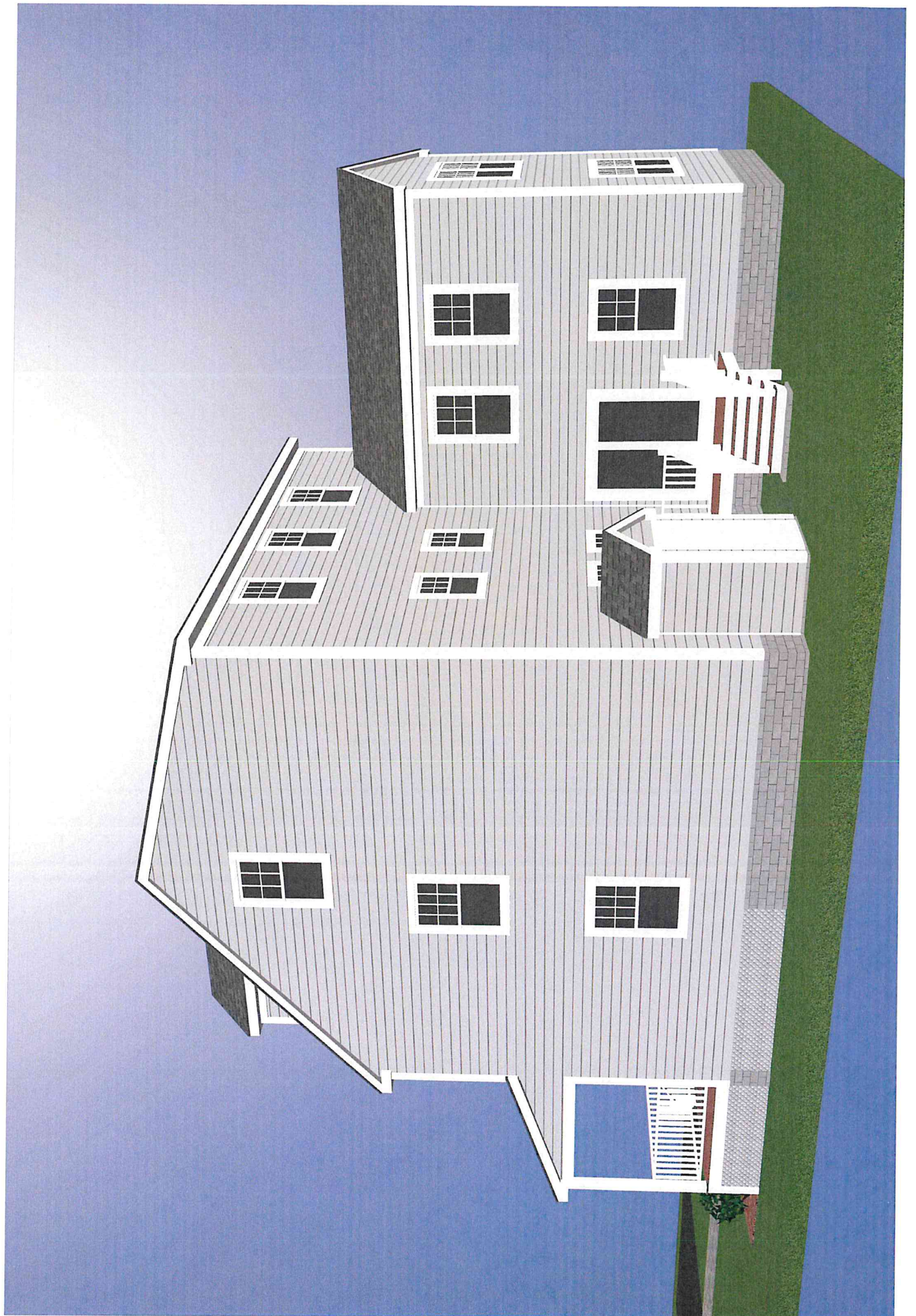


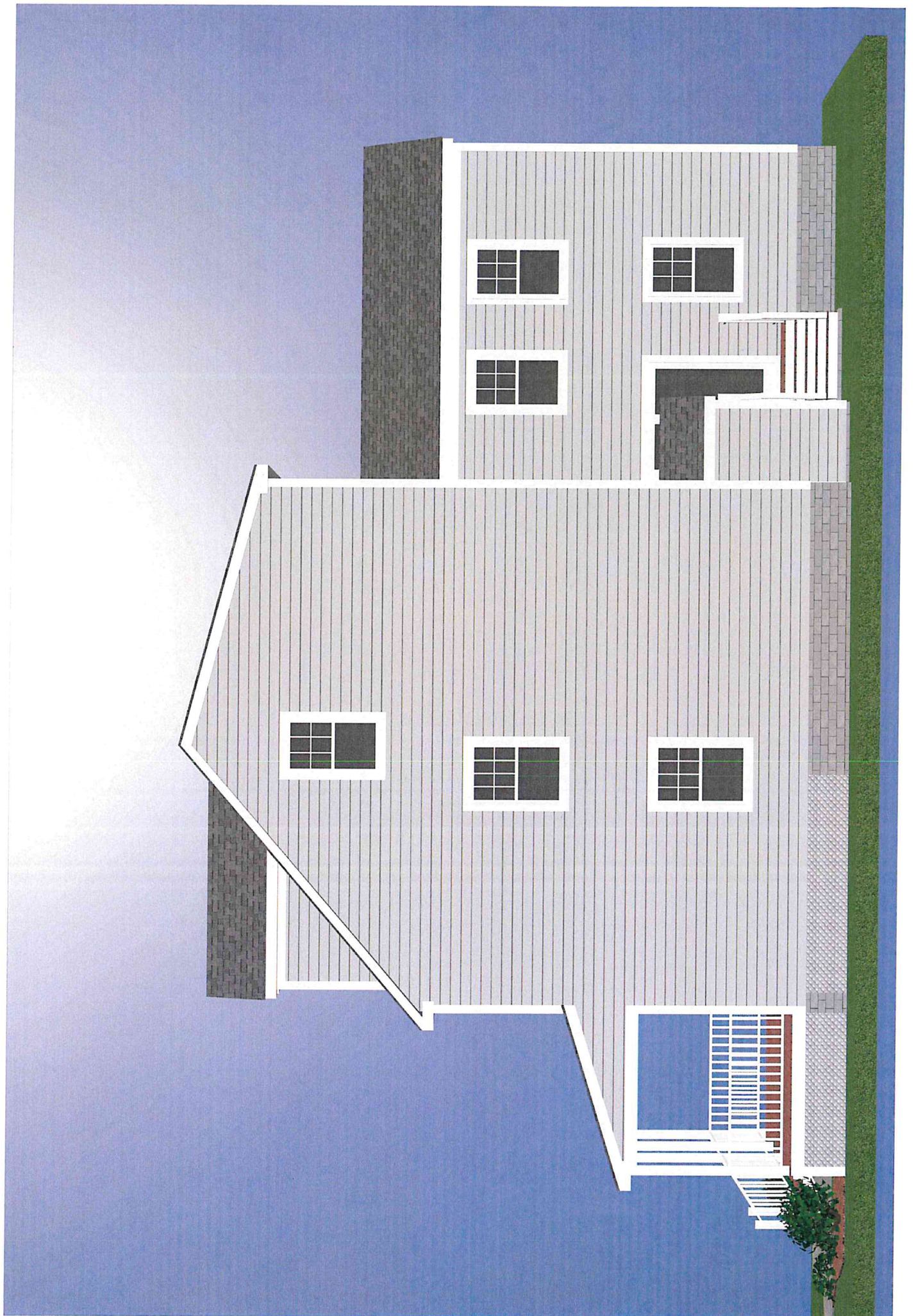




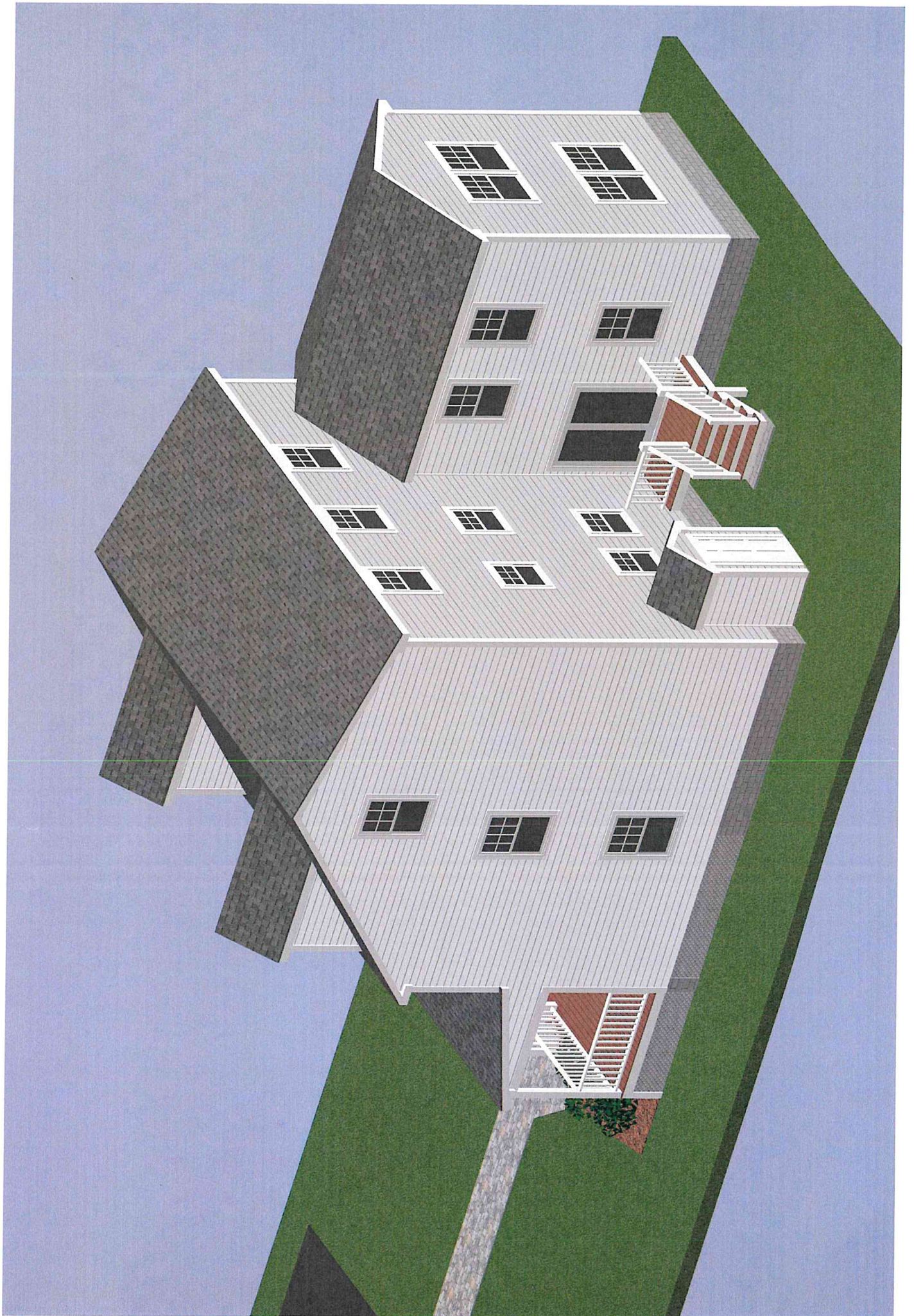












► Building Information

Description		Description	
BLDG Type	Convention	Story Height	1 1/2 Story Finisher
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shins	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	Cream
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures	2	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	8	3	U
2				
3				
4				
Totals	1	8	3	

► Grade

Description		Description
BLDG Type	Convention	Story Height 1 1/2 Story Finisher
RES Units	1	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Clapboard	EXT Wall 2 %
Roof Type 1	Gable	Roof Type 2 %
Roof Cover 1	Asphalt Shn	Roof Cover 2 %
INT Wall 1	Drywall	INT Wall 2 %
Floors 1	Hardwood	Floors 2 %

1

Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGHT	Ceiling Type
Parking Type	% Sprinkled

► Building

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures	2	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

► Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	1880	EFF Year	Topography
Alt LUC	Alt %	0.00	Street Paved
			Level
			Traffic
			Bas \$/SQ
			281.00
			Size Adj
			1.13
			Constr Adj
			1.01
			Adj \$/SQ
			320.10
			Other Feats
			31,000
			Grade Fac
			1.00
			Neigh Infl
			1.00
			Land Factor
			1.00
			Adj Total
			536,871

Depreciation

total Depreciation % > 43.8		Depr Total	301,722
► Remodeling History			
Additions	Plumbing		
Interior	Electric		
Exterior	Heating		
Kitchen	General		
Bath(s)			
► Condo Data			
Complex			
Location			
Tot Units			
FL Level			
# Floors		0	2
Bldg Seq		1	1

Issue Date	Permit #	Closed	Date	BP Type	Est. Co
03/18/2004	B36959			BLDG	0
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						

► Sub-Area Details

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	750	750	320.11	240,075
SFL	2nd FLOOR	714	714	320.10	228,551
BMT	BASEMENT	750	0	48.03	36,015
OPF	OPEN PORCH	70	0	17.57	1,230
Total		2,284	1,464		505,871

Visit History		Date	Result	By
		12/20/2024	REVIEW	MP
		8/13/2021	REVIEW	
		9/28/2018	REVIEW	
		9/24/2018	MEASURED	
		11/24/2014	MEASURE	
		11/3/2014	MEASURE	
		5/7/2013	MEASURE	
		5/7/2013	Listed	

► Notes

No change since 2013 sale. KR Fair to poor condition inside. inspected 11-13-13 up stairs total rehab down stairs in very poor shape. owner will keep original floor but not the walls. Value should not exceed 175K when rehab is complete mcb

► Remodeling History

Category	Count
Complex Location	0
Tot Units	1
FL Level	
# Floors	
Rldn Sen	

► Building Permits

Issue Date	Permit #	Closed	Date	BP Type	Est. Co
03/18/2004	B36959			BLDG	0
1					
2					
3					
4					
5					
6					
7					
8					
9					

Other Info

AFDU	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



40 Congregational St. - 200' Radius

Town of Bristol, RI

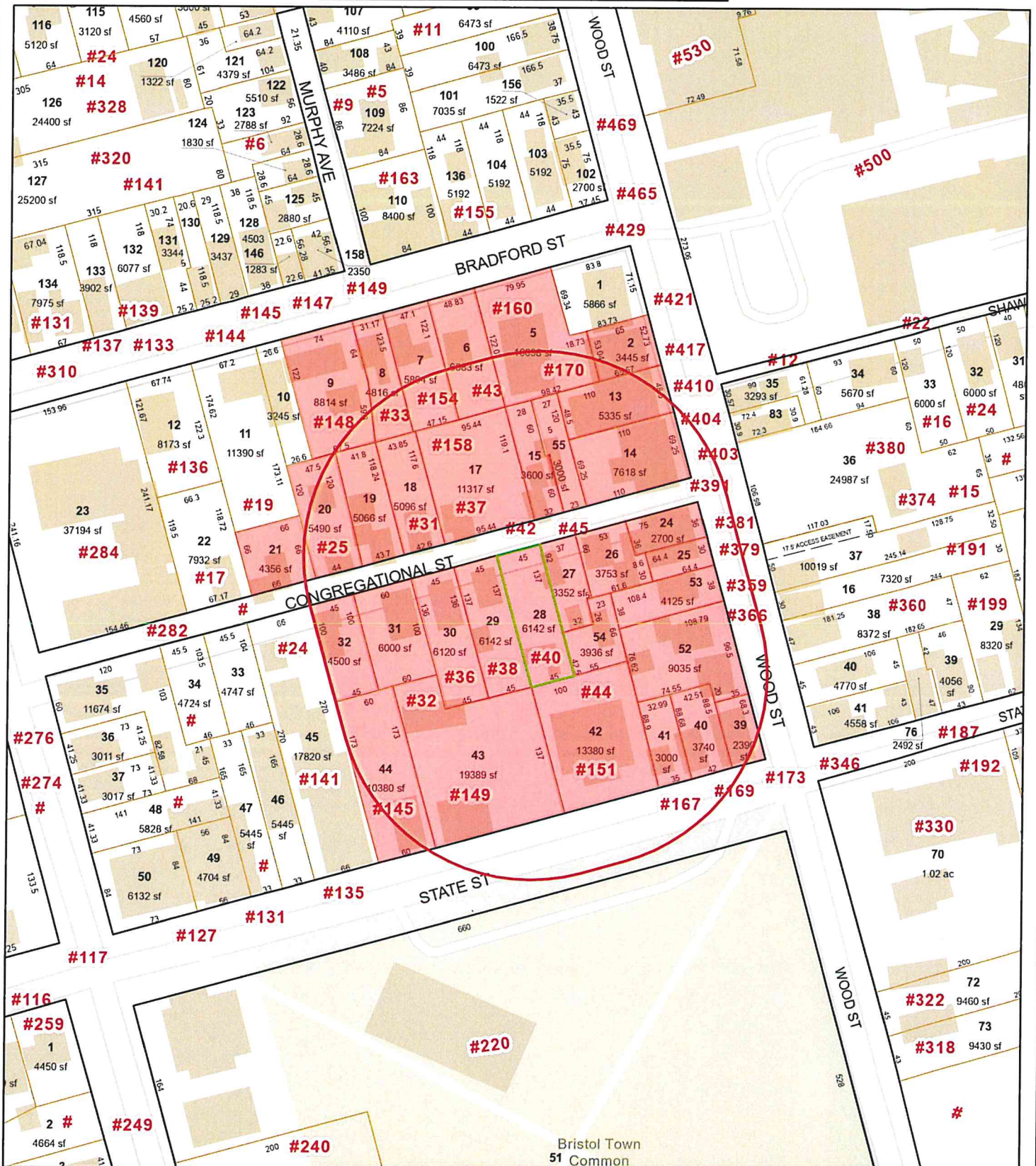
1 inch = 141 Feet



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September 16, 2025

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Subject Property:

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Abutters:

Parcel Number: 18-13
CAMA Number: 18-13
Property Address: 417 WOOD ST

Mailing Address: BRISTOL SPORTS CLUB
417 WOOD ST
BRISTOL, RI 02809

Parcel Number: 18-14
CAMA Number: 18-14
Property Address: 403 WOOD ST

Mailing Address: NUNES PROPERTY MANAGEMENT, LLC
21 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 18-15
CAMA Number: 18-15
Property Address: 43 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-18
CAMA Number: 18-18
Property Address: 33 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-19
CAMA Number: 18-19
Property Address: 31 CONGREGATIONAL ST

Mailing Address: 26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 18-2
CAMA Number: 18-2
Property Address: 421 WOOD ST

Mailing Address: COMMON PUB C/O ANTHONY
POISSANT
427 WOOD STREET
BRISTOL, RI 02809

Parcel Number: 18-20
CAMA Number: 18-20
Property Address: 25 CONGREGATIONAL ST

Mailing Address: HESKETT, MARC R & RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-21
CAMA Number: 18-21
Property Address: 19 CONGREGATIONAL ST

Mailing Address: MILLER, GERALDINE - TRUSTEE
GERALDINE MILLER LIVING TRUST
19 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-24
CAMA Number: 18-24
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY
LTD FAMILY LIMITED PARTNERSHIP
P O BOX 507
BRISTOL, RI 02809



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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 18-25
CAMA Number: 18-25
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J
TRUSTEES- JONES/STEELE TRUST
10025 COLONIAL COUNTRY CLUB BLVD
FORT MEYERS, FL 33913

Parcel Number: 18-26
CAMA Number: 18-26
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-27
CAMA Number: 18-27
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Parcel Number: 18-29
CAMA Number: 18-29
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-30
CAMA Number: 18-30
Property Address: 36 CONGREGATIONAL ST

Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY
JT
36 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-31
CAMA Number: 18-31
Property Address: 32 CONGREGATIONAL ST

Mailing Address: IZBICKI, STEVEN K. ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-32
CAMA Number: 18-32
Property Address: 24 CONGREGATIONAL ST

Mailing Address: OBRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-39
CAMA Number: 18-39
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

Parcel Number: 18-40
CAMA Number: 18-40
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

Parcel Number: 18-42
CAMA Number: 18-42
Property Address: 151 STATE ST

Mailing Address: CABRAL, LOUIS A.
304 CHURCH POND DR
TIVERTON, RI 02878



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 18-43
CAMA Number: 18-43
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

Parcel Number: 18-44
CAMA Number: 18-44
Property Address: 145 STATE ST

Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE
145 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-5
CAMA Number: 18-5
Property Address: 170 BRADFORD ST

Mailing Address: TIMWELL HOLDINGS, LLC
PO BOX 585
TIVERTON, RI 02878

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 18-53
CAMA Number: 18-53
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

Parcel Number: 18-54
CAMA Number: 18-54
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-55
CAMA Number: 18-55
Property Address: 45 CONGREGATIONAL ST

Mailing Address: CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

Parcel Number: 18-6
CAMA Number: 18-6
Property Address: 160 BRADFORD ST

Mailing Address: DECOSTA, JOHN SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-7
CAMA Number: 18-7
Property Address: 158 BRADFORD ST

Mailing Address: BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

Parcel Number: 18-8
CAMA Number: 18-8
Property Address: 154 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

Parcel Number: 18-9
CAMA Number: 18-9
Property Address: 148 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413



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26 SWEENEY, LLC 5 PROSPECT ST BRISTOL, RI 02809	COMMON PUB C/O ANTHONY POISSANT 427 WOOD STREET BRISTOL, RI 02809	MARTIN, MELISSA & HOFFMAN 36 CONGREGATIONAL ST BRISTOL, RI 02809
AGUIAR, SUSAN & DAVID JT 44 CONGRAGATIONAL ST BRISTOL, RI 02809	CRISWELL, GARRETT R & JENNIFER A TE 22101 TORO HILLS DR SALINAS, CA 93908	MILLER, GERALDINE - TRUST GERALDINE MILLER LIVING T 19 CONGREGATIONAL ST BRISTOL, RI 02809
AUSTIN HOLDINGS CORP 39 INDIAN DR CLINTON, CT 06413	DECOSTA, JOHN SANDY F. TE 160 BRADFORD ST BRISTOL, RI 02809	NUNES PROPERTY MANAGEMENT 21 CLIFTON RD BRISTOL, RI 02809
AUSTIN HOLDINGS CORP. 39 INDIAN DR CLINTON, CT 06413	GILBERT & SARAH ALMEIDA F P O BOX 507 BRISTOL, RI 02809	OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
BOSI PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809	GILBERT AND SARAH ALMEIDA FAMILY LIMITED PARTNERSHI P O BOX 507 BRISTOL, RI 02809	OLYMPUS REALTY LLC 10 ARROWHEAD LN MILTON, MA 02186
BRISTOL SPORTS CLUB 417 WOOD ST BRISTOL, RI 02809	HESKETT, MARC R & RACHEL V TE 25 CONGREGATIONAL ST BRISTOL, RI 02809	PRESCOTT, JOAN C. TRUSTEE 167 STATE ST. BRISTOL, RI 02809
BUTLER, WILLIAM J 149 STATE ST BRISTOL, RI 02809	IZBICKI, STEVEN K. ETUX TE 32 CONGREGATIONAL ST BRISTOL, RI 02809	SILVEIRA, NOELIA M 169 STATE STREET BRISTOL, RI 02809
CABRAL, LOUIS A. 304 CHURCH POND DR TIVERTON, RI 02878	J AND K PROPERTIES LLC 30 DANTE ST BARRINGTON, RI 02806	STARLIGHT, LLC 1 TINA CT BRISTOL, RI 02809
CAMPAGNA FAMILY LP 15 LOW DR BRISTOL, RI 02809	JONES, ALAN R & STEELE, C TRUSTEES- JONES/STEELE TR 10025 COLONIAL COUNTRY CLUB BLVD FORT MEYERS, FL 33913	TIMWELL HOLDINGS, LLC PO BOX 585 TIVERTON, RI 02878
CAVALIERI, STEPHEN J 45 CONGREGATIONAL ST BRISTOL, RI 02809-2305	LOPEZ, VINICIO O & MIRNA C. TE 4 ROBBINS DR BARRINGTON, RI 02806	VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809

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