



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-05

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, February 5, 2024

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Marissa Cabral / Wicked Awesome Pet Care and Spa, Inc.

PROPERTY OWNER: 1282 Realty, LLC

LOCATION: 1282 Hope Street

PLAT: 92 LOT: 16

ZONE: Residential R-10

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to convert an existing nonconforming retail business space within a residential zoning district into a pet grooming service business use.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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. Written comments should be received no later than 12:00 p.m. on Thursday, February 1, 2024.



Town of Bristol, Rhode Island
 Department of Community Development
 Zoning Board of Review

TOWN OF BRISTOL
 COMMUNITY DEV.

DEC 29 AM 8:32

APPLICATION

File No: 2024-05
 Accepted by ZEO: EMT 1/16/24

APPLICANT:	Name: <u>Marissa Cabral</u>
	Address: <u>431 Chestnut St.</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401 332-3033</u> Email: <u>Marissacabral2720@gmail.com</u>
PROPERTY OWNER:	Name: <u>1282 REALTY</u>
	Address: <u>1282 HOPE ST</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401 640 8443</u> Email: <u>Pfeeney90200@gmail.com</u>

1. Location of subject property: 1282 HOPE ST BRISTOL
 Assessor's Plat(s) #: 92 Lot(s) #: 116

2. Zoning district in which property is located: R-10; Res, Jan Tail / commercial Bldg

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): 28-218 (b) a. (EMT)
 Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? March 10, 2015

7. Present use of property: convenience store / gas station / auto repair

8. Is there a building on the property at present? YES

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 1040 sq ft
22x29 ft

10. Proposed use of property: Retail (Pet supplies & Grooming)

11. Give extent of proposed alterations: pet grooming service

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: n/a Before n/a After

14. Have you submitted plans for the above alterations to the Building Official? n/a
If yes, has he refused a permit? _____
If refused, on what grounds? _____

15. Are there any easements on your property? _____ (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: Sewer:

17. Is the property located in the Bristol Historic District or is it an individually listed property? no

18. Is the property located in a flood zone? no If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Marissa Gabriel Date: 12-18-23

Print Name: Marissa Gabriel

Property Owner's Signature: Paul Feerey Date: 12/18/23

Print Name: Paul Feerey

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

Fwd: zoning

From: Marissa Cabral (marissacabral2720@gmail.com)

To: damonscars@yahoo.com

Date: Tuesday, January 16, 2024 at 09:14 PM EST

----- Forwarded message -----

From: **Marissa Cabral** <wickedawesome.petcare@gmail.com>

Date: Tue, Jan 16, 2024 at 9:09 PM

Subject: zoning

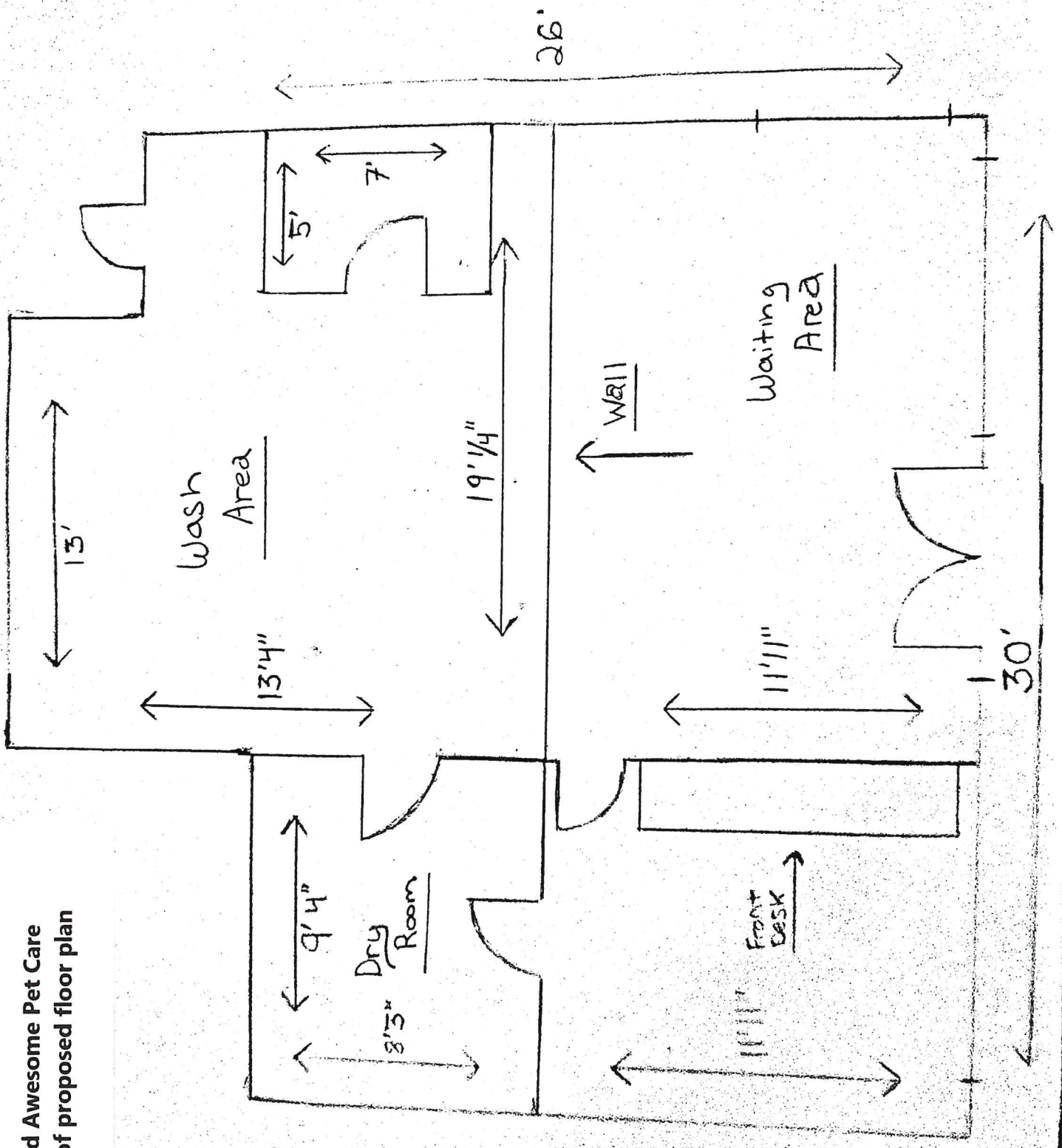
To: <marissacabral2720@gmail.com>

I Marissa Cabral owner of Wicked Awesome Pet Care and Spa, would like to operate a dog grooming salon located at 1282 Hope Street. My hours of operation are expected to be Monday - Friday 8am-6pm and every other Saturday 8am-4pm. I base my appointment speeded out throughout the day. I usually have one sometimes two clients dropping off at the same time. There is 5 to 8 parking spaces for customers , to the left side of the building. Any other questions don't hesitate to call me or Paul (owner of building).

Marissa Cabral 401-332-3033 or 401-254-1118
Paul 401-640-8443

Per Foot

Wicked Awesome Pet Care
Sketch of proposed floor plan



Town of Bristol
Department of Community Development
10 Court Street
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2023 DEC 29 AM 8: 32

Re: Rental Space located at 1282 Hope Street, Bristol, RI

To whom it may concern:

1282 Realty LLC is the current owner of property located at 1282 Hope Street (AP. 92 AL. 16). A portion of the property is currently occupied and operated as a gas station and auto repair shop with a vacant space next door comprising approximately of 640 square feet (22 x 29 feet). Most recently, the vacant store front was used as a vape store and is classified/zoned as retail/convenient store.

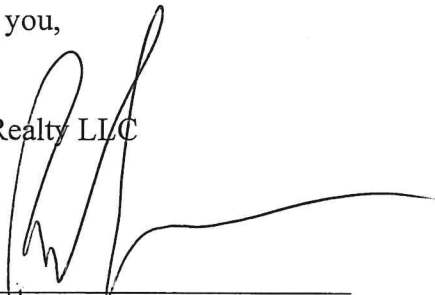
1282 Realty LLC currently has a potential tenant, Marissa Cabral (pending approval by the zoning board) that would like to rent the vacant space and operate a pet grooming facility with a small area for sale of retail items (collars, leashes, etc). At no time, will any animals be boarded overnight at the premises. The proposed business is for grooming only.

At this time, 1282 Realty LLC and the potential tenant, Marissa Cabral, respectfully request that the zoning board grant the Special Use Permit/Use Variance to allow for a pet grooming business at the store front comprising approximately 640 square feet to be granted.

Thank you,

1282 Realty LLC

By:



Paul T. Feeney, Member

Marissa Cabral

Owner ▶ Owner Account #:

Owner 1	1282 REALTY LLC	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 690 WARREN AVE, EAST PROVIDENCE, RI 02914-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
SERPA, WILLIAM G. ET UX	03/10/2015	300,000	1793-189	L	W

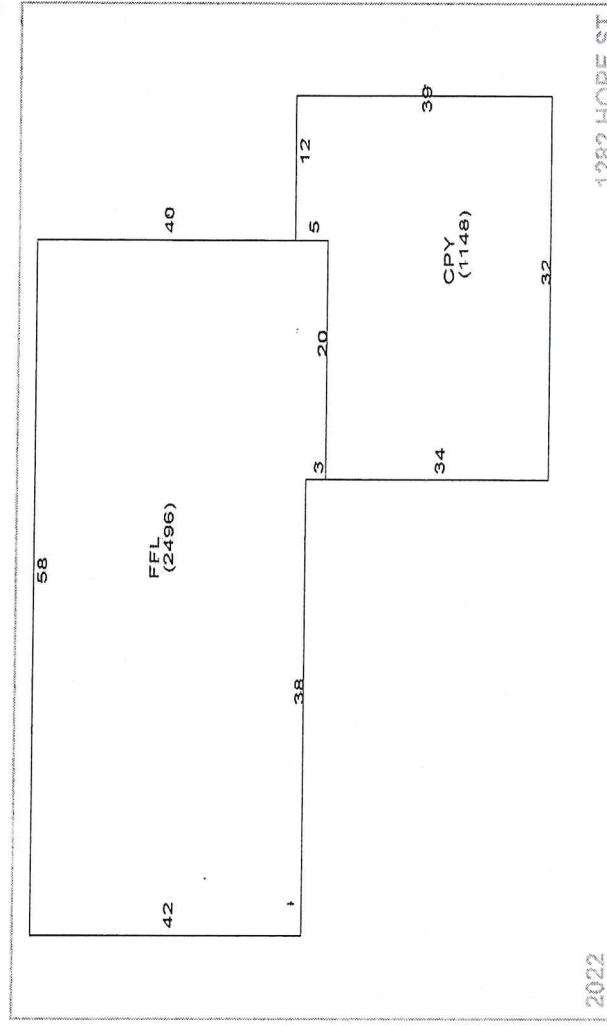
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	343,800	61,500	0.36	175,400	0	580,700
TOTAL	343,800	61,500	0.36	175,400	0	580,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 126.78 VAL per SQ Unit/Parcel > 110.74

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	343,800	61,500	0	175,400	0	580,700	580,700
2021	06	347,200	61,500	0	180,900	0	589,600	589,600
2020	06	347,200	61,500	0	180,900	0	589,600	589,600
2019	06	347,200	61,500	0	180,900	0	589,600	589,600
2018	06	352,000	73,800	0	163,800	0	589,600	589,600
2017	06	352,000	73,800	0	163,800	0	589,600	589,600



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.22957	AC	P	1.00	615,950	616,805	C13
2 06 Comm 2	0.12626	AC	R	0.25	615,950	267,702	C13
3							
4							

Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
			141,600			1.00	0
			33,800			1.00	0

Plat/Lot 92 16

Account: 5273

LUC.06 Zone LB

Assessment \$580,700

Building Information

Table with columns: Description, Gas Stms, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Rubber, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HGH, Parking Type, EXT View. Includes details for 1 Story and 2 units.

Other Factors

Table with columns: Grade, Q4, Q4, Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infil, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V, 1st FLOOR, CANOPY, Total.

Visit History

Table with columns: Date, Result, By, 10/20/2021 REVIEW AD, 8/9/2018 REVIEW JH, 7/18/2018 MEASURED JE, 11/23/2007 MEASURE, 11/23/2007 LISTED, 11/23/2007 MEASURE, 11/23/2007 LISTED.

Notes

W/LOT 100/7 BLDG TAKES UP BOTH LOTS, BUT IS ONLY VALUED ON LOT 92/16 replace lighting with energy efficient fixtures 20 fixtures 9 exterior fixtures H I D install 2 CITGO signs and wire 2013 || 3J'S VAPES

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s), Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Condo Data

Table with columns: Total Depreciation % > 35.0, Depreciation, Depr Total.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions. Includes permits for BLDG, ELEC, SIGN, ELEC, SIGN, SIGN, SIGN.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Includes items like Tank-UnderG, Sign, Paving-Aspt, Tank-UnderG.

Other info.

Table with columns: AFDU, rtTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Totals: 1 0 0 0.



Owner

Owner 1 1282 REALTY LLC

Owner 2

Owner 3

Address 690 WARREN AVE, EAST PROVIDENCE, RI 02914-0000

Owner Account #:

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor SERPA, WILLIAM G. ET UX

Date 03/10/2015

Sale Price 300,000

Leq Ref 1793-189

NAL L

Deed Type W

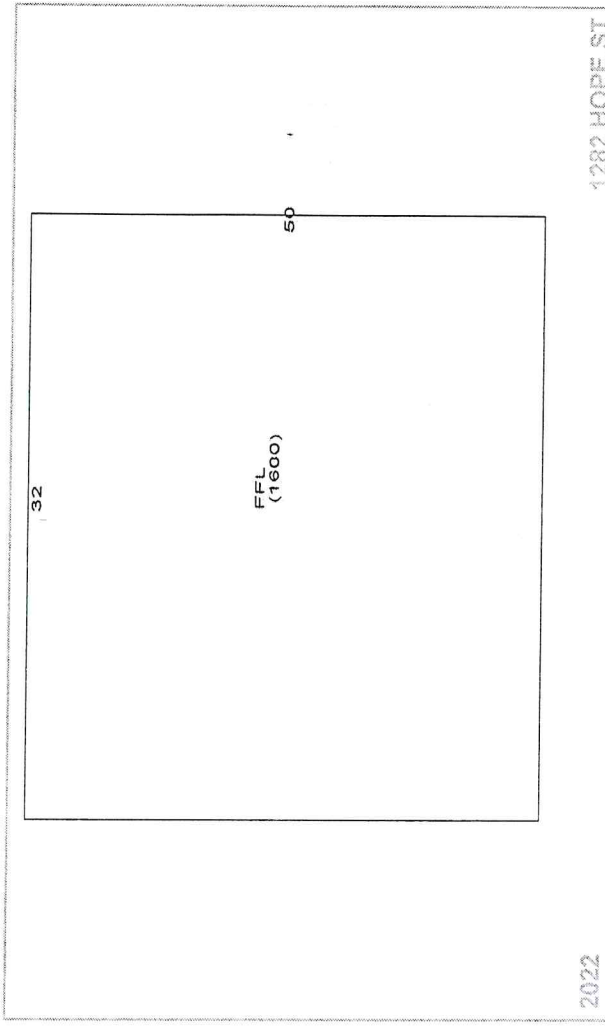
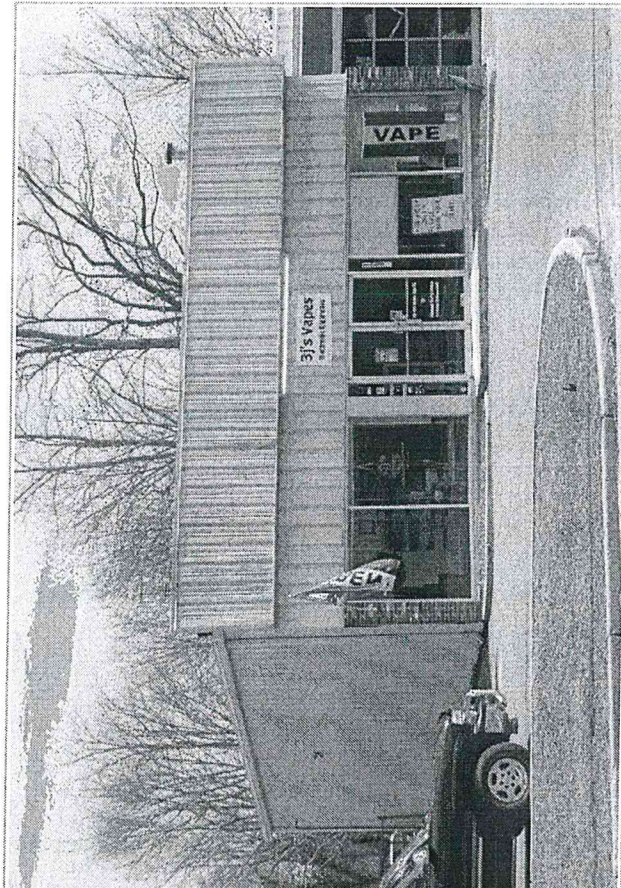
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	343,800	61,500	0.36	175,400	0	580,700
TOTAL	343,800	61,500	0.36	175,400	0	580,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 74.19 VAL per SQ Unit/Parcel > 110.74

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	343,800	61,500	0	175,400	0	580,700	580,700
2021	06	347,200	61,500	0	180,900	0	589,600	589,600
2020	06	347,200	61,500	0	180,900	0	589,600	589,600
2019	06	347,200	61,500	0	180,900	0	589,600	589,600
2018	06	352,000	73,800	0	163,800	0	589,600	589,600
2017	06	352,000	73,800	0	163,800	0	589,600	589,600



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1																			
2																			
3																			
4																			

Plat/Lot 92 16

Account: 5273

LUC.06 Zone LB

Assessment \$580,700



Building Information

Description	Description
BLDG Type	RetailStores
RES Units	0
Foundation	COM Units
Frame 1	BMT Floor
EXT Wall 1	Frame 2
Roof Type 1	EXT Wall 2
Roof Cover 1	Roof Type 2
INT Wall 1	Roof Cover 2
Floors 1	INT Wall 2
BMT Garages	Floors 2
Plumbing	Color
Insulation	Electrical
Heat Fuel	INT vs EXT
# Heat Sys	Heat Type
% Solar HW	% Heated
% COM Wall	% A/C
Ceiling Hght	% Vacuum
Parking Type	Ceiling Type
EXT View	% Sprinkled

Grade

Grade	Q4	Q4
Year Built	1985	EFF Year
Alt LUC		Alt %
		0.00

Depreciation

Code	Description	%
AG	AG - Avg-Goo	31.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		31.0

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undepr V
FFL	1st FLOOR	1,600	1,600	105.35	168,560
Total		1,600	1,600		168,560

Notes

3.1'S VAPES

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
9/3/2018	REVIEW	JH
7/18/2018	MEASURED	JE
11/23/2007	MEASURE	
11/23/2007	LISTED	
11/23/2007	MEASURE	
11/23/2007	LISTED	

Special Features & Yard Items

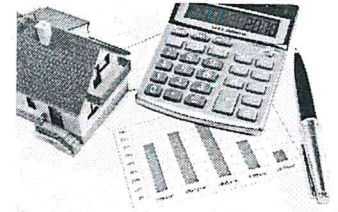
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU
ExtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2			
3			
4			
Totals	1	0	0



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[Next Card](#)

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

Parcel Identification		Assessment	
Map/Lot	92 16	Land	\$175,400
Account	5273	Building	\$286,600
State Code	06 - Comm 2	Card Total	\$462,000
Card	1/2	Parcel Total	\$580,700
User Account			



Prior Assessments

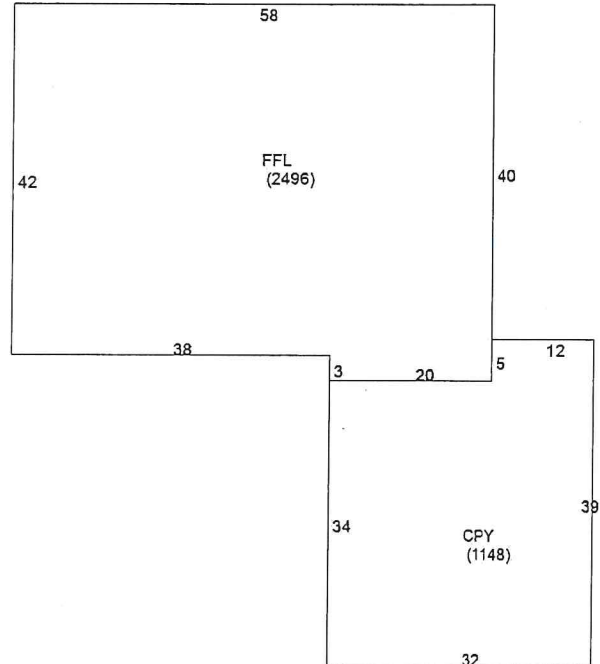
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$175,400	\$343,800	\$61,500	\$580,700
2021	\$180,900	\$347,200	\$61,500	\$589,600
2020	\$180,900	\$347,200	\$61,500	\$589,600
2019	\$180,900	\$347,200	\$61,500	\$589,600

Location and Owner

Location	1282 HOPE ST
Owner	1282 REALTY LLC
Owner2	
Owner3	
Address	690 WARREN AVE
Address2	
Address3	EAST PROVIDENCE RI 02914

Building Information

Design	GasStns
Year Built	1960
Heat	Forced Warm Air
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	
Above Grade Living Area	2,496 SF



Sale Information

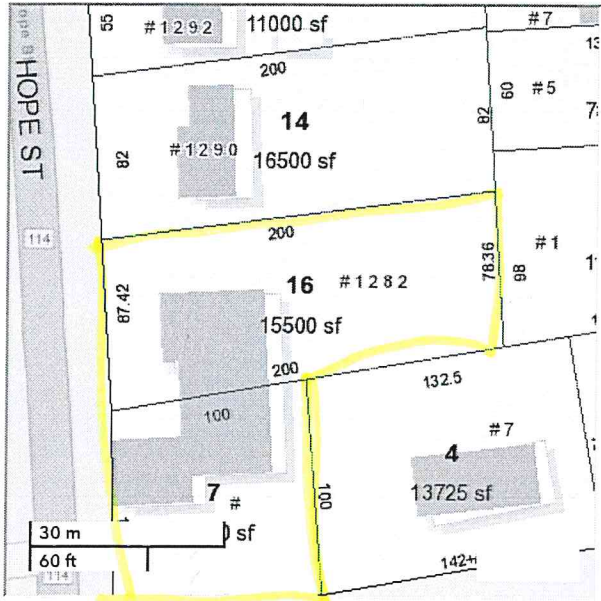
Sale Date	Sale Price	Legal Reference	Instrument
03/10/2015	\$300,000	1793-189	Warranty
03/10/2015	\$300,000	1793-189	Warranty

Building Sub Areas

Sub Area	Net Area
1st FLOOR	2,496 SF
CANOPY	1,148 SF

Land Information

Land Area	0.356 AC
Zoning	LB



[Click To Open AxisGIS Maps](#)

View

-

Neighborhood

CI3

Yard Item(s)

Description	Quantity	Size	Year
Paving Asphalt	1	10000	1960
Tank-Underground	1	8000	1960
Tank-Underground	1	16000	1960
Tank-Underground	1	6000	1960
Sign	2	3000	2013

CAI Property Card

Town of Bristol, RI



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 1282 HOPE ST ACRES: 0.3558 PARCEL ID: 92 16 LAND USE CODE: 06 CONDO COMPLEX: OWNER: 1282 REALTY LLC CO - OWNER: MAILING ADDRESS: 690 WARREN AVE ZONING: LB PATRIOT ACCOUNT #: 5273	BUILDING STYLE: GasStns UNITS: 4 YEAR BUILT: 1960 FRAME: Masonry EXTERIOR WALL COVER: Concrete Blo ROOF STYLE: Flat ROOF COVER: Rubber
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/10/2015 BOOK & PAGE: 1793-189 SALE PRICE: 300,000 SALE DESCRIPTION: Other SELLER: SERPA, WILLIAM G. ET UX	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 5 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5244 FINISHED BUILDING AREA: 4096 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	
LAND: \$175,400 YARD: \$61,500 BUILDING: \$343,800 TOTAL: \$580,700	
SKETCH	PHOTO



www.cai-tech.com

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12/19/2023

Property Information - Bristol, RI

Page 1 of 1

2023 DEC 29 AM 8:32

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Bait shop ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Bakery ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	Y
Car rental	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	S
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Convenience store ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y

TOWN OF HISTON
COMMUNITY DEV.

2023 DEC 29 AM 8:32

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
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	Y
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Lumber / building products	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Video rental and sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y

SUNSHINE PART 1 - 11/15/2022

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
Mechanical equipment repair AM: 32	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y
Printing, blueprinting and photocopying 2023 DEC 29	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Artist work or sale space (studio/gallery)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	ANY	Y
Artisan manufacturing and production (see definition below) and sale space	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	ANY	Y
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pet grooming	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y



1282 Hope Street - 300' Radius

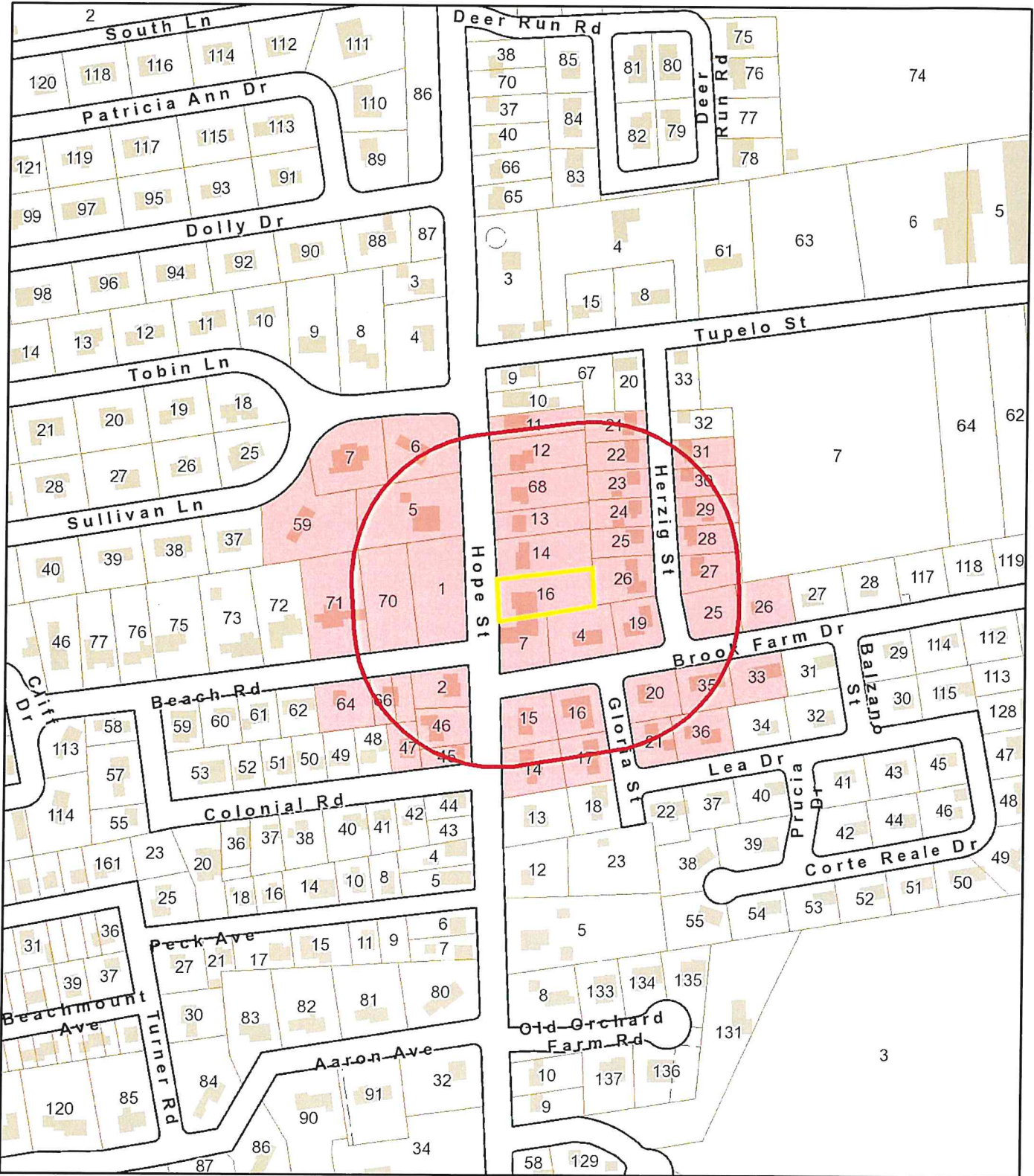
Bristol, RI



January 11, 2024

1 inch = 281 Feet

www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Subject Property:

Parcel Number: 92-16
CAMA Number: 92-16
Property Address: 1282 HOPE ST

Mailing Address: 1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

Abutters:

Parcel Number: 100-14
CAMA Number: 100-14
Property Address: 1268 HOPE ST

Mailing Address: SQUATRITO, ROBERT J & MARGARET F
TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-15
CAMA Number: 100-15
Property Address: 1270 HOPE ST

Mailing Address: PTASIENSKI, GABRIEL P. & ORDING,
SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-16
CAMA Number: 100-16
Property Address: 6 BROOKS FARM DR

Mailing Address: TANZER, FLOYD R. & SILBER, JUDY G.
TE
14 DEER RUN RD
BRISTOL, RI 02809

Parcel Number: 100-17
CAMA Number: 100-17
Property Address: 7 GLORIA ST

Mailing Address: MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-19
CAMA Number: 100-19
Property Address: 11 BROOKS FARM DR

Mailing Address: COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

Parcel Number: 100-20
CAMA Number: 100-20
Property Address: 12 GLORIA ST

Mailing Address: DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-21
CAMA Number: 100-21
Property Address: 8 GLORIA ST

Mailing Address: MCELROY, PAMELA R & NORTON,
CAITLIN M TRUSTEES-PAMELA R
MCELROY TRUST
8 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-25
CAMA Number: 100-25
Property Address: 15 BROOKS FARM DR

Mailing Address: SILVA, ARNOLD A ELEANOR, LIFE
ESTATE & DENNIS
15 BROOKS FARM DR
BRISTOL, RI 02809

Parcel Number: 100-26
CAMA Number: 100-26
Property Address: 19 BROOKS FARM DR

Mailing Address: CORDIS, EDWARD ERIC & STEPHANIE L
TE
19 BROOKS FARM DR
BRISTOL, RI 02809

Parcel Number: 100-33
CAMA Number: 100-33
Property Address: 20 BROOKS FARM DR

Mailing Address: ST. ANGELO, PAUL M.
20 BROOKS FARM DR
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 100-35 CAMA Number: 100-35 Property Address: 16 BROOKS FARM DR	Mailing Address: DA SILVA, SILVIA J. TRST MANUEL L. & SILVIA J. DASILVIA L 16 BROOKS FARM DR BRISTOL, RI 02809
Parcel Number: 100-36 CAMA Number: 100-36 Property Address: 5 LEA DR	Mailing Address: CURRY, WILLIAM M. ET UX ELIZABETH M. CURRY TE 5 LEA DRIVE BRISTOL, RI 02809
Parcel Number: 100-4 CAMA Number: 100-4 Property Address: 7 BROOKS FARM DR	Mailing Address: HAYES, MARY ANN 95 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 100-7 CAMA Number: 100-7 Property Address: HOPE ST	Mailing Address: 1282 REALTY, LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 55-5 CAMA Number: 55-5 Property Address: 1293 HOPE ST	Mailing Address: SHARP, HENRY S. ELLEN J. TE 1293 HOPE ST BRISTOL, RI 02809
Parcel Number: 55-59 CAMA Number: 55-59 Property Address: 6 SULLIVAN LN	Mailing Address: SULLIVAN, MARGARET M, TRUSTEE 6 SULLIVAN LANE BRISTOL, RI 02809
Parcel Number: 55-6 CAMA Number: 55-6 Property Address: 2 SULLIVAN LN	Mailing Address: BERARDO, MICHAEL S 2 SULLIVAN LN BRISTOL, RI 02809
Parcel Number: 55-7 CAMA Number: 55-7 Property Address: 4 SULLIVAN LN	Mailing Address: HANOIAN, MARY E. TRUSTEE MARY E. HANOIAN LIVING TRUST 4 SULLIVAN LN BRISTOL, RI 02809
Parcel Number: 61-1 CAMA Number: 61-1 Property Address: 1287 HOPE ST	Mailing Address: EMANUEL, MARY KAREN & MUELLER, CHARLES TOBIAS TE 1287 HOPE STREET BRISTOL, RI 02809
Parcel Number: 61-2 CAMA Number: 61-2 Property Address: 1281 HOPE ST	Mailing Address: PUMA, DANIEL R JR & TERESA C TE 1281 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-45 CAMA Number: 61-45 Property Address: 1271 HOPE ST	Mailing Address: HAAS, GERALD W & DIAS, STEFANIE R TE 1271 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-46 CAMA Number: 61-46 Property Address: 1277 HOPE ST	Mailing Address: BRUNELLI, ALBERT V JR ET UX 1277 HOPE STREET BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 61-47 CAMA Number: 61-47 Property Address: 1 COLONIAL RD	Mailing Address: FERREIRA, CHRISTOPHER & KAREN A TE 1 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-64 CAMA Number: 61-64 Property Address: 124 BEACH RD	Mailing Address: ZEXTER, MELISSA R 124 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-66 CAMA Number: 61-66 Property Address: BEACH RD	Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-67 CAMA Number: 61-67 Property Address: 128 BEACH RD	Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-70 CAMA Number: 61-70 Property Address: 127 BEACH RD	Mailing Address: OWEN, STACY L 127 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-71 CAMA Number: 61-71 Property Address: 125 BEACH RD	Mailing Address: EMOND, RICHARD ET UX JANET EMOND TE 125 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 92-11 CAMA Number: 92-11 Property Address: 1300 HOPE ST	Mailing Address: HAYES, MATTHEW D. (50%) & REILLY, RENEE (50%) TC PO BOX 90 BRISTOL, RI 02809
Parcel Number: 92-12 CAMA Number: 92-12 Property Address: 1298 HOPE ST	Mailing Address: ENES, ALEXANDRE B 75 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 92-13 CAMA Number: 92-13 Property Address: 1292 HOPE ST	Mailing Address: BULLARD, WILLIAM A. III SARAH TE 19 BEACON PARK DR EAST PROVIDENCE, RI 02915-3615
Parcel Number: 92-14 CAMA Number: 92-14 Property Address: 1290 HOPE ST	Mailing Address: SAFFORD, EDWIN R. IV 55 TOWNSEND ST BARRINGTON, RI 02806
Parcel Number: 92-16 CAMA Number: 92-16 Property Address: 1282 HOPE ST	Mailing Address: 1282 REALTY LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 92-21 CAMA Number: 92-21 Property Address: 15 HERZIG ST	Mailing Address: MCADAM, DONNA M. 15 HERZIG ST BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 92-22
CAMA Number: 92-22
Property Address: 11 HERZIG ST

Mailing Address: LAMOUREUX, MARC CHRISTOPHER &
DONNA JEAN TE
11 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-23
CAMA Number: 92-23
Property Address: 9 HERZIG ST

Mailing Address: DUARTE, RAYCHELLE
9 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-24
CAMA Number: 92-24
Property Address: 7 HERZIG ST

Mailing Address: BAKER, ROBERT H. & STAATS, DANA M.
TE
7 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-25
CAMA Number: 92-25
Property Address: 5 HERZIG ST

Mailing Address: FERRARA, GINA L.
5 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-26
CAMA Number: 92-26
Property Address: 1 HERZIG ST

Mailing Address: FASANO, ALEXANDRA & NECZYPOR,
EVA TE
1 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-27
CAMA Number: 92-27
Property Address: 2 HERZIG ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Parcel Number: 92-28
CAMA Number: 92-28
Property Address: 6 HERZIG ST

Mailing Address: BRUDENELL, IAN B & LINDSAY S TE
6 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-29
CAMA Number: 92-29
Property Address: 8 HERZIG ST

Mailing Address: MEDEIROS, RICHARD S. ET UX LISA M.
MEDEIROS TE
8 HERZIG ST.
BRISTOL, RI 02809

Parcel Number: 92-30
CAMA Number: 92-30
Property Address: 10 HERZIG ST

Mailing Address: SILVIA, FRANK LIFE ESTATE
MEDEIROS, BERNADETTE
43 ACADEMY AVE
BRISTOL, RI 02809-4102

Parcel Number: 92-31
CAMA Number: 92-31
Property Address: 12 HERZIG ST

Mailing Address: LAWRENCE, JASON A.
12 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-68
CAMA Number: 92-68
Property Address: 1296 HOPE ST

Mailing Address: VIRGADAMO, PAUL R JR WENDY H. TE
1296 HOPE ST
BRISTOL, RI 02809



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1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

CURRY, WILLIAM M. ET UX
ELIZABETH M. CURRY TE
5 LEA DRIVE
BRISTOL, RI 02809

HAAS, GERALD W & DIAS, ST
1271 HOPE ST
BRISTOL, RI 02809

1282 REALTY, LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

DA SILVA, SILVIA J. TRST
MANUEL L. & SILVIA J. DASILV
16 BROOKS FARM DR
BRISTOL, RI 02809

HANOIAN, MARY E. TRUSTEE
MARY E. HANOIAN LIVING TR
4 SULLIVAN LN
BRISTOL, RI 02809

BAKER, ROBERT H. &
STAATS, DANA M. TE
7 HERZIG ST
BRISTOL, RI 02809

DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

BERARDO, MICHAEL S
2 SULLIVAN LN
BRISTOL, RI 02809

DUARTE, RAYCHELLE
9 HERZIG ST
BRISTOL, RI 02809

HAYES, MATTHEW D. (50%) &
REILLY, RENEE (50%) TC
PO BOX 90
BRISTOL, RI 02809

BRUDENELL, IAN B &
LINDSAY S TE
6 HERZIG ST
BRISTOL, RI 02809

EMANUEL, MARY KAREN & MUE
1287 HOPE STREET
BRISTOL, RI 02809

LAMOUREUX, MARC CHRISTOPH
DONNA JEAN TE
11 HERZIG ST
BRISTOL, RI 02809

BRUNELLI, ALBERT V JR
ET UX
1277 HOPE STREET
BRISTOL, RI 02809

EMOND, RICHARD ET UX
JANET EMOND TE
125 BEACH ROAD
BRISTOL, RI 02809

LAWRENCE, JASON A.
12 HERZIG ST
BRISTOL, RI 02809

BULLARD, WILLIAM A. III
SARAH TE
19 BEACON PARK DR
EAST PROVIDENCE, RI 02915-
3615

ENES, ALEXANDRE B
75 FRANKLIN ST
BRISTOL, RI 02809

MCADAM, DONNA M.
15 HERZIG ST
BRISTOL, RI 02809

CONLEY, JASON R &
SILVA, CHRISTOPHER J TE
128 BEACH RD
BRISTOL, RI 02809

FASANO, ALEXANDRA &
NECZYPOR, EVA TE
1 HERZIG ST
BRISTOL, RI 02809

MCELROY, PAMELA R & NORTO
TRUSTEES-PAMELA R MCELROY
8 GLORIA ST
BRISTOL, RI 02809

CORDIS, EDWARD ERIC & STE
19 BROOKS FARM DR
BRISTOL, RI 02809

FERRARA, GINA L.
5 HERZIG ST
BRISTOL, RI 02809

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

FERREIRA, CHRISTOPHER & K
1 COLONIAL RD
BRISTOL, RI 02809

MEDEIROS, RICHARD S. ET U
LISA M. MEDEIROS TE
8 HERZIG ST.
BRISTOL, RI 02809

OWEN, STACY L
127 BEACH RD
BRISTOL, RI 02809

TANZER, FLOYD R. &
SILBER, JUDY G. TE
14 DEER RUN RD
BRISTOL, RI 02809

PTASIENSKI, GABRIEL P. &
ORDING, SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

VIRGADAMO, PAUL R JR
WENDY H. TE
1296 HOPE ST
BRISTOL, RI 02809

PUMA, DANIEL R JR & TERES
1281 HOPE ST
BRISTOL, RI 02809

WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

SAFFORD, EDWIN R. IV
55 TOWNSEND ST
BARRINGTON, RI 02806

ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809

SHARP, HENRY S.
ELLEN J. TE
1293 HOPE ST
BRISTOL, RI 02809

SILVA, ARNOLD A
ELEANOR, LIFE ESTATE & DE
15 BROOKS FARM DR
BRISTOL, RI 02809

SILVIA, FRANK LIFE ESTAT
MEDEIROS, BERNADETTE
43 ACADEMY AVE
BRISTOL, RI 02809-4102

SQUATRITO, ROBERT J &
MARGARET F TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

ST. ANGELO, PAUL M.
20 BROOKS FARM DR
BRISTOL, RI 02809

SULLIVAN, MARGARET M, TRU
6 SULLIVAN LANE
BRISTOL, RI 02809