



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-06

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: **John M. Lannan / Fairpoint Realty, LLC**
PROPERTY OWNER: **Fairpoint Realty, LLC**
LOCATION: **111 King Philip Avenue**
PLAT: **147** LOTS: **61 & 62**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot.

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

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2024 JAN 11 PM 3:18

APPLICATION

File No: 2024-06
Accepted by ZEO: *EMT*
1/11/24

APPLICANT	Name: John M. Lannan		office@jmlexcavation.com	
	Address: 3 Doris Ave.			
	City: Bristol		State: RI	Zip: 02809
	Telephone #: 401-808-0111		Home:	Work/Cell:
PROPERTY OWNER	Name: Fairpoint Realty, LLC.			
	Address: 34 Broad Common Rd.			
	City: Bristol		State: RI	ZIP: 02809
	Telephone #: 401-254-2500		Home:	Work/Cell:

1. Location of subject property: 111 King Philip Ave.

Assessor's Plat(s)#: 147 Lot(s) #: 61 & 62

2. Zoning district in which property is located: R-10

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

Special Use Permit Section(s): 28-151

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?: 4 months

7. Present use of property: Single Family - Vacant

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): 932 sq. ft. Height 25.0'

10. Proposed use of property: Single Family with accessory family dwelling unit above new two car garage.

11. Give extent of proposed alterations: Re-hab existing house within existing footprint - adding garage & breezeway.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 24' x 24' Garage and 10' x 22' Breezeway including two Farmers Porches. 25' Height.

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>30'</u>	Proposed Setback: <u>19.4'</u>
Left side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>21.2'</u>
Right side lot line:	Required Setback: <u>30' (Corner Lot)</u>	Proposed Setback: <u>10.5 (Existing)</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>56.4'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>25'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 2,495 25% Proposed: 1,728 17.3%

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: Yes Sewer: Yes

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: [Signature]

Date: 1/11/24

Print Name: John M. Lannan

Property Owner's Signature: Fairpoint Realty LLC

Date: 1/11/24

Print Name: John M. Lannan MAE member

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

Name: N/A Telephone #: _____

Address: _____



FAIRPOINT REALTY, LLC.

January 11, 2024

Town of Bristol
Honorable Members of the Zoning Board
10 Court St.
Bristol, RI 02809

Owners Written Statement

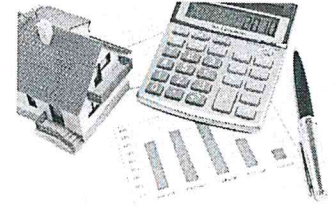
I recently purchased a single-family home at 111 King Philip Ave. I am seeking permission to add a two-car garage and breezeway on the south (left) side of the existing house. The house currently sits on Lot 62, and I also own Lot 61 which is vacant. The existing house was built 15.9' from the front property line. I am asking for relief for the garage setback so I can connect the new and existing buildings.

I have the rear wall of the breezeway pushed back to match the rear wall of the house that would leave a front setback of 19.4'. While not as close as the front setback of the existing house, I am still in need of 10.6' of front yard relief. The current existing setback along with the relief I am seeking are in line with the neighboring properties. I feel the project would lend itself to the neighborhood. Your favorable consideration is appreciated.

John M. Lannan
Fairpoint Realty, LLC.
401-808-0111 cell



Bristol, RI



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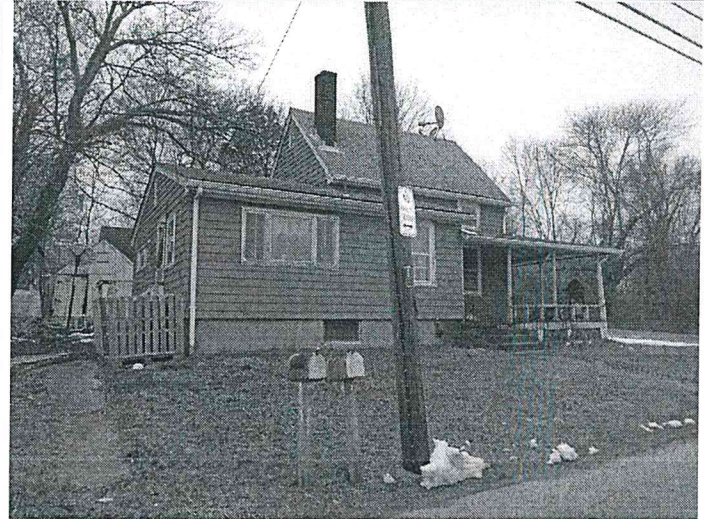
Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 147 62
 Account 7427
 State Code 01 - Single Fam
 Card 1/1
 User Account

Assessment

Land \$119,500
 Building \$102,500
 Card Total \$222,000
 Parcel Total \$222,000



Prior Assessments

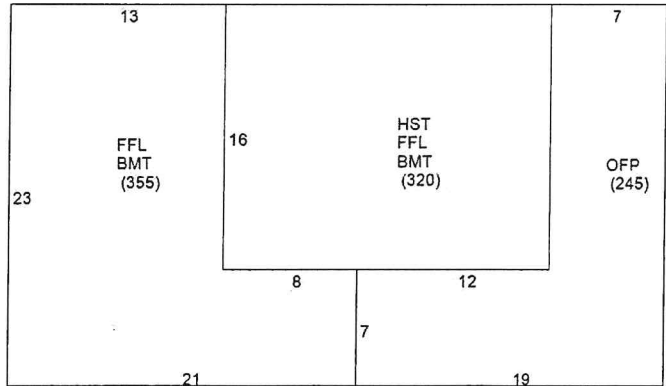
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$119,500	\$98,800	\$3,700	\$222,000
2021	\$164,800	\$74,700	\$3,700	\$243,200
2020	\$164,800	\$74,700	\$3,700	\$243,200
2019	\$164,800	\$74,700	\$3,700	\$243,200

Location and Owner

Location 111 KING PHILLIP AVE
 Owner FAIRPOINT REALTY, LLC
 Owner2
 Owner3
 Address 34 BROAD COMMON RD
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Conventional
 Year Built 1956
 Heat Radiant Hot Water/Steam
 Fireplaces 0
 Rooms 5
 Bedrooms 3
 Bathrooms 1 Full Bath
 Above Grade Living Area 835 SF



Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/12/2023	\$200,000	2223-83	

Building Sub Areas

Sub Area	Net Area
1st FLOOR	675 SF
BASEMENT	675 SF
HALF STORY	160 SF
OPEN PORCH	245 SF

Land Information



Owner ▶ Owner Account #:

Owner 1 VOYER, BARBARA A	% Owned
Owner 2 SERGE A.	0.00
Owner 3	0.00

Address 88 MOCCASIN DRIVE, WARWICK, RI 02889-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type

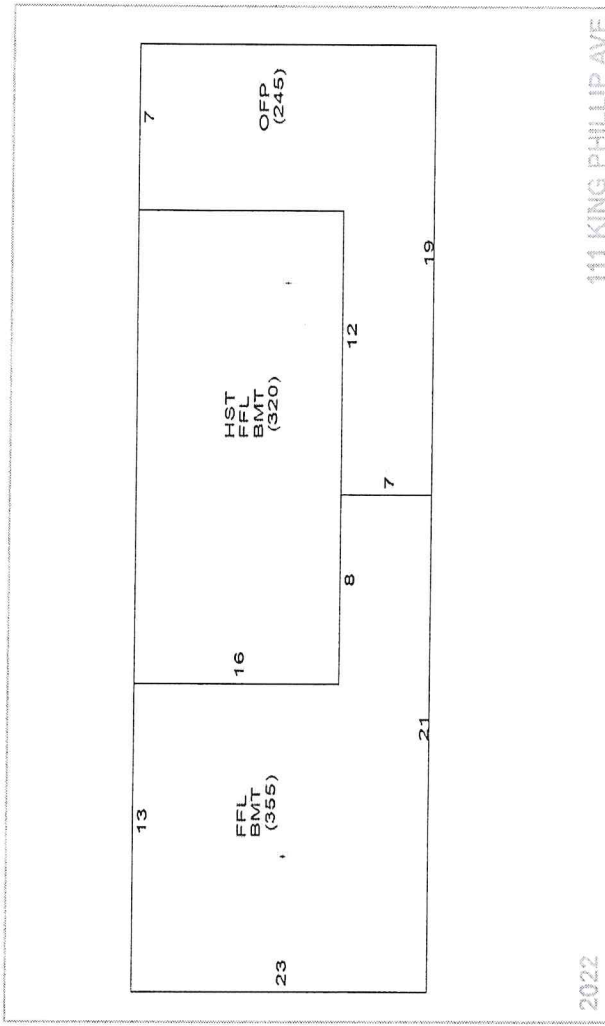
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
01	98,800	3,700	0.13	119,500	0	222,000	0.00
TOTAL	98,800	3,700	0.13	119,500	0	222,000	0.00

Source > Mkt Adj Cost VAL per SQ Unit/Card > 126.50 VAL per SQ Unit/Parcel > 126.50

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	98,800	3,700	0	119,500	0	222,000	222,000
2021	01	74,700	3,700	0	164,800	0	243,200	243,200
2020	01	74,700	3,700	0	164,800	0	243,200	243,200
2019	01	74,700	3,700	0	164,800	0	243,200	243,200
2018	01	39,300	7,100	0	136,200	0	182,600	182,600
2017	01	39,300	7,100	0	165,400	0	211,800	211,800



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.12626	AC	P	1.00	630,000	946,460	N	Partial View	50		119,500			1.00	0
2															
3															
4															

111 KING PHILLIP AVE

2022

Plat/Lot 147 62

Account: 7427

LUC 01

Zone R-10

Assessment \$222,000



Building Information

Description	Quantity	Quality
BLDG Type Convention	1	Typical
Story Height 1/2 Story	0	
RES Units	0	
Foundation Concrete	Concrete	
Frame 1 Wood	Frame 2	
EXT Wall 1 Wood Shngl	EXT Wall 2	
Roof Type 1 Gable	Roof Type 2	
Roof Cover 1 Asphalt Shnr	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 Radiant Hot Water	
# Heat Sys	% Heated 100	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceil HGHT	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

Other Factors

Grade	Q4	Q4	1956 EFF Year	Alt %	0.00
Year Built	1956	EFF Year	Alt %	0.00	
Alt LUC					

Code	Description	%
PR	PR - Poor	52.5
Functional		0.0
Economic		0.0
Special		0.0
OV		

Bas \$/SQ	Size Adj	Const Adj	Adj \$/SQ
142.00	1.37	1.01	197.18
207,918			20,500
109,157			1.00
98,761			1.00

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	675	675	197.18	133,097
HST	HALF STORY	160	160	197.18	31,549
OFF	OPEN PORCH	245	0	11.45	2,805
BMT	BASEMENT	675	0	29.58	19,967
Total		1,755	835		187,418

Notes

WELL. WATER VIEW - JM. || 09-03-2021 Multiple undersized lots (under current zoning rules). Sum up the lots to arrive at a size closer to what is required by zoning and input the "Units For Size Adjustment" lot size for proper land pricing, MRM.

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							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			282	3	PR	1956	3,700
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	Priority
AFDU	PriorityD1c
PriorityD1c	PriorityD2a
PriorityD2a	PriorityD2b
PriorityD2b	PriorityD2c
PriorityD2c	PriorityD3a
PriorityD3a	PriorityD3b
PriorityD3b	PriorityD3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	3
2	1	5	U
3	1	5	3
4	1	5	3
Totals	1	5	3

Bristol

KING PHILLIP AVE

Card of

Plat/Lot 147 61

Account: 7426

LUC 12 Zone R-10

Assessment

\$97,800



Owner Account #:

Owner 1	VOYER, BARBARA A	% Owned	0.00
Owner 2	SERGE A.	% Owned	0.00
Owner 3			

Address 88 MOCCASIN DRIVE, WARWICK, RI 02889-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
12	0	0	0.10	97,800	0	97,800	0.00
TOTAL	0	0	0.10	97,800	0	97,800	0.00

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

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	12	0	0	0	97,800	0	97,800	97,800
2021	13	0	0	0	80,900	0	80,900	80,900
2020	13	0	0	0	80,900	0	80,900	80,900
2019	13	0	0	0	80,900	0	80,900	80,900
2018	13	0	0	0	66,900	0	66,900	66,900
2015	13	0	0	0	66,900	0	66,900	66,900



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 12 Oth Imprv	0.10331	AC	P	1.00	630,000	946,665	N	Partial View	50					97,800			1.00	0	
2																			
3																			
4																			

2022

KING PHILLIP AVE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, PRIOR TO COMMENCING ANY WORK. REPAIR OF DAMAGED UTILITIES, RESTORATION AND RECONSTRUCTION OF EXCAVATED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COMMENCE ALL EXCAVATION WORK WITHIN THE SPECIFIED TIME FRAME. WORK SHALL BE COMPLETED AND ALL EXCAVATION AREAS RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND/OR TOWNSHIP PRIOR TO COMMENCING ANY WORK. WORK SHALL BE COMPLETED AND ALL EXCAVATION AREAS RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND/OR TOWNSHIP PRIOR TO COMMENCING ANY WORK.
2. THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM (NAD83).
3. THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM (NAD83).
4. THE ZONE DESIGNATED AS R-100 (RESIDENTIAL SINGLE-FAMILY) IS SHOWN ON THE FRIM MAP FOR THE TOWNSHIP OF BRISTOL, RI. THE ZONE DESIGNATED AS R-100 (RESIDENTIAL SINGLE-FAMILY) IS SHOWN ON THE FRIM MAP FOR THE TOWNSHIP OF BRISTOL, RI. THE ZONE DESIGNATED AS R-100 (RESIDENTIAL SINGLE-FAMILY) IS SHOWN ON THE FRIM MAP FOR THE TOWNSHIP OF BRISTOL, RI.

BUILDING LOT COVERAGE:

EXISTING LOT: 18,900 SF
 EX. PORCH: 2,240 SF
 TOTAL EXISTING LOT COVERAGE: 21,140 SF

EXISTING LOT: 932 SF
 EX. PORCH: 180 SF
 TOTAL EXISTING LOT COVERAGE: 1,112 SF

EXISTING LOT: 1,728 SF
 EX. PORCH: 113 SF
 TOTAL EXISTING LOT COVERAGE: 1,841 SF

PROPOSED LOT COVERAGE:

PROPOSED BREEZEWAY + (2)X(24) GARAGE = 2,716 SF
 PROPOSED PORCH = 40 SF / EA (2 TOTAL) = 80 SF
 TOTAL PROPOSED LOT COVERAGE: 2,796 SF

1976A EXISTING LOT COVERAGE (2): 1,728 SF / 8,960 = 19.3%

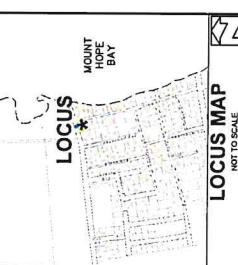
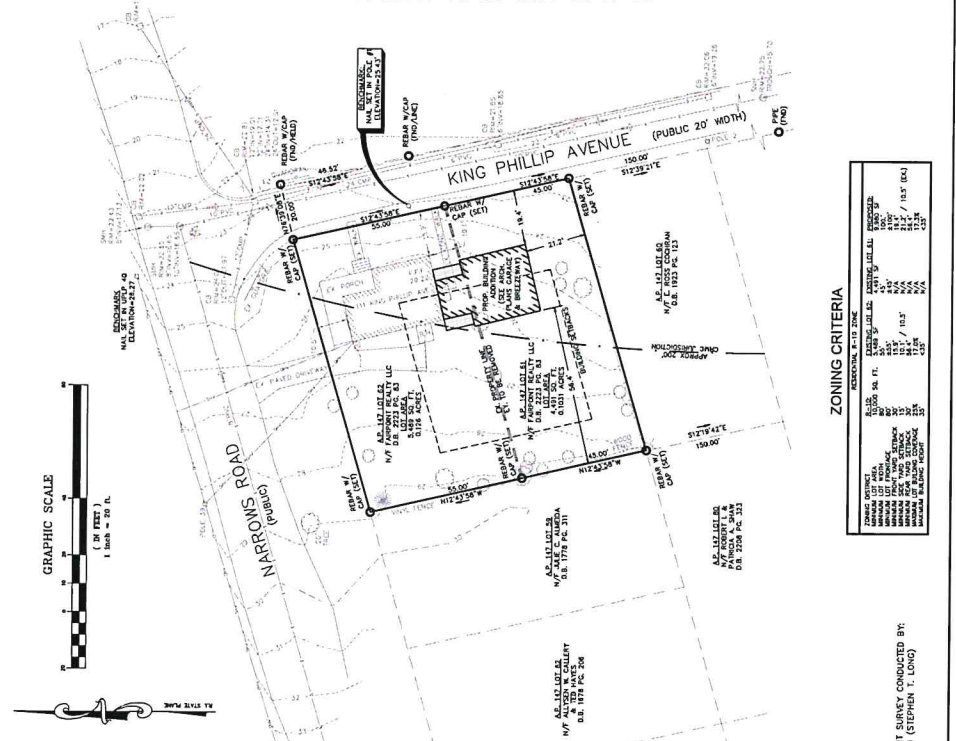
1976B EXISTING LOT COVERAGE (2): 1,728 SF / 8,960 = 19.3%

OWNER:
 FAIRPOINT REALTY LLC
 34 BROAD COMMON ROAD
 BRISTOL, RI 02809



ZONING PLOT PLAN
 JOHN LANNAN
 111 KING PHILLIP AVENUE
 BRISTOL, RHODE ISLAND

SCALE: 1"=20'
 SHEET NO. 1 OF 2
 DATE: 10/10/2023



LEGEND

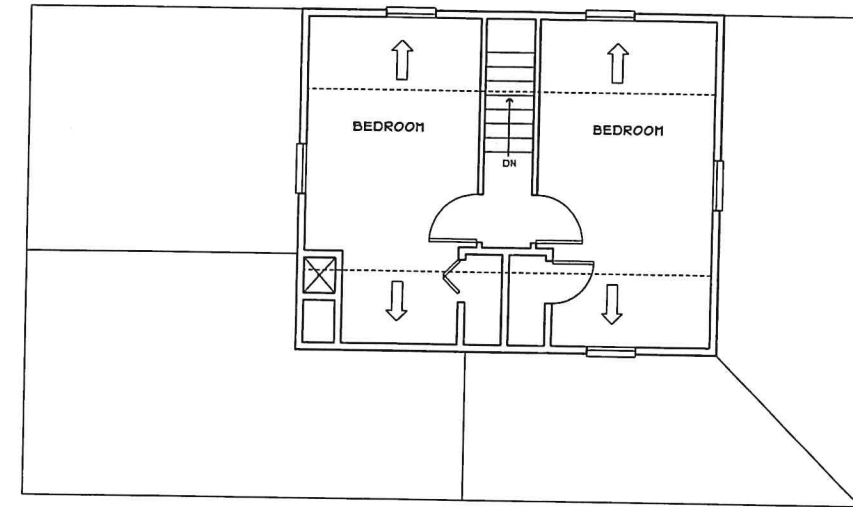
- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING UTILITY LINE
- EXISTING TEST PIT
- EXISTING CURB
- EXISTING FENCE WALL
- EXISTING FENCE LINE
- EXISTING BUILDING
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING WATER LINE

REFERENCE:

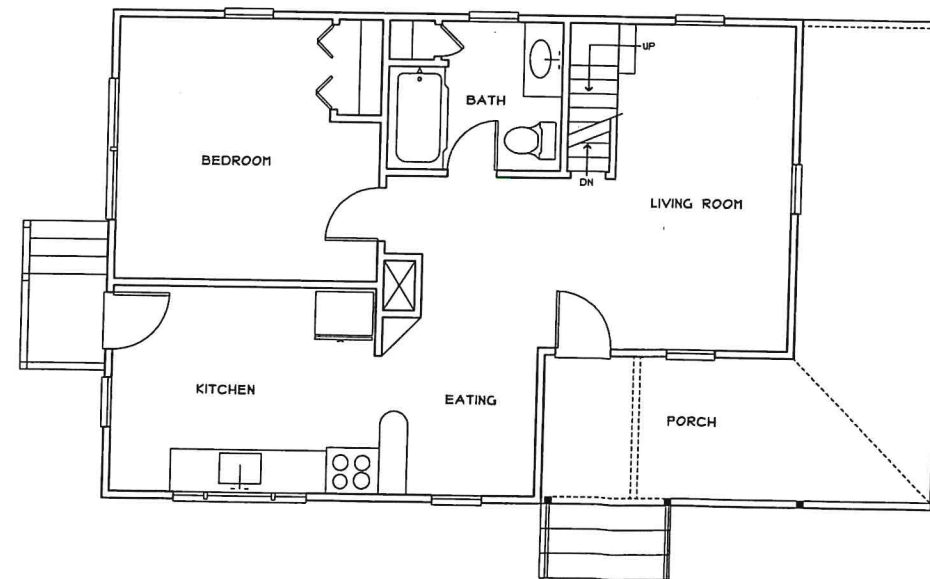
1. CLASS 1 STANDARD / CLASS 3 TOPOG LIMITED CONTENT SURVEY CONDUCTED BY: STEPHEN T. LOND, SURVEYING DIVISION, 27 SAKONNET RIDGE DRIVE, BRISTOL, RI 02878, 401.333.5251

ZONING CRITERIA

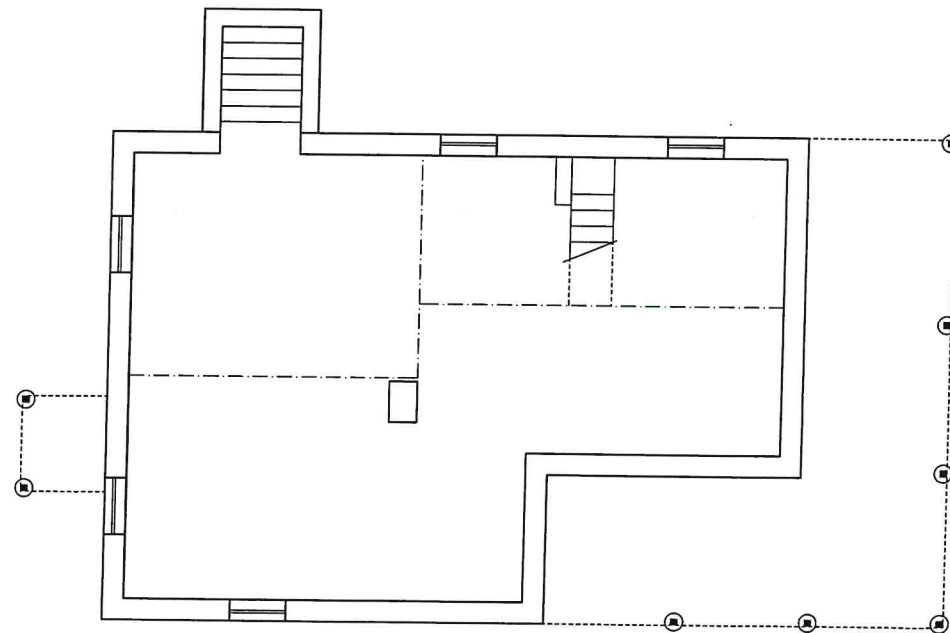
ZONE	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FEET)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD SETBACK (FEET)	MIN. REAR YARD SETBACK (FEET)	MIN. MAXIMUM BUILDING HEIGHT (FEET)
R-100 (RESIDENTIAL SINGLE-FAMILY)	10,000	30	10	5	5	35



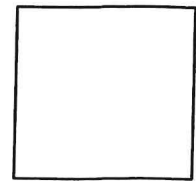
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

**EXISTING
RESIDENCE**

□ □ □

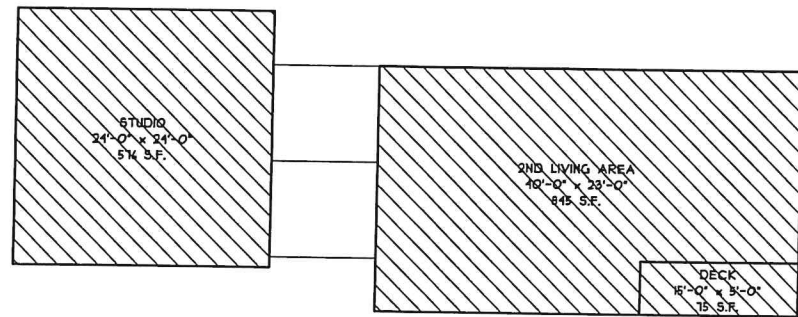
111 KING PHILIP AVE.
BRISTOL, RI
02809

DATE: 9/21/2023

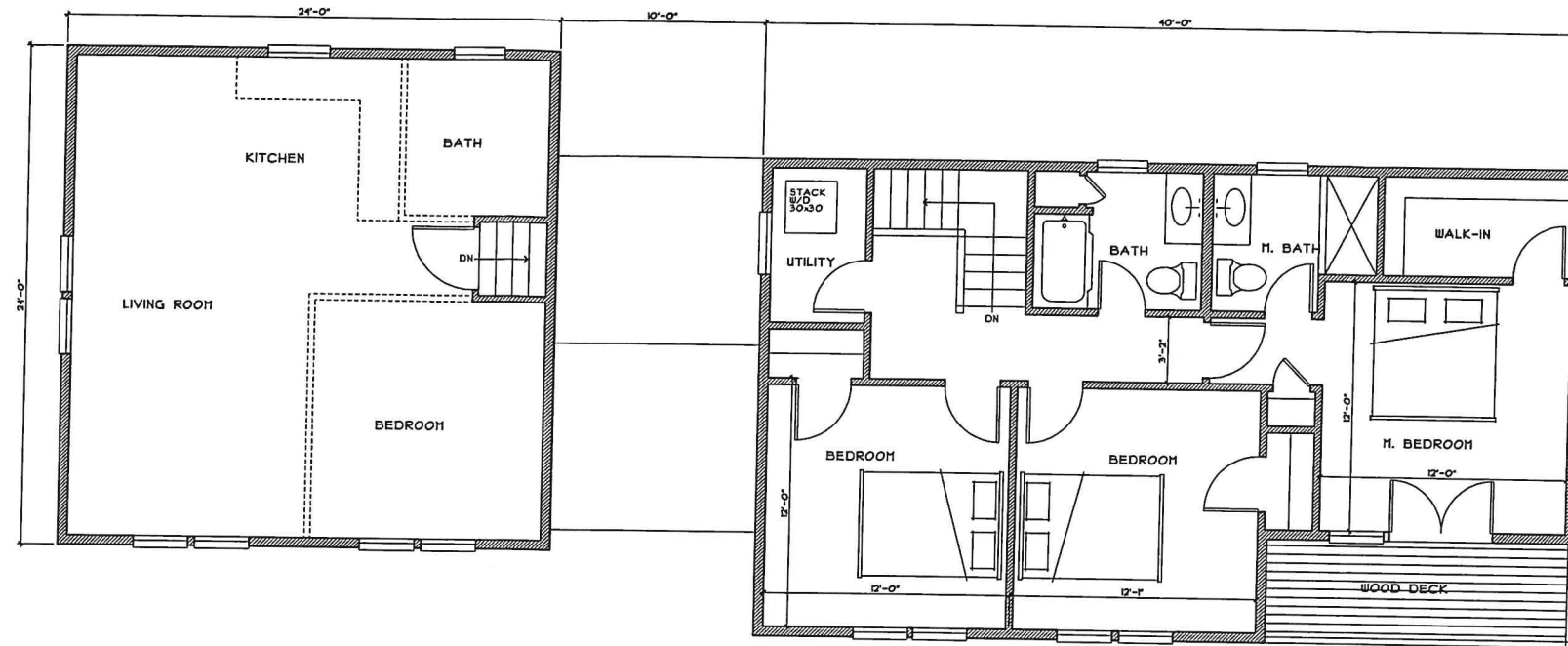
REVISIONS:

EX1

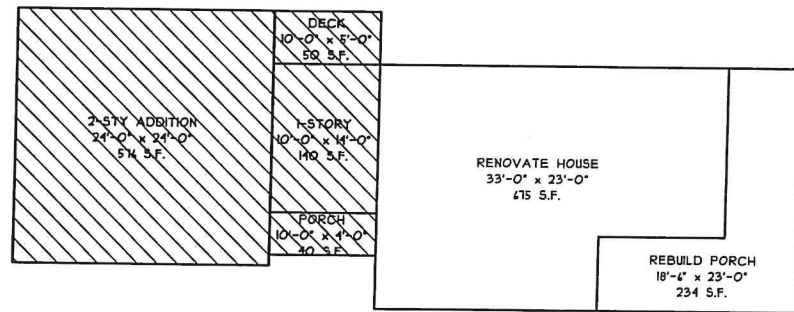
SHEET NO:



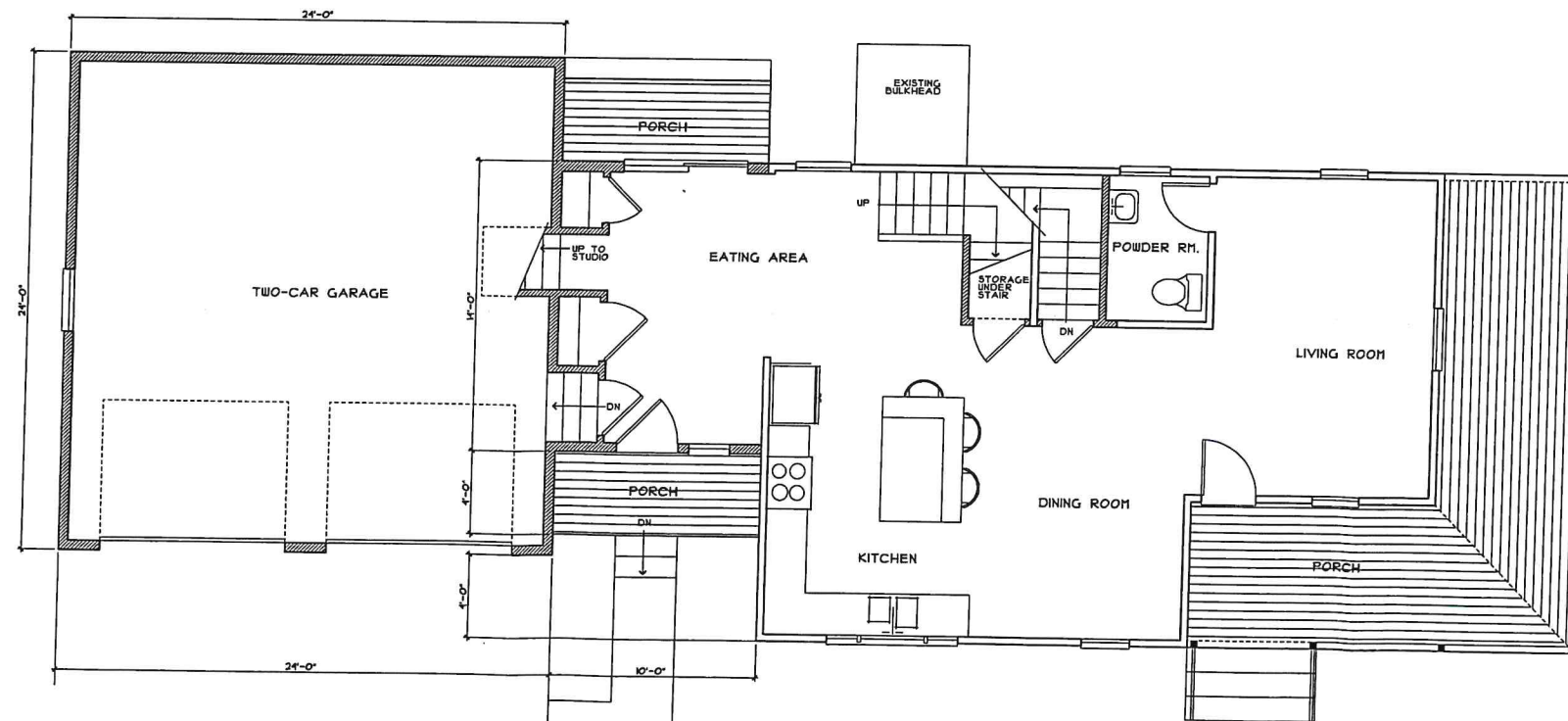
2ND FLOOR SCOPE
DO NOT SCALE



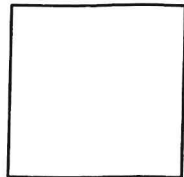
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR SCOPE
DO NOT SCALE



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



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Drafting
& Design

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02809

e-mail
MacCADD@aol.com

**PROPOSED
RESIDENCE**

□ □ □

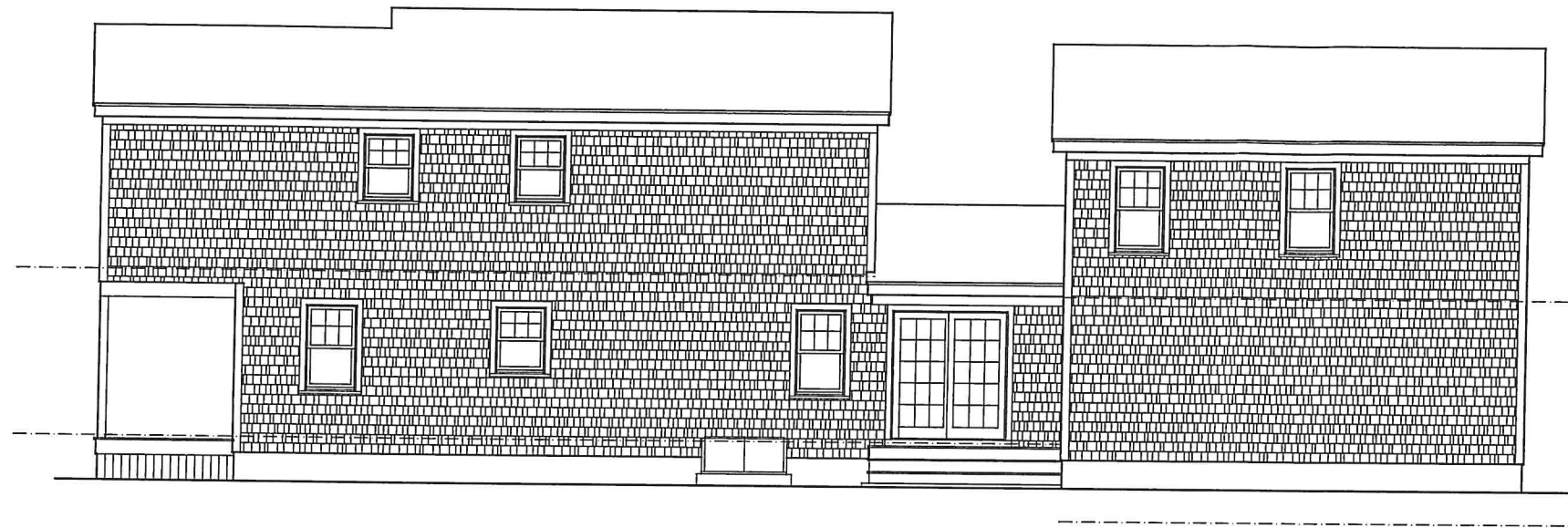
111 KING PHILIP AVENUE
BRISTOL, RI
02809

DATE: 1/8/2024

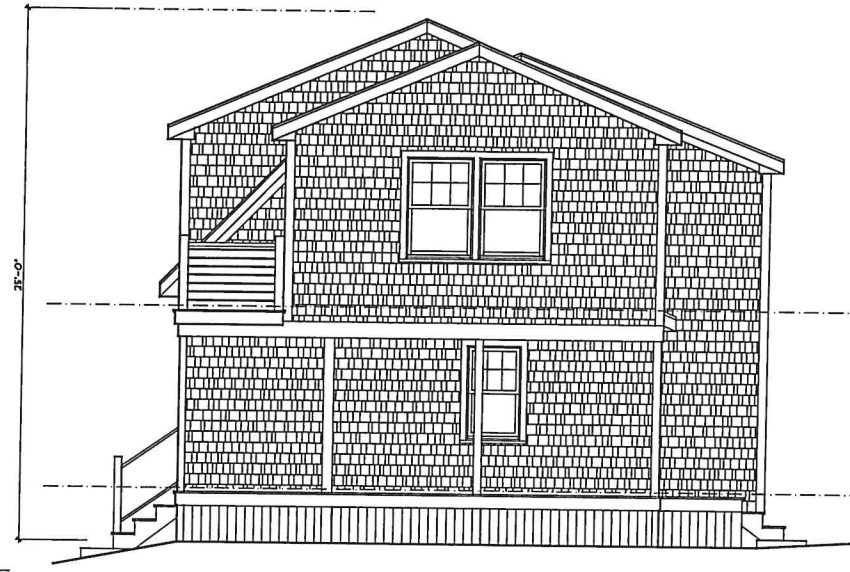
REVISIONS:

A1

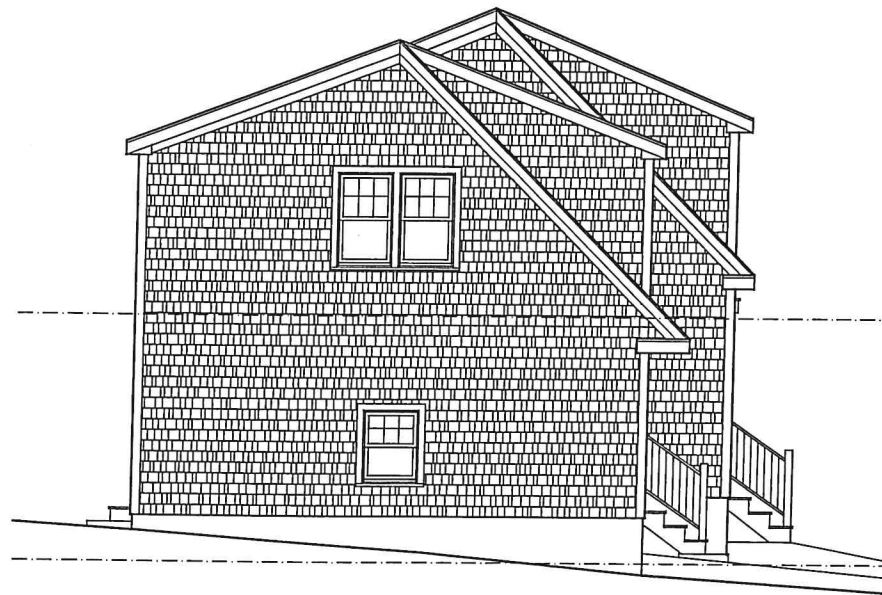
SHEET NO:



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



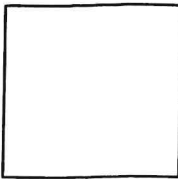
NARROWS ROAD ELEVATION
SCALE: 1/4" = 1'-0"



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



KING PHILLIP ELEVATION
SCALE: 1/4" = 1'-0"



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Drafting
& Design

□ □ □

BRISTOL, RI
02809

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MacCADD@aol.com

PROPOSED
RESIDENCE

□ □ □

111 KING PHILLIP AVE.
BRISTOL, RI
02809

DATE: 1/8/2024

REVISIONS:

A2

SHEET NO:



111 King Phillip Avenue - 300' Radius

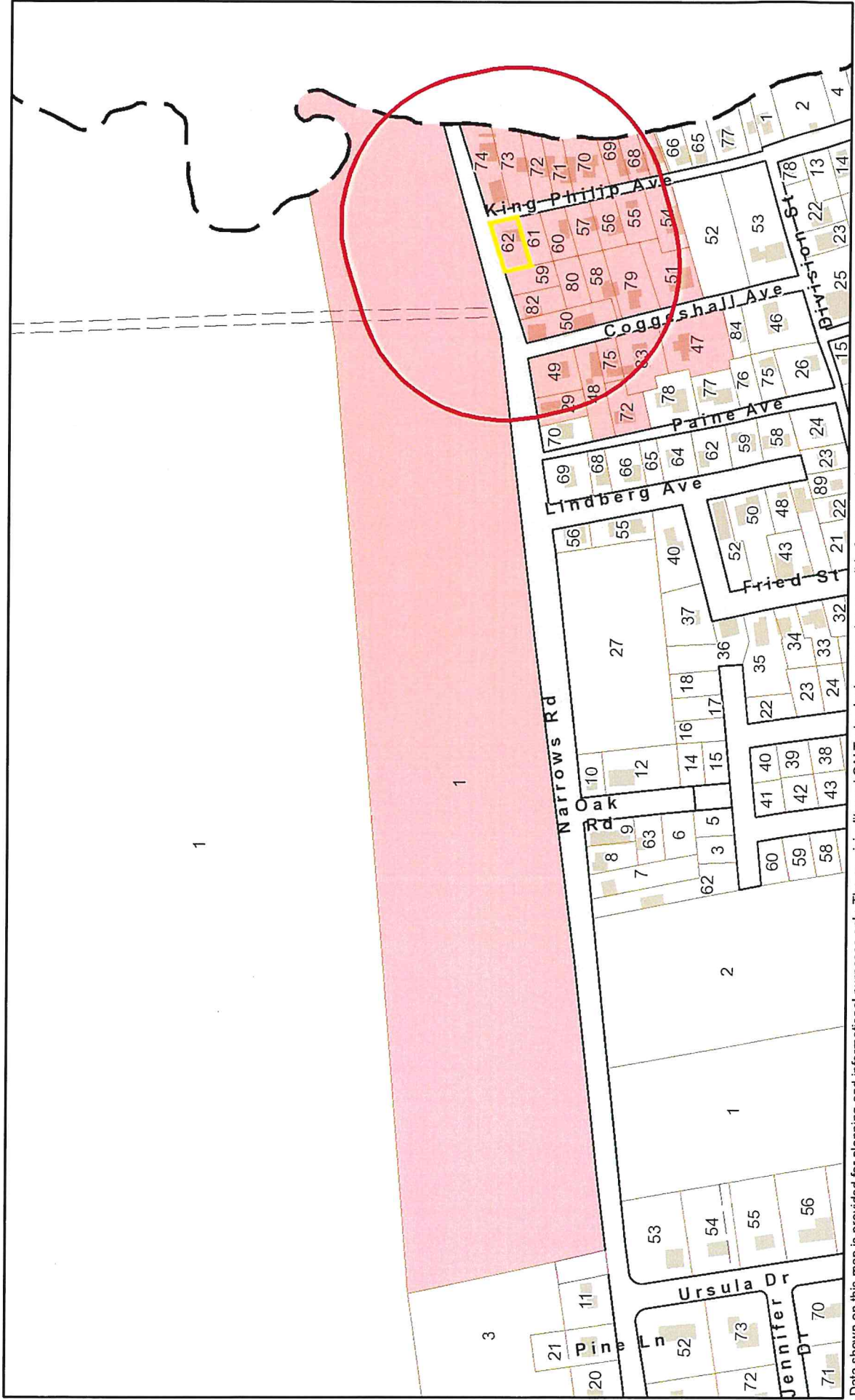
Bristol, RI

January 11, 2024

1 inch = 281 Feet



www.cai-tech.com



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



300 foot Abutters List Report

Bristol, RI
January 11, 2024

Subject Property:

Parcel Number: 147-62
CAMA Number: 147-62
Property Address: 111 KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

Parcel Number: 147-55
CAMA Number: 147-55
Property Address: 101 KING PHILLIP AVE

Mailing Address: GORHAM, COURTNEY LOUISE &
MONTESANO, MICHAEL JOSEP
101 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 147-56
CAMA Number: 147-56
Property Address: 103 KING PHILLIP AVE

Mailing Address: LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

Parcel Number: 147-57
CAMA Number: 147-57
Property Address: 105 KING PHILLIP AVE

Mailing Address: THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 147-58
CAMA Number: 147-58
Property Address: 11 COGGESHALL AVE

Mailing Address: 11 COGGESHALL, LLC
4 MUNRO AVENUE
WARREN, RI 02885

Parcel Number: 147-59
CAMA Number: 147-59
Property Address: 136 NARROWS RD

Mailing Address: ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 147-60
CAMA Number: 147-60
Property Address: 107 KING PHILLIP AVE

Mailing Address: COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-61
CAMA Number: 147-61
Property Address: KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Parcel Number: 147-62
CAMA Number: 147-62
Property Address: 111 KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Parcel Number: 147-67
CAMA Number: 147-67
Property Address: 98 KING PHILLIP AVE

Mailing Address: BEEBE, KEVIN J. MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-68
CAMA Number: 147-68
Property Address: 100 KING PHILLIP AVE

Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG,
DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-69
CAMA Number: 147-69
Property Address: 102 KING PHILLIP AVE

Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE
TE
6409 MEADOWVIEW CT
PLANO, TX 75024

Parcel Number: 147-70
CAMA Number: 147-70
Property Address: 104 KING PHILLIP AVE

Mailing Address: IRONS, STEPHEN L & KAREN M TE
104 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-71
CAMA Number: 147-71
Property Address: 106 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-72
CAMA Number: 147-72
Property Address: 108 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-73
CAMA Number: 147-73
Property Address: 110 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590



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300 foot Abutters List Report

Bristol, RI
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Parcel Number: 147-74
CAMA Number: 147-74
Property Address: 148 NARROWS RD
Mailing Address: PACHECO, WALTER & KIMBERLY TE
148 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-75
CAMA Number: 147-75
Property Address: 10 COGGESHALL AVE
Mailing Address: GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-79
CAMA Number: 147-79
Property Address: 15 COGGESHALL AVE
Mailing Address: MERKLE, JEFFREY C & EILEEN TE
15 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-80
CAMA Number: 147-80
Property Address: 132 NARROWS RD
Mailing Address: SHAW, ROBERT I & PATRICIA A. TE
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

Parcel Number: 147-82
CAMA Number: 147-82
Property Address: 134 NARROWS RD
Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-83
CAMA Number: 147-83
Property Address: 14 COGGESHALL AVE
Mailing Address: CATALANO, FRANK P SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 148-29
CAMA Number: 148-29
Property Address: 126 NARROWS RD
Mailing Address: URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-72
CAMA Number: 148-72
Property Address: 9 PAINE AVE
Mailing Address: SECURO, FRANCES E. LE DESILETS,
ERIC M.
9 PAINE AVE
BRISTOL, RI 02809



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11 COGGESHALL, LLC
4 MUNRO AVENUE
WARREN, RI 02885

FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

SHAW, ROBERT I & PATRICIA
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

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BRISTOL, RI 02809

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809