



**Town of Bristol, Rhode Island**  
**Zoning Board of Review**

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

File #2024-07

**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: **Jeanine P. and Daniel P. McConaghy**

PROPERTY OWNER: **Jeanine P. and Daniel P. McConaghy**

LOCATION: **135 Kickemuit Avenue**

PLAT: **133** LOT: **37**

ZONE: **Residential R-15**

APPLICANT IS REQUESTING:

**DIMENSIONAL VARIANCES:** to demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot, and with a second floor footprint that exceeds the maximum two thirds size of the first floor footprint; and

**SPECIAL USE PERMIT:** to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone

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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, February 1, 2024.

2024 JAN 12 PM 1:51



Town of Bristol, Rhode Island

Department of Community Development  
Zoning Board of Review

APPLICATION

File No: 2024-07

Accepted by ZEO: EMT 1/12/2024

<b>APPLICANT</b>	Name: Jeanine and Daniel McConaghy
	Address: 135 Kickemuit Ave
	City: Bristol State: RI Zip: 02809
	Phone #: (401) 234-3050 Email: dpmcconaghy@gmail.com
<b>PROPERTY OWNER</b>	Name: _____
	Address: <i>Same as above</i>
	City: _____ State: _____ Zip: _____
	Phone #: _____ Email: _____

1. Location of subject property: 135 Kickemuit Avenue

Assessor's Plat(s)#: 133 Lot(s) #: 37

2. Zoning district in which property is located: R-15

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): 28.111; Front yard setback 28-150 (eee) 4.i; Footprint

Special Use Permit Section(s): 28.111; Building height in a Flood Zone

Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement, 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?: Purchased 9/29/23

7. Present use of property: Single family dwelling

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): 29' x 28', 692 sf  
There are also 2 small sheds, 194 sf and 92 sf

10. Proposed use of property: Single family dwelling

11. Give extent of proposed alterations: Demolition of existing house and sheds located within the flood zone and construction of a new flood elevated single family house

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12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_  
 Building size: 28' x 41' with a 7.75'x15.33' stair bay on public right-of-way side, total 1,267 sf.  
 Building Height: 42.33' above mean existing grade but 32.33' above freeboard

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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: <u>35'</u>	Proposed Setback: <u>19'</u>
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: <u>35'</u>	Proposed: <u>42'-4" (32'-4" above freeboard)</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: \_\_\_\_\_ Proposed: \_\_\_\_\_

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? No  
 If yes, has he refused a permit? \_\_\_\_\_ If refused, on what grounds? \_\_\_\_\_

15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)

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

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? Yes If yes, which one?: AE 13

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: [Signature] Date: 1/11/24  
 Print Name: Daniel P. McConaghy

Property Owner's Signature: [Signature] Date: 1/11/24  
 Print Name: Jeanne P. McConaghy

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:  
 Name: Bruce H. Cox Telephone #: 401-437-1100  
 Address: 1481 Wampanoag Trail East Providence RI 02915

## Variance and Special Use Request for

### 135 Kickemuit Avenue, Bristol, RI

The subject property is an 18,625 sf lot located at the corner of Wilcox Street and Kickemuit Avenue. There is currently a 1930 one bedroom cottage with two small sheds on the lot. The property is accessed from both Kickemuit Avenue and Wilcox Street. Kickemuit Avenue at this location is a dead end right of way for access to the Kickemuit River.

The existing house is in disrepair, is too close to the coastal feature and is well below the base flood elevation. The owners intend to demolish it and build a new full time family residence. The new house strives to comply with CRMC, FEMA, and the Town of Bristol Zoning Ordinance while providing the owners with a modest size residence for them and their three children. Care has been taken with the design to give it architectural interest that will be an asset to the neighborhood with various articulations and a steep roof-line while keeping a reasonable footprint. The house's height above the flood protection measures is being kept to a visual minimum with a steep roof and entry stair articulation at the street side.

#### **Relief is being requested of the Zoning Board in the following areas:**

1) A **Special Use Permit** is requested due to the proposed structure being over 25' in a flood zone. The proposed house will be 42'-4" above the existing mean grade of 6.85' and 41'-0" above proposed final grade. There will be 3'-9" of Freeboard above the 13.0' Base Flood Elevation making the "Building Height" 32'-4". The design has minimized the height by limiting the interior ceiling heights and creating large overhangs that extend down to just above the second floor windows giving the appearance of a much lower roof. The design complies with all standards in Section 28-150 (eee) and, we believe, the spirit of the standard in Section 28-150 (eee)4.i for which we request a dimensional variance.

- a. Standard 1: The construction will conform to all building code requirements in a flood zone. The lower level will be properly flood vented and engineered per requirements for residences in the AE Zone with limited wave action. Moreover, the design provides an additional 3'-9" of Freeboard per recommendations from CRMC and FEMA.
- b. Standard 2: No roof pitches are less than 4/12 except under deck. The small attic dormers have a 4/12 roof pitch, the main roof has a pitch of 10/12 around the entire house with large overhangs. The only roof pitch less than 4/12 is the small deck over the entry stair bay.
- c. Standard 3: Wilcox side front yard is well back of the average street-side setbacks. Kickemuit side front yard is subject to Variance Request below
- d. Standard 4: Building size is as follows.
  - Lot Size 18,625sf - .3 GFA = 5,588 sf
  - 60% allowed on 1st Floor = 3,353 sf

- 40% allowed on 2st Floor = 2,235sf
- Actual proposed footprint:
  - 1st Floor = 1,267sf (23% of GFA)
  - 2nd Floor 1,267sf (23% of GFA)
  - Attic Under Roof 700 sf
  - Water-side Deck 308 sf (5.5% of GFA where 15% is allowed)
- e. Standard 5. Articulation along the public right of way consists of an entry stair bay that is 7'-9" deep by 15'-4" wide in the middle of the 41' length of the house covering the entire vertical surface.

2) **A Dimensional Variance** is requested from the newly adopted Special Use rule Section 28-150(eee)4.i which states that a second floor footprint should not exceed two thirds of the first floor footprint. As noted above, our design has used low overhangs and articulations to create interest and the feel of a lower roof. The first floor footprint is 1,267 sf (23% of GFA where 3,353 is allowed based on the lot size), the second floor is 1,267 and the attic under roof is 700sf. Our proposed design meets all of the Special Use criteria and, we believe is in concert with the spirit of those criteria. The request for relief from this specific criteria, — complies with the standards in Sec. 28-409.

- a. *That 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 not due to an economic disability of the applicant.* Because the existing grade of 6.85 is so far below BFE, the house needs to be raised significantly to comply with FEMA flood zone requirements and the recommended added freeboard per CRMC. Having the first floor footprint be larger than requested would result in a significantly longer house given the shape and constraints of the lot that would not be in concert with the neighborhood or desired by the owners.
- b. *That such hardship is not the result of any prior action of the applicant.* The existing property presents this hardship and the existing dwelling needs to be replaced as it is in disrepair and well below BFE.
- c. *That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.* The style and size of the house is consistent with surrounding area and the intent of the chapter appears to be to prevent elevated houses with little articulation and flat roofs. In contrast, this design has deep eaves and a street side articulation that maintains the spirit of the provision.
- d. *In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more*

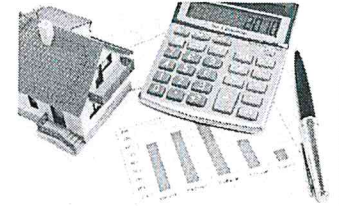
*valuable after the relief is granted shall not be grounds for relief.* Owners have three children and are attempting to maintain a small footprint house with adequate bedrooms. Having a main 2nd floor sleeping floor with three bedrooms is a normal residential expectation and one that is a minimum need for the owners. In addition, because the owner's wish to age in place, area for an elevator is needed. As such the 2nd floor has been designed to provide basic useable spaces in as small as space as practical at a reasonable 1267sf. To comply with section Section 28-150(eee)4.i, owners would need to enlarge the first floor significantly to a minimum of 1900sf. This would result in a needlessly large residence with significantly longer frontage along the Kickemuit Avenue — potentially a minimum of an additional 22' x 28'. Owners would like to avoid having such a large first floor footprint and house that is so much larger than surrounding houses, and is much larger than they need or want. Also, while long narrow houses are sometimes desirable, because the house needs to be so elevated for flood purposes, the resulting footprint of the unused ground floor would be massive.

- 3) A **Dimensional Variance** is requested to have a 19' Front Yard on the Kickemuit Avenue side where 35' is required. The 19' is to the stair bay ("side articulation") which breaks up the massing of the house. The setback to the main structure is 26'-9". The proposed house location at the dead end off of Kickemuit Ave is generally beyond where the street becomes a granite marked "Public Right of Way" after the Harrison St intersection. The request complies with the standards in Sec. 28-409.
- a. *That 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 not due to an economic disability of the applicant.* As a corner lot subject to both building restriction setbacks and CRMC buffer and construction setbacks, the buildable area is uniquely constrained. With a 75' wide lot and a 20' side yard and 35' front yard the buildable house width is 20' making it impossible to fit a modest house without relief.
  - b. *That such hardship is not the result of any prior action of the applicant.* The existing shape and location of property presents this hardship.
  - c. *That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.* The style and size of the house is consistent with surrounding area. Moreover, because Kickemuit Avenue at this point after Harrison Street is a dead end water access right of way, the reduction in front yard has even less impact. Additionally, while the existing cottage to be demolished has a current side yard of +/-7' where 20' is required, the proposal for the new dwelling is an improvement in holding the 20' side yard separation to the home at 3 Wilcox.
  - d. *In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount*

*to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.* Owners would be unable to fit the modest footprint house on the property given the dimensional constraints. Moreover, the Kickemuit Avenue Main Entry Articulation would be constrained undermining the intent to have a design that fits into the character of the neighborhood and the effort to comply with the articulation requirements of the Special Use regulations. This would effectively prohibit the owners from building their forever residence.



# Bristol, RI



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

Parcel Identification		Assessment	
Map/Lot	133 37	Land	\$512,700
Account	6990	Building	\$117,000
State Code	11 - Seas & Beach	Card Total	\$629,700
Card	1/1	Parcel Total	\$629,700
User Account			



**Prior Assessments**

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$512,700	\$116,300	\$700	\$629,700
2021	\$457,100	\$74,400	\$700	\$532,200
2020	\$457,100	\$74,400	\$700	\$532,200
2019	\$457,100	\$74,400	\$700	\$532,200

**Location and Owner**

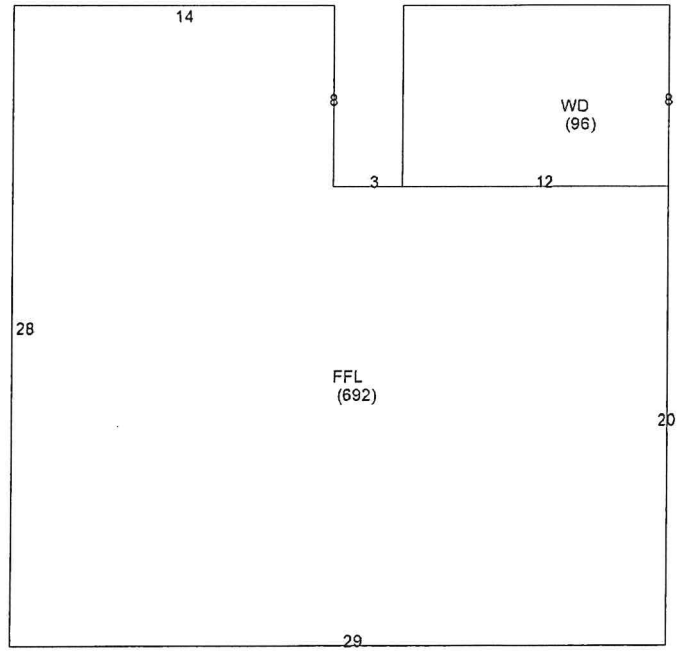
Location	135 KICKEMUIT AVE
Owner	MCCONAGHY, JEANINE P. & DANIEL P. TE
Owner2	
Owner3	
Address	135 KICKEMUIT AVE
Address2	
Address3	BRISTOL RI 02809

**Building Information**

Design	Cottage
Year Built	1930
Heat	BB Hot Water
Fireplaces	0
Rooms	4
Bedrooms	1
Bathrooms	1 Full Bath
Above Grade Living Area	692 SF

**Sale Information**

Sale Date	Sale Price	Legal Reference	Instrument
09/29/2023	\$827,000	2224-179	Warranty
11/17/2016	\$0	1871-333	Quit Claim
12/12/2013	\$262,500	1737-290	Executor
04/30/2008	\$0	1434-42	Quit Claim



**Building Sub Areas**

Sub Area	Net Area
1st FLOOR	692 SF
WOOD DECK	96 SF

**Land Information**

Land Area	0.428 AC
Zoning	R-15



**Owner** **Owner Account #:**

Owner 1	HESSE, NATHANIEL THOMPSON &	% Owned	0.00
Owner 2	VAN BUREN, ALICE TE	% Owned	0.00
Owner 3		% Owned	0.00

Address: 135 KICKEMUIT AVE, BRISTOL, RI 02809-0000

**Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
11	116,300	700	0.43	512,700	0	629,700
TOTAL	116,300	700	0.43	512,700	0	629,700

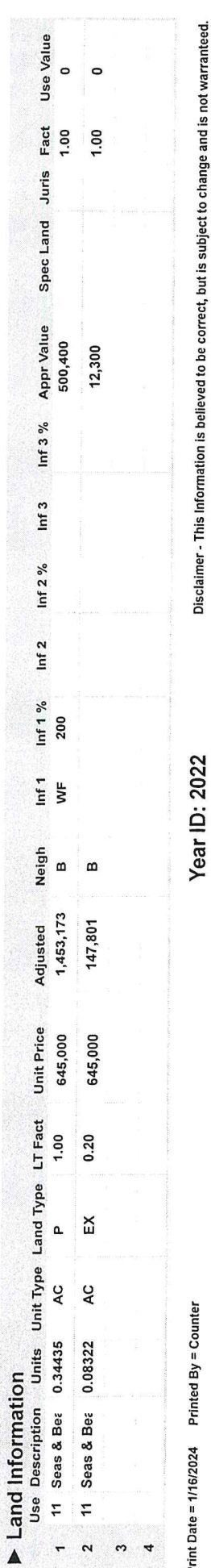
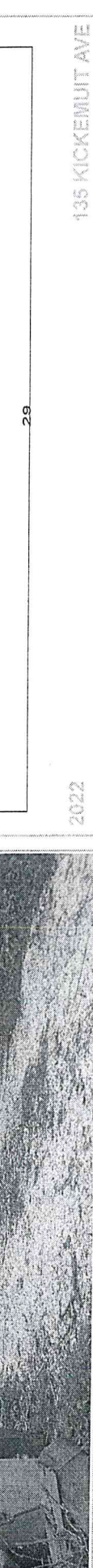
Source > Mkt-Adj Cost VAL per SQ Unit/Card > 799.11 VAL per SQ Unit/Parcel > 799.11

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HESSE, NATHANIEL THOMPSON	11/17/2016	0	1871-333	A	Q
RAGAN, LAUREN J ET AL	12/12/2013	262,500	1737-290	A	E
RAGAN, LAUREN J	04/30/2008	0	1434-42	A	Q

**Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	11	116,300	700	0	512,700	0	629,700	629,700
2021	11	74,400	700	0	457,100	0	532,200	532,200
2020	11	74,400	700	0	457,100	0	532,200	532,200
2019	11	74,400	700	0	457,100	0	532,200	532,200
2018	11	41,300	600	0	438,800	0	480,700	480,700
2017	11	41,300	600	0	438,800	0	480,700	480,700



**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
11 Seas & Beε	0.34435	AC	P	1.00	645,000	1,453,173	B	WF	200					500,400		1.00	1.00	0
11 Seas & Beε	0.08322	AC	EX	0.20	645,000	147,801	B							12,300		1.00	1.00	0
3																		
4																		



Building Information

Description	Story Height	1 Story	Description
BLDG Type	Cottage	1 Story	
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
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 HIGHT		Ceiling Type	
Parking Type		% Sprinkled	

Grade

Grade	Q4	Q4
Year Built	1930	EFF Year
Alt LUC		Alt %
		0.00

Depreciation

Code	Description	%
Condition AV	AV - Average	35.0
Functional OB	OB - One Ber	5.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		38.3

Other Factors

Flood Hazard	Topography	Street Traffic	Bas \$/SQ
LEVEL			159.00
PAVED			1.49
			1.01
			239.86
			20,500
			1.00
			1.00
			1.00
			188,319
			72,032
			116,287

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

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	Undep V
FFL	1st FLOOR	692	692	239.86	165,983
WD	WOOD DECK	96	0	19.13	1,836
Total		788	692		167,819

Notes

SHED 10X12 NV.- FUNC = ONLY 1 BEDROOM Summer cottage.Bldg vacant and Gutted. Dumpster on property,KR

Visit History

Date	Result	By
8/3/2021	REVIEW	MM
5/4/2018	REVIEW	JH
4/23/2018	VACANT LO	HS
2/14/2014	MEASURE	
2/14/2014	LISTED	

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	10	12	120	3	AV	2010	700
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

Term	Rental	AFDU
PriorID1c		
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

Room Counts by Floor

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

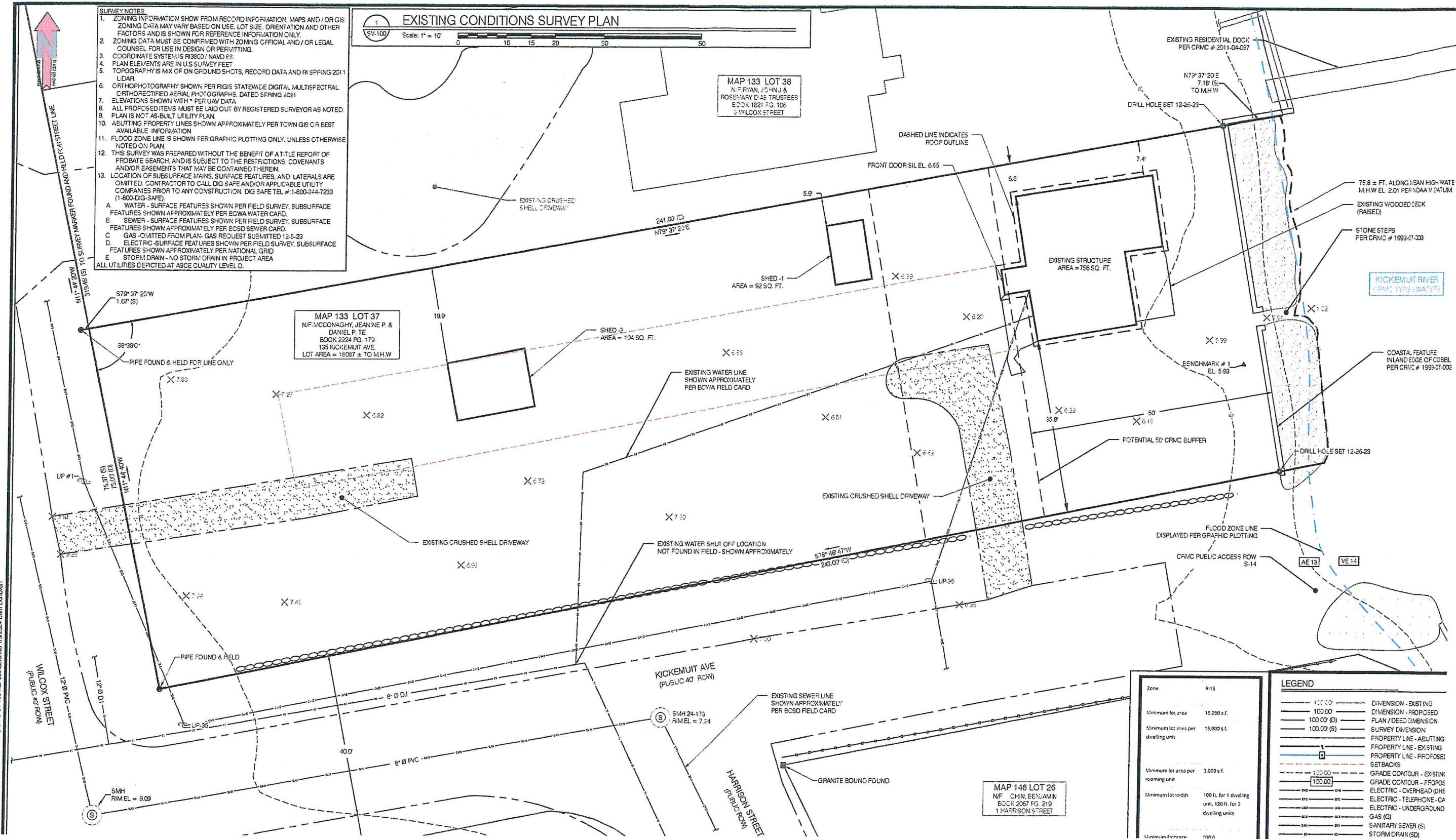
- SURVEY NOTES**
- ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
  - ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
  - COORDINATE SYSTEM IS R13000 / NAVD 83.
  - PLAN ELEVATIONS ARE IN U.S. SURVEY FEET.
  - TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND R1 SPRING 2011 LIDAR.
  - ORTHO PHOTOGRAPHY SHOWN PER RIGIS STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS, DATED SPRING 2021.
  - ELEVATIONS SHOWN WITH \* PER UAV DATA.
  - ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
  - PLAN IS NOT AS-BUILT UTILITY PLAN.
  - ADJUTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
  - FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL #1-800-344-7233 (1-800-DIG-SAFE).
  - WATER - SURFACE FEATURES SHOWN PER FIELD SURVEY, SUBSURFACE FEATURES SHOWN APPROXIMATELY PER BCWA WATER CARD.
  - SEWER - SURFACE FEATURES SHOWN PER FIELD SURVEY, SUBSURFACE FEATURES SHOWN APPROXIMATELY PER BCSD SEWER CARD.
  - GAS - OMITTED FROM PLAN. GAS REQUEST SUBMITTED 12-5-23.
  - ELECTRIC - SURFACE FEATURES SHOWN PER FIELD SURVEY, SUBSURFACE FEATURES SHOWN APPROXIMATELY PER NATIONAL GRID.
  - STORM DRAIN - NO STORM DRAIN IN PROJECT AREA.
  - ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.

**EXISTING CONDITIONS SURVEY PLAN**  
 Scale: 1" = 10'

MAP 133 LOT 38  
 N.F. RYAN, JOHN J. &  
 ROSEMARY D. AS TRUSTEES  
 BOOK 1821 PG. 105  
 3 WILCOX STREET

MAP 133 LOT 37  
 N.F. MCCONAGHY, JEANNE P. &  
 DANIEL P. TE  
 BOOK 2224 PG. 173  
 135 KICKEMUIT AVE.  
 LOT AREA = 18087 ± TO M.H.W.

MAP 146 LOT 26  
 N.F. CHIN, BENJAMIN  
 BOOK 2067 PG. 219  
 1 HARRISON STREET



Zone	R-15
Minimum lot area	15,000 s.f.
Minimum lot area per dwelling unit	15,000 s.f.
Minimum lot area per rooming unit	3,000 s.f.
Minimum lot width	100 ft. for 1 dwelling unit, 120 ft. for 2 dwelling units
Minimum Frontage	100 ft.

**LEGEND**

100.00	DIMENSION - EXISTING
100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION
100.00 (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
100.00	GRADE CONTOUR - EXISTING
100.00	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - UNDERGROUND (UE)
---	ELECTRIC - TELEPHONE (CA)
---	ELECTRIC - UNDERGROUND GAS (UG)
---	SANITARY SEWER (SS)
---	STORM DRAIN (SD)

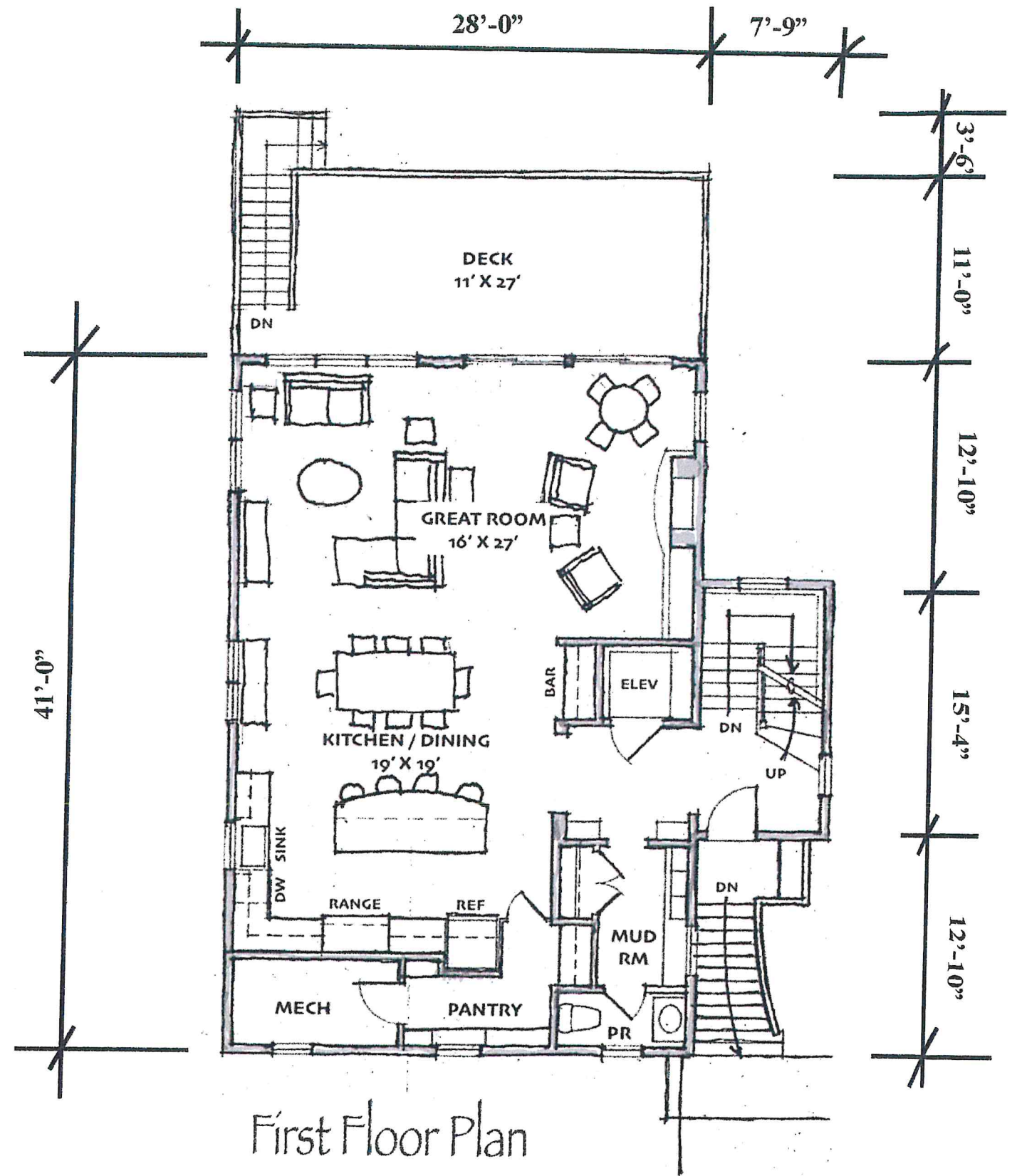
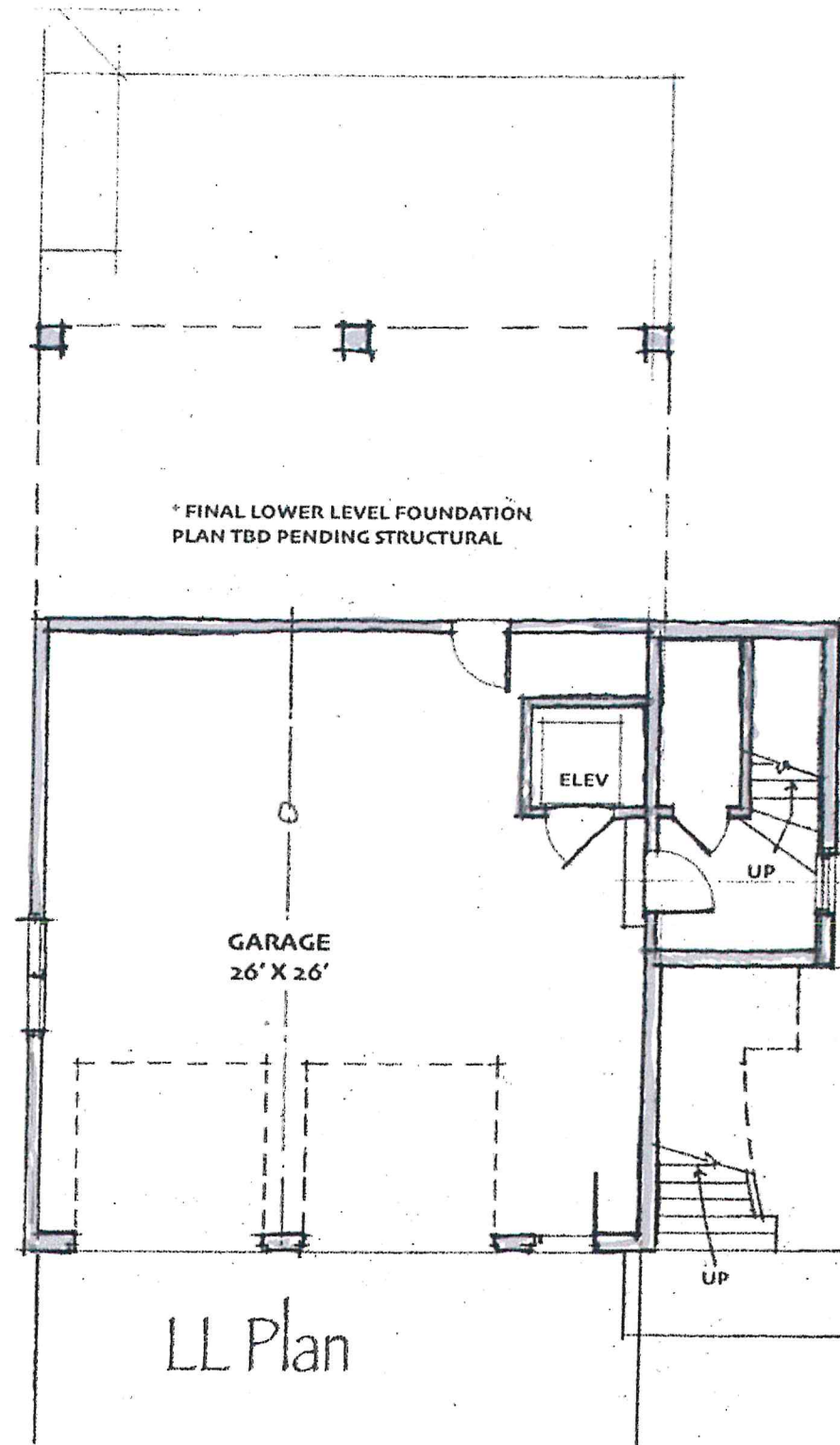
J. MCCONAGHY (135 KICKEMUIT AVE) DWG SV-100 NEL Standard.cib 1/9/2024 Liam Donovan

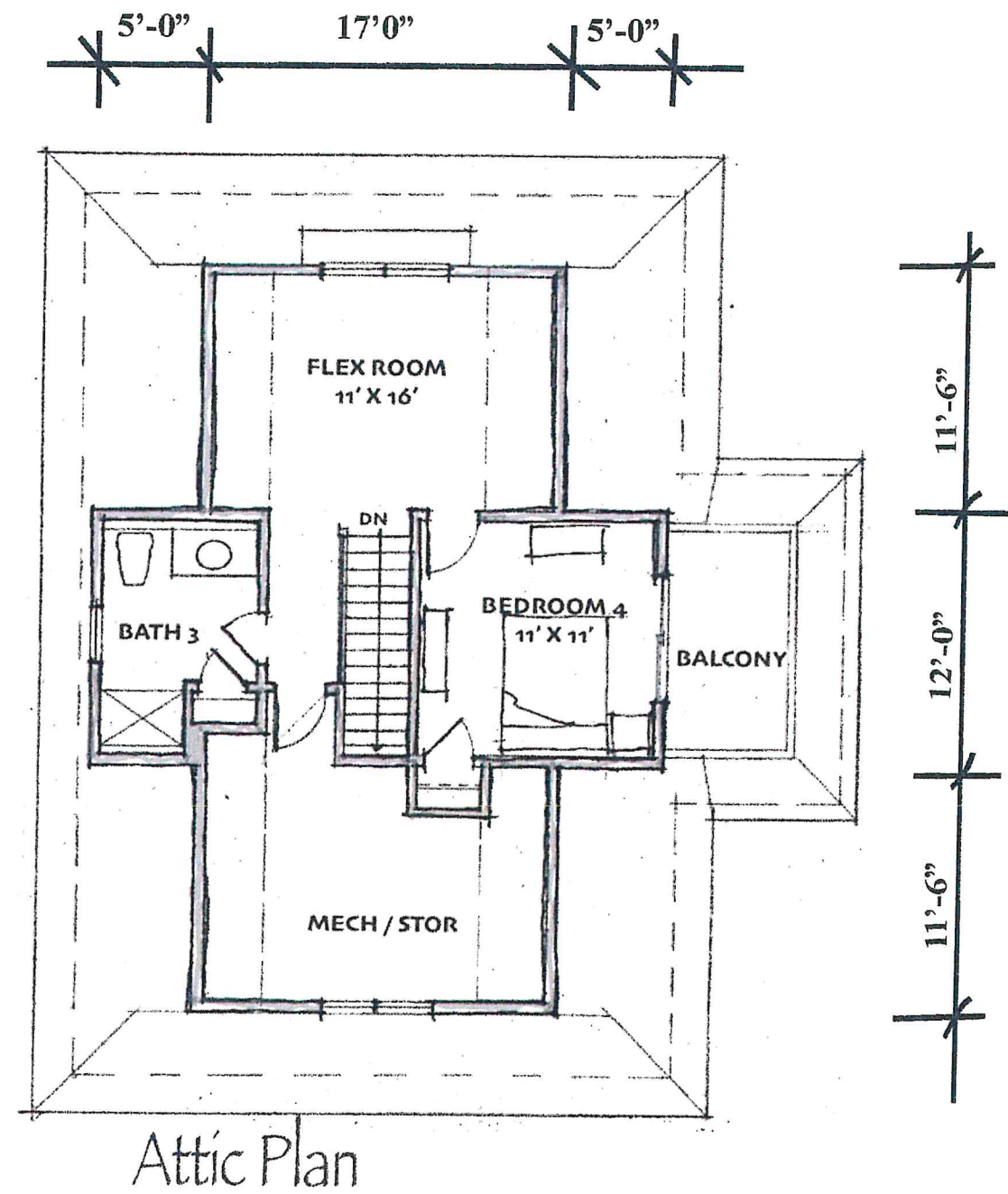
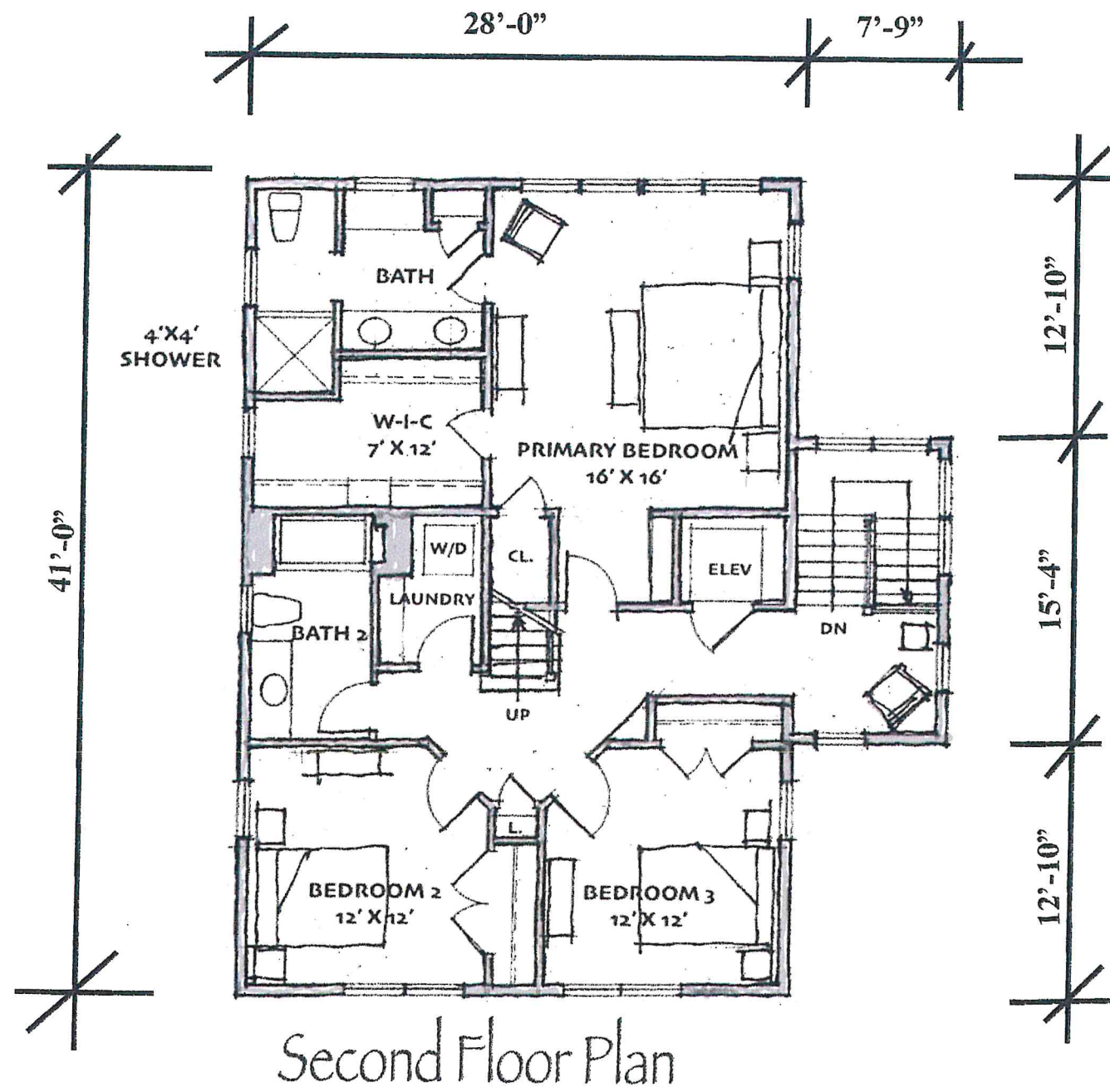
**SK1**

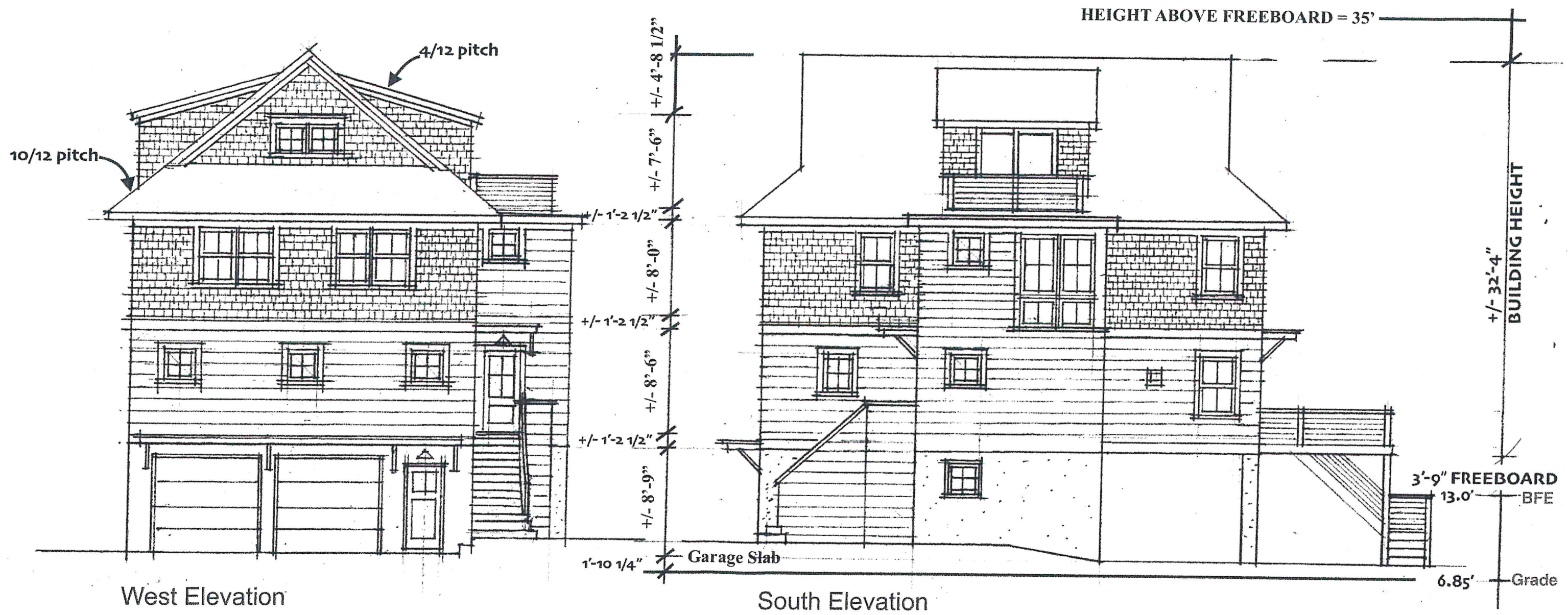
**EXISTING SITE PLAN**  
 1"=20'

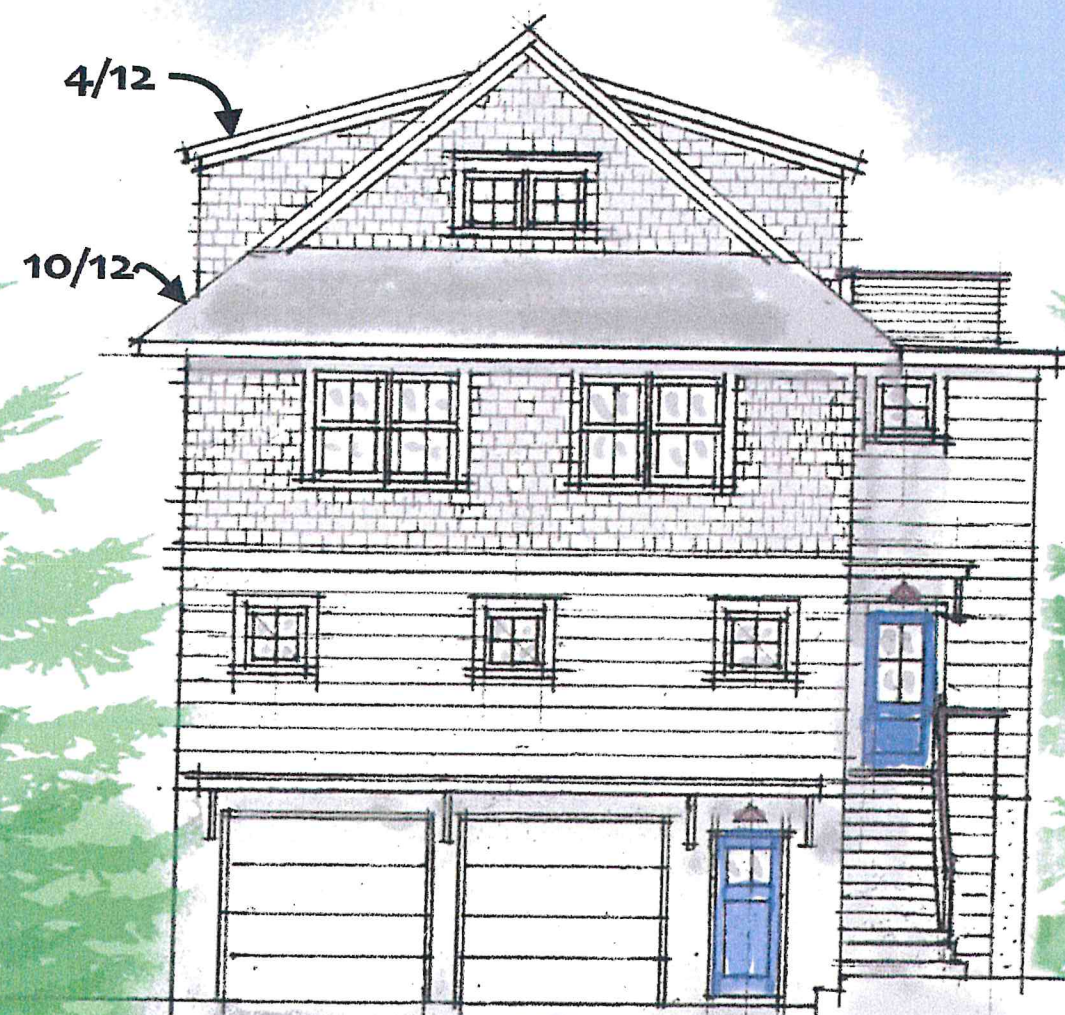
**Sheridan Associate, Inc.**  
 Jan 10, 2024











Wilcox Street Elevation



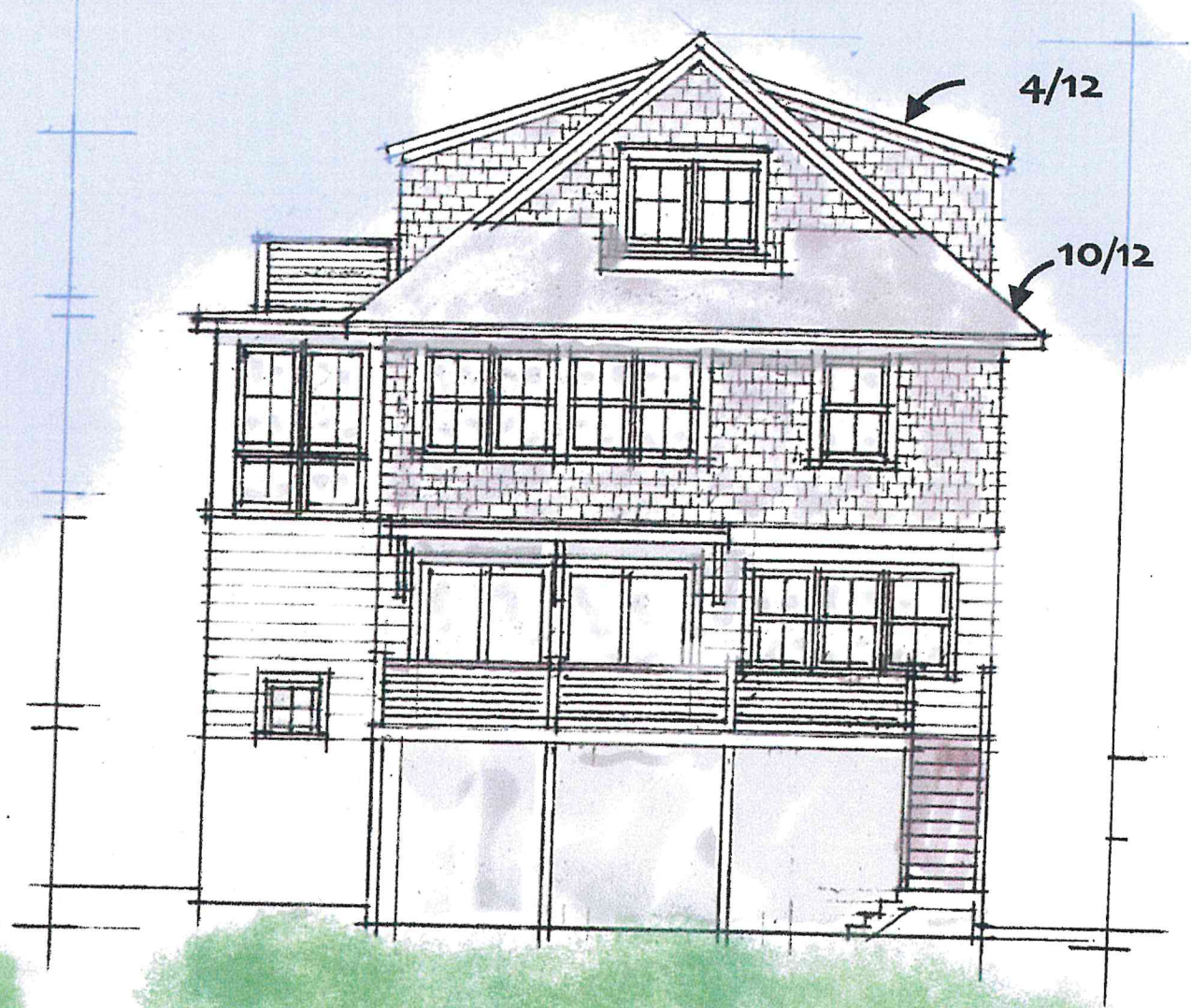
Kickemuit Ave. Elevation







Neighbor's Side Elevation



Water Side Elevation



# 135 Kickemuit Avenue - 300' Radius

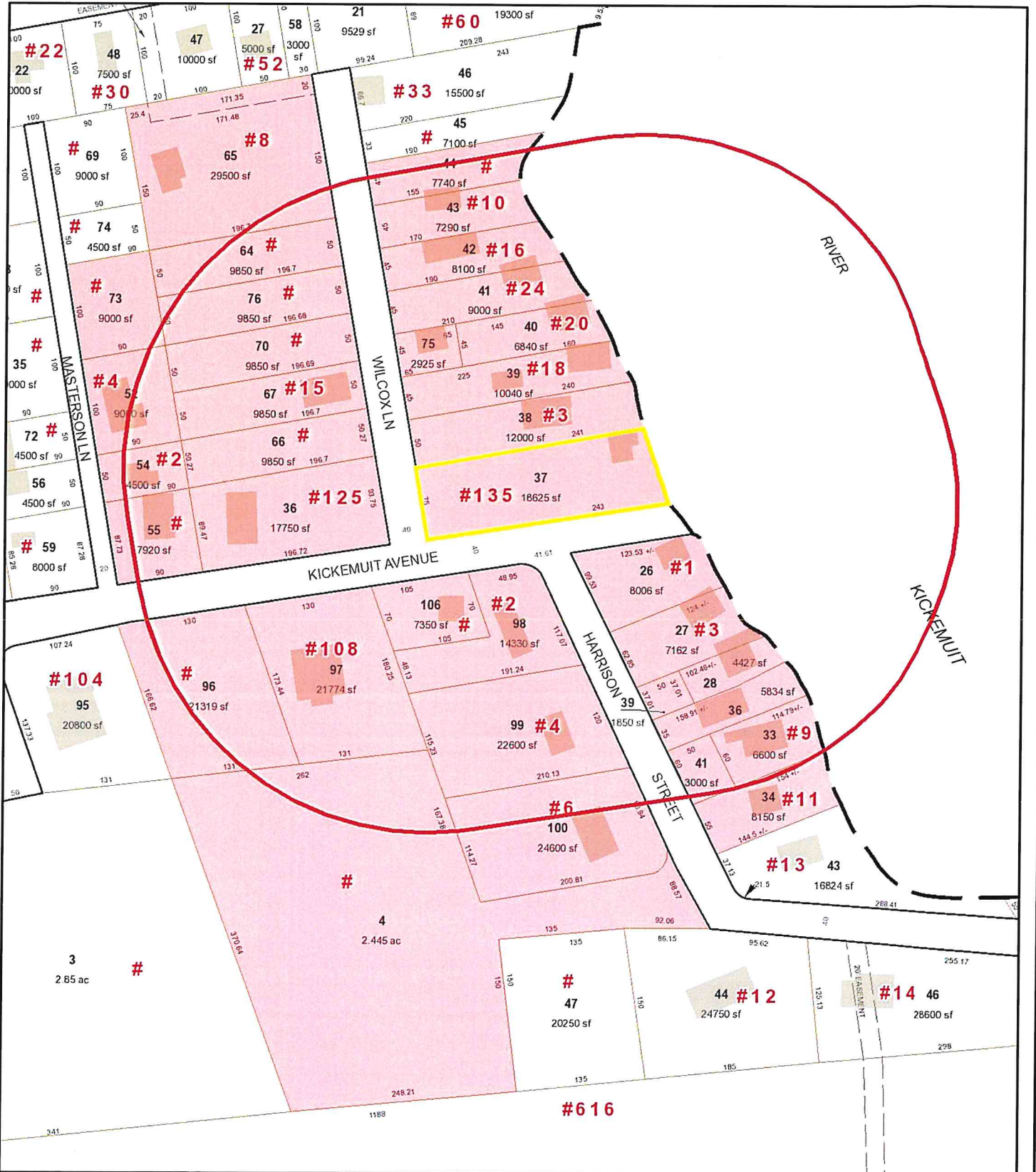
Bristol, RI



January 12, 2024

1 inch = 140 Feet

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# 300 foot Abutters List Report

Bristol, RI  
January 12, 2024

## Subject Property:

Parcel Number: 133-37  
CAMA Number: 133-37  
Property Address: 135 KICKEMUIT AVE

Mailing Address: MCCONAGHY, JEANINE P. & DANIEL P.  
TE  
135 KICKEMUIT AVE  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 133-100  
CAMA Number: 133-100  
Property Address: 6 HARRISON ST

Mailing Address: BYRD, VAUGHN R  
6 HARRISON ST  
BRISTOL, RI 02809

Parcel Number: 133-106  
CAMA Number: 133-106  
Property Address: KICKEMUIT AVE

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 133-36  
CAMA Number: 133-36  
Property Address: 125 KICKEMUIT AVE

Mailing Address: WEBSTER, DENISE  
125 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-37  
CAMA Number: 133-37  
Property Address: 135 KICKEMUIT AVE

Mailing Address: MCCONAGHY, JEANINE P. & DANIEL P.  
TE  
135 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-38  
CAMA Number: 133-38  
Property Address: 3 WILCOX ST

Mailing Address: RYAN, JOHN J & ROSEMARY D AS  
TRUSTEES IRREVOC TRUST JULY 1,  
2015  
3 WILCOX ST  
BRISTOL, RI 02809

Parcel Number: 133-39  
CAMA Number: 133-39  
Property Address: 18 WILCOX ST

Mailing Address: SAOBENTO, KRIS MARIE STEVEN A  
35 MONMOUTH DR  
RIVERSIDE, RI 02915

Parcel Number: 133-4  
CAMA Number: 133-4  
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.  
115 TUPELO ST.  
BRISTOL, RI 02809

Parcel Number: 133-40  
CAMA Number: 133-40  
Property Address: 20 WILCOX ST

Mailing Address: MELLO ANTHONY S & MARIA C CO-  
TRUSTEES  
10 MEADOW CT.  
SEEKONK, MA 02771

Parcel Number: 133-41  
CAMA Number: 133-41  
Property Address: 24 WILCOX ST

Mailing Address: QUINN, ROSWELL  
24 WILCOX ST  
BRISTOL, RI 02809

Parcel Number: 133-42  
CAMA Number: 133-42  
Property Address: 16 WILCOX ST

Mailing Address: CALISE, PETER CAROL  
16 WILCOX LN  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
January 12, 2024

Parcel Number: 133-43 CAMA Number: 133-43 Property Address: 10 WILCOX ST	Mailing Address: EATON, JAMES STEVEN TRUSTEE 10 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-44 CAMA Number: 133-44 Property Address: WILCOX ST	Mailing Address: PEIXOTO, MANUEL V., TRUSTEE MANUEL V PEIXOTO TRUST - 2009 9 WOBURN ST BRISTOL, RI 02809
Parcel Number: 133-52 CAMA Number: 133-52 Property Address: 4 MASTERSON LN	Mailing Address: MELLO, JEROME R. ET AL MARY E. OCONNELL 4 MASTERSON LANE BRISTOL, RI 02809
Parcel Number: 133-54 CAMA Number: 133-54 Property Address: 2 MASTERSON LN	Mailing Address: BENN, VICTOR G. GAIL B. TE 286 MCCOMBS ROAD MURPHY, NC 28906
Parcel Number: 133-55 CAMA Number: 133-55 Property Address: KICKEMUIT AVE	Mailing Address: BENN, VICTOR G. GAIL B. TE 286 MCCOMBS ROAD MURPHY, NC 28906
Parcel Number: 133-64 CAMA Number: 133-64 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-65 CAMA Number: 133-65 Property Address: 8 WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-66 CAMA Number: 133-66 Property Address: WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-67 CAMA Number: 133-67 Property Address: 15 WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-70 CAMA Number: 133-70 Property Address: WILCOX ST	Mailing Address: SAOBENTO, KRIS MARIE STEVEN A 35 MONMOUTH DR RIVERSIDE, RI 02915
Parcel Number: 133-73 CAMA Number: 133-73 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-75 CAMA Number: 133-75 Property Address: 22 WILCOX ST	Mailing Address: JENSEN, ROBERT S. DENISE R. TE 94 SAND PIPER DR. S KINGSTOWN, RI 02879



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# 300 foot Abutters List Report

Bristol, RI  
January 12, 2024

Parcel Number:	133-76	Mailing Address:	VAUGHN, MICHAEL D ET UX JEANNINE T TE
CAMA Number:	133-76		8 WILCOX LANE
Property Address:	WILCOX ST		BRISTOL, RI 02809

Parcel Number:	133-96	Mailing Address:	40 DIXON STREET, LLC
CAMA Number:	133-96		104 KICKEMUIT AVE
Property Address:	KICKEMUIT AVE		BRISTOL, RI 02809

Parcel Number:	133-97	Mailing Address:	LATESSA, BRIAN A. MONIQUE L.
CAMA Number:	133-97		108 KICKEMUIT AVE
Property Address:	108 KICKEMUIT AVE		BRISTOL, RI 02809

Parcel Number:	133-98	Mailing Address:	ELJ, INC
CAMA Number:	133-98		703 METACOM AVE
Property Address:	2 HARRISON ST		BRISTOL, RI 02809

Parcel Number:	133-99	Mailing Address:	DIPAULO, WANDA
CAMA Number:	133-99		4 HARRISON ST
Property Address:	4 HARRISON ST		BRISTOL, RI 02809

Parcel Number:	146-26	Mailing Address:	CHIN, BENJAMIN
CAMA Number:	146-26		68 BAY STATE AVE., #2
Property Address:	1 HARRISON ST		SOMERVILLE, MA 02144

Parcel Number:	146-27	Mailing Address:	DELMAGE, MICHAEL
CAMA Number:	146-27		40 PHEASANT BROOK CRT
Property Address:	3 HARRISON ST		BEDMINSTER, NJ 07921

Parcel Number:	146-28	Mailing Address:	LUMINELLO, DWAYNE R. DARLENE D. TE
CAMA Number:	146-28		5 HARRISON ST
Property Address:	5 HARRISON ST		BRISTOL, RI 02809

Parcel Number:	146-33	Mailing Address:	PARDINI, RANDY STEPHAN TRUSTEE
CAMA Number:	146-33		9 HARRISON ST
Property Address:	9 HARRISON ST		BRISTOL, RI 02809

Parcel Number:	146-34	Mailing Address:	ARAGO, CYNTHIA A TRUSTEE CYNTHIA A ARAGO REV TRUST
CAMA Number:	146-34		27 WILDFLOWER DR
Property Address:	11 HARRISON ST		SEEKONK, MA 02771

Parcel Number:	146-36	Mailing Address:	BAILEY, MONICA L.
CAMA Number:	146-36		7 HARRISON ST
Property Address:	7 HARRISON ST		BRISTOL, RI 02809

Parcel Number:	146-39	Mailing Address:	LUMINELLO, DWAYNE R. DARLENE D. TE
CAMA Number:	146-39		5 HARRISON ST
Property Address:	HARRISON ST		BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
January 12, 2024

Parcel Number: 146-41  
CAMA Number: 146-41  
Property Address: HARRISON ST

Mailing Address: PARDINI, RANDY STEPHAN TRUSTEE  
9 HARRISON AVE  
BRISTOL, RI 02809

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1/12/2024

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40 DIXON STREET, LLC  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

EATON, JAMES STEVEN TRUST  
10 WILCOX ST  
BRISTOL, RI 02809

PARDINI, RANDY STEPHAN TR  
9 HARRISON ST  
BRISTOL, RI 02809

ARAGO, CYNTHIA A TRUSTEE  
CYNTHIA A ARAGO REV TRUST  
27 WILDFLOWER DR  
SEEKONK, MA 02771

ELJ, INC  
703 METACOM AVE  
BRISTOL, RI 02809

PEIXOTO, MANUEL V., TRUST  
MANUEL V PEIXOTO TRUST -  
9 WOBURN ST  
BRISTOL, RI 02809

BAILEY, MONICA L.  
7 HARRISON ST  
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,  
115 TUPELO ST.  
BRISTOL, RI 02809

QUINN, ROSWELL  
24 WILCOX ST  
BRISTOL, RI 02809

BENN, VICTOR G.  
GAIL B. TE  
286 MCCOMBS ROAD  
MURPHY, NC 28906

JENSEN, ROBERT S.  
DENISE R. TE  
94 SAND PIPER DR.  
S KINGSTOWN, RI 02879

RYAN, JOHN J & ROSEMARY D  
IRREVOC TRUST JULY 1, 201  
3 WILCOX ST  
BRISTOL, RI 02809

BYRD, VAUGHN R  
6 HARRISON ST  
BRISTOL, RI 02809

LATESSA, BRIAN A.  
MONIQUE L.  
108 KICKEMUIT AVE  
BRISTOL, RI 02809

SAOBENTO, KRIS MARIE  
STEVEN A  
35 MONMOUTH DR  
RIVERSIDE, RI 02915

CALISE, PETER  
CAROL  
16 WILCOX LN  
BRISTOL, RI 02809

LUMINELLO, DWAYNE R.  
DARLENE D. TE  
5 HARRISON ST  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

CAMARA, THOMAS A. & JOANN  
15 WILCOX ST  
BRISTOL, RI 02809

MCCONAGHY, JEANINE P. & D  
135 KICKEMUIT AVE  
BRISTOL, RI 02809

VAUGHN, MICHAEL D ET UX  
JEANNINE T TE  
8 WILCOX LANE  
BRISTOL, RI 02809

CHIN, BENJAMIN  
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SOMERVILLE, MA 02144

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SEEKONK, MA 02771

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BRISTOL, RI 02809

DELMAGE, MICHAEL  
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BEDMINSTER, NJ 07921

MELLO, JEROME R. ET AL  
MARY E. OCONNELL  
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BRISTOL, RI 02809

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BRISTOL, RI 02809

PARDINI, RANDY STEPHAN TR  
9 HARRISON AVE  
BRISTOL, RI 02809