



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-01

PUBLIC HEARING

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

Tuesday, January 2, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Thomas A. and Lee H. Dawson**
PROPERTY OWNER: **Thomas A. and Lee H. Dawson**
LOCATION: **15 Burton Street**
PLAT: **15** LOT: **79**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard.

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, December 28, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 DEC -7 PM 4: 00

APPLICATION

File No: 2024-01
 Accepted by ZEO: EMT 12/7/2023

APPLICANT:	Name: THOMAS A. DANSON, LEE H. DANSON		
	Address: 15 BURTAN ST.		
	City: BRISTOL,	State: RI	Zip: 02809
	Phone #: 508-498-7335	Email: TDANSONARCHITECT@GMAIL.COM	
PROPERTY OWNER:	Name: (SAME AS ABOVE)		
	Address:		
	City:	State:	Zip:
	Phone #:	Email:	

1. Location of subject property: 15 BURTAN ST.
 Assessor's Plat(s) #: 15 Lot(s) #: 79
2. Zoning district in which property is located: R-6 (RESIDENTIAL)
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): —
 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? 6 YRS. + (BOUGHT IT IN 8/2017)
7. Present use of property: RESIDENTIAL, SINGLE FAMILY
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):
EXISTING HOUSE: 35' X 27' = 945 SQ FT. = 1,890 SF (GROSS); 32'4" EXTERIOR TO ROOF
10. Proposed use of property: SAME (RESIDENTIAL)

11. Give extent of proposed alterations: (SAME AS STATED, PREVIOUSLY APPROVED 6/5/23)
I WOULD LIKE TO ADD 2' IN LENGTH TOWARDS THE REAR; ADD NOTCH @ CORNER JOIN TO HOUSE.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
24' x 18'9" = 448 SF (x 2 FLOORS); 27'9" = FRAME TO NEW RAFF.

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: *ALREADY APPROVED, ON 6/5/23.

Front lot line(s):	Required Setback: <u>AVERAGE ON BLOCK, OR 20'</u>	Proposed Setback: <u>AVER. ON BLOCK, OR 20'</u>
Left side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>*5'-0"</u>
Right side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>10'-0"</u>
Rear lot line:	Required Setback: <u>20'-0"</u>	Proposed Setback: <u>20'-0"</u>
Building height:	Required: <u>AVERAGE ON BLOCK, OR 35'</u>	Proposed: <u>AVER. ON BLOCK, OR 35'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 30% EXISTING COVERAGE = 16.9% Proposed: ABOUT 24%

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? N/A
If refused, on what grounds? N/A

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: ✓ Sewer: ✓

17. Is the property located in the Bristol Historic District or is it an individually listed property? YES.

18. Is the property located in a flood zone? NO. If yes, which one?: N/A

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: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

Property Owner's Signature: [Signature] Date: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

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

Name: THOMAS A. DANSON, ARCHITECT Phone #: 508-498-7375

Address: 15 BURTIN ST., BRISTOL

5. The grounds for the requested dimensional variance, and meeting the standards as presented in section 28-409 of Bristol's Zoning Ordinance:

Second Application: All actions as previously approved, to remain. This filing is to add 2'-0" of length to the addition towards the rear of the property, so no new relief from the regulations are being asked for; additionally, a small jog in the new foundation where it meets the original house, is a desired change for buildability and continuity of the eaves and trim, etc. (this changes nothing compared to what has been approved by the Bristol ZBA). Please see the new drawings.

Originally approved:

We are seeking relief from the side setback requirement of 10'-0", as our existing house is 4'-6" from the side property line (see engineer's professional site plan included), between us at 15 Burton Street, and our neighbors at 11 Burton Street.

As designed and drawn, we would like to build our addition at 5'-0" from the existing property line, so a small improvement from our pre-existing non-conforming situation. Our addition is designed to be behind our existing house, with a 6" bump to the inside. This is shown on the labeled proposed drawings, also included in this submittal.

We are asking for relief because:

- We plan to retire in this town, and would like to have the option of a "future" bedroom and accessible bathroom on the first floor; and
- We have tried a design away from this side, more toward the center of the lot in the back, and this would completely consume our two (2) off-street parking spaces in the rear. We do also have resident on-street parking, but competition for these spots can get "robust" when our neighbors The Herreshoff Museum host an event, or there is a weekend wedding in their rental tent and facility. In addition,
- We have a family friend who stays with us occasionally, and he is a quadriplegic, and has stayed the night by sleeping in our current family room, since getting upstairs to bedrooms is very difficult.

Thank you for reading this, and your consideration.

Thomas A. Dawson: _____

Lee H. Dawson: _____

Original date of this document: 05-10-23.

Revised: 12-01-23.

Bristol

15 BURTON ST

Card 1 of 1

Plat/Lot 15 79

Account: 988

LUC 01

Zone R-6

Assessment

\$497,300



Owner

Owner Account #: **Owner 1 DAWSON, THOMAS A &**

Owner 2 **LEE H TE**

Owner 3

Address **15 BURTON ST, BRISTOL, RI 02809-0000**

Owner	% Owned
Owner 1	0.00
Owner 2	0.00
Owner 3	0.00

Previous Owners & Sales Information

Grantor	Date	Sale Price	Log Ref	NAL	Deed Type
SALINGER, JOHN J III	08/10/2017	435,000	1904-130		W
SALINGER, JOHN J III	12/18/2014	1	1783-304		Q
SALINGER, JOHN J JR & JO	06/27/2008	206,500	1443-164		W

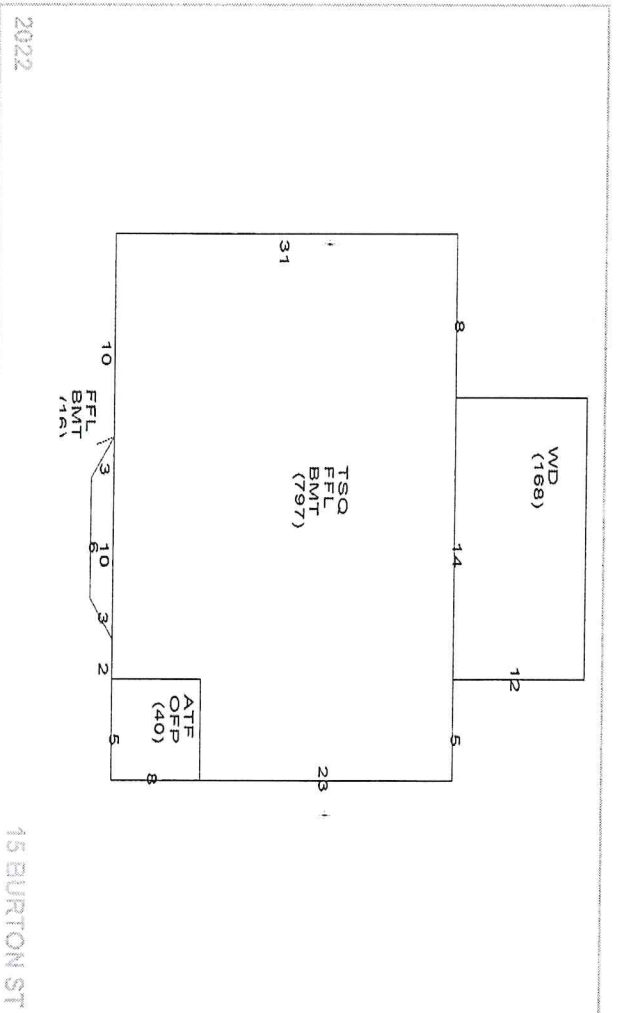
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	227,300	700	0.14	269,300	0	497,300
TOTAL	227,300	700	0.14	269,300	0	497,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 203.17 VAL per SQ Unit/Parcel > 203.17

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	227,300	700	0	269,300	0	497,300	497,300
2021	01	172,600	800	0	258,800	0	432,200	432,200
2020	01	172,600	800	0	258,800	0	432,200	432,200
2019	01	172,600	800	0	258,800	0	432,200	432,200
2018	01	119,700	0	0	248,800	0	368,500	368,500
2017	01	114,700	0	0	248,800	0	363,500	363,500



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
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,942,065	I	Partial View	25					267,500		1.00		0
01 Single Fam	0.00292	AC	EX	0.20	1,535,000	616,438	I							1,800		1.00		0

▶ Play/Lot 15 79

Account: 988

LUC 01

Zone R-6

Assessment

\$497,300



▶ Building Information

Description	Description
BLDG Type Convention	Story Height 1 3/4 Story Finish
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 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 BB Hot Water
# Heat Sys	% Heated 100
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling HIGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

▶ Grade

Grade	Q4+	Q4+
Year Built 1880	EFF Year	Alt % 0.00
Alt LUC		

▶ Other Factors

Flood Hazard	Topography	LEVEL
Street PAVED	Traffic	
Bas \$/SQ	Size Adj	142.00
Const Adj	Adj \$/SQ	1.01
GD - Good	Other Feats	162.99
27.0	Grade Fac	29,500
	Neigh Infr	1.09
	Land Factor	1.00
	Adj Total	311,403
	Depreciation	84,079
Total Depreciation % >	Depr Total	227,324

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unden V
FFL	1st FLOOR	813	813	163.01	132,511
TSQ	3/4 STORY	598	598	162.99	97,427
ATF	FIN ATTIC	16	16	163.02	2,608
OFF	OPEN PORCH	40	0	23.99	960
WD	WOOD DECK	168	0	16.71	2,807
BMT	BASEMENT	813	0	24.44	19,878
Total		2,448	1,427		256,191

▶ Visit History

Date	Result	By
8/16/2021	REVIEW	JH
10/5/2018	REVIEW	JH
10/12/2018	MEASURED	JN
4/12/2008	LISTED	
4/12/2008	CALL BACK	
3/27/2008	CALL BACK	
1/12/2008	MEASURE	

▶ Notes

PARTIAL VIEW

▶ Remodeling History

Additions	Plumbing	Complex
Interior	Electric	Location
Exterior	Heating	Tot Units
Kitchen	General	FL Level
Baths)		# Floors
		Bldg Seq

▶ 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
10/05/2017	0656-17-B	01/23/2018	BLDG	5,200		Closed	RESHINGLE ROOF
10/05/2017	B29728		BLDG	0		Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC

▶ Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
13	Patio	1	Y	1	17	17	289	3	AV	2010	700

▶ Other Info.

AFDU	Priority
Term/Rental	PriorityA
	PriorityB
	PriorityC
	PriorityD
	PriorityE
	PriorityF
	PriorityG
	PriorityH
	PriorityI
	PriorityJ
	PriorityK
	PriorityL
	PriorityM
	PriorityN
	PriorityO
	PriorityP
	PriorityQ
	PriorityR
	PriorityS
	PriorityT
	PriorityU
	PriorityV
	PriorityW
	PriorityX
	PriorityY
	PriorityZ

▶ Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	4	U
2	7		
3			
4			
Totals	1	7	4

NOTES

1. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND POSITIONS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR ANY LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.

PLAT REFERENCE

PLAN ENTITLED "CAPTAIN LAWLESS COTTAGE TOWNHOUSE CONDOS."
 BY: ADAM BARON P.E. 3381
 PLAN ENTITLED "LAWLESS ESTATE BRISTOL R.I." BY: W.W. PERRY C.E.
 PLAN ENTITLED "ESTATE OF JAMES LAWLESS" BY: CHARLES F. CHASE ENG.
 PLAN BOOK 4 PAGE 36.

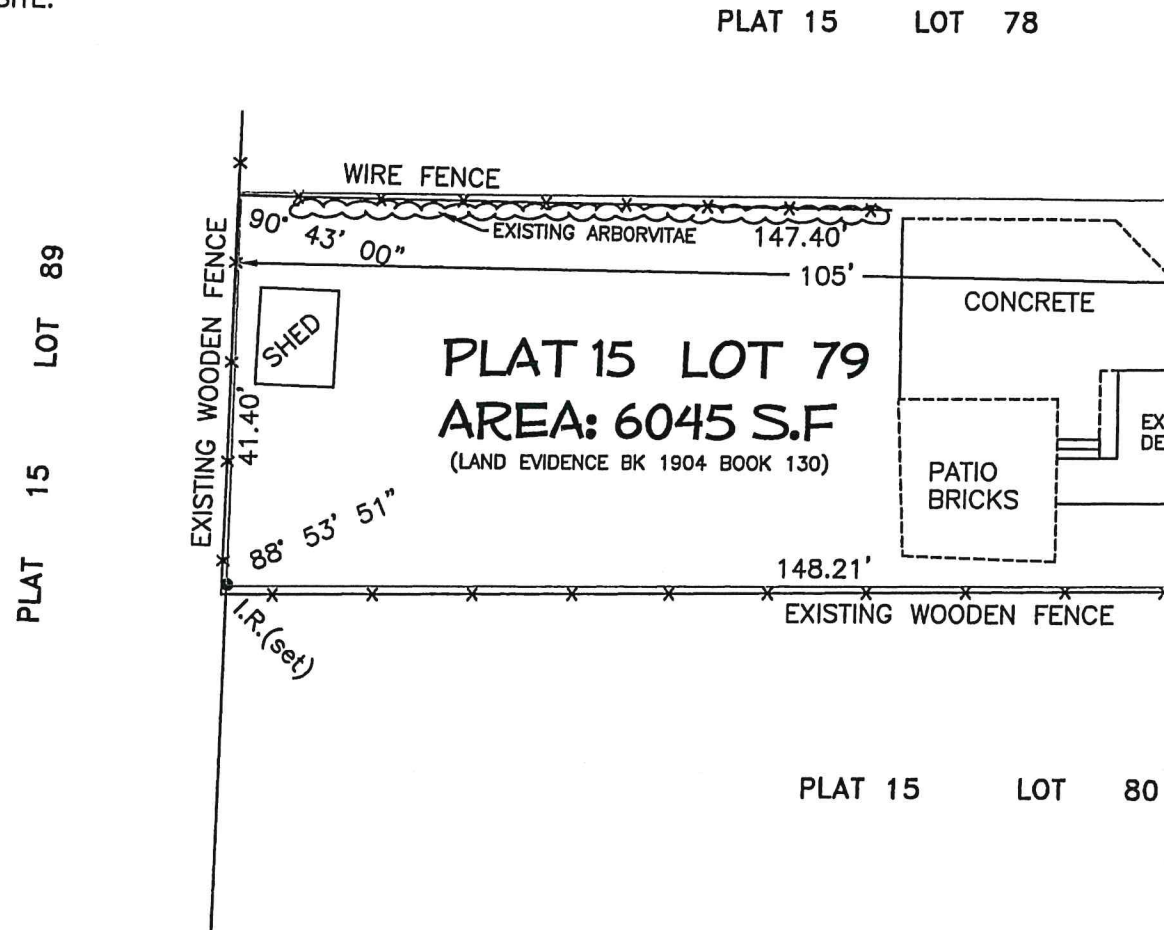
NORTH

LEGEND

- I.R. IRON ROD
- D.H. GRANITE BOUND
- W- EXISTING WATER LINE
- G- EXISTING GAS LINE
- W/S WATER STOP
- GV GAS VALVE
- G.B. GRANITE BOUND
- MN. MAGNETIC NAIL

ZONING

R-6 ZONE MIN. LOT AREA : 6000 S.F.
 MIN LOT WIDTH : 60'
 LOT FRONTAGE : 60'
 MAX. BLDG COVERAGE : 30%
 BUILDING SETBACKS
 FRONT : AVERAGE SETBACK OF BLOCK OR 20' WHICHEVER IS LESS.
 REAR : 20'
 SIDE : 10'

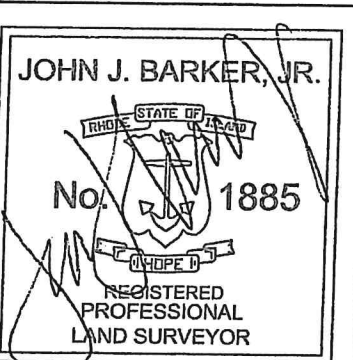


BURTON STREET

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.



JOHN J. BARKER, JR. PLS #1885
 C.O.A # LS-A302

SITE PLAN FOR THOMAS A. & LEE H. DAWSON

15 BURTON STREET PLAT 15 LOT 79 BRISTOL R.I. 02809

SCALE 1"=20' DATE 3/27/2023 DWN BY: JJB DWG NO. 230207-562

ZONING SUMMARY: The DAWSON RESIDENCE

15 BURTON STREET, BRISTOL, RI 02809

DETERMINED FROM MAP, this PROPERTY is in the R-6 - RESIDENTIAL (6,000 SF Lot Size)
DETERMINED FROM MAP, this PROPERTY is also in the BRISTOL HISTORIC DISTRICT (HDC)

REQUIRED LOT DIMENSIONS (In SF or Feet, or as designated):

- | | |
|--|--|
| ~ MINIMUM LOT AREA - 6,000 SF | ~ MINIMUM SIDE YARD SETBACK - 10' |
| ~ MINIMUM LOT WIDTH - 60 FT (Single Dwelling Unit) | ~ MINIMUM REAR YARD SETBACK - 20' |
| ~ MINIMUM LOT FRONTAGE - 60' | ~ MAXIMUM HEIGHT - Average height of the block,
or 35', whichever is greater. |
| ~ MINIMUM FRONT YARD SETBACK - Average setback of the block,
or 20', whichever is less. | ~ MAXIMUM HEIGHT of ACCESSORY STRUCTURE - 20' |
| ~ MAXIMUM LOTY COVERAGE - 30% (Residential) | ~ MAXIMUM SIZE of ACCESSORY STRUCTURE - 22' X 24' |

Done by: Thomas A. Dawson, RA, LEED AP, NCARB - Architect.
Tom Dawson Architecture, 15 Burton Street, Bristol, RI

Based upon: Bristol Zoning ByLaws, of Aug. 24, 2022, Section 28-111,
Table B, Article IV; and the Bristol Zoning Map (of Jan. 27, 2021) - both online.

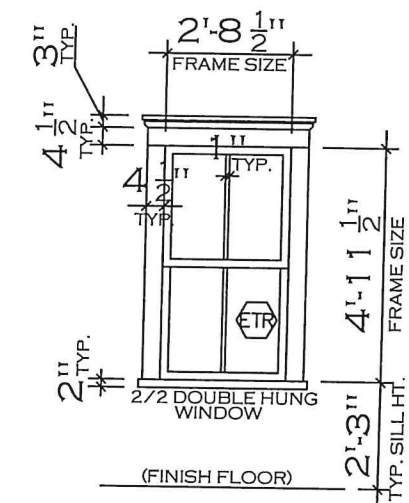
2

EXISTING CONDITIONS: ZONING & WINDOW SPEC.

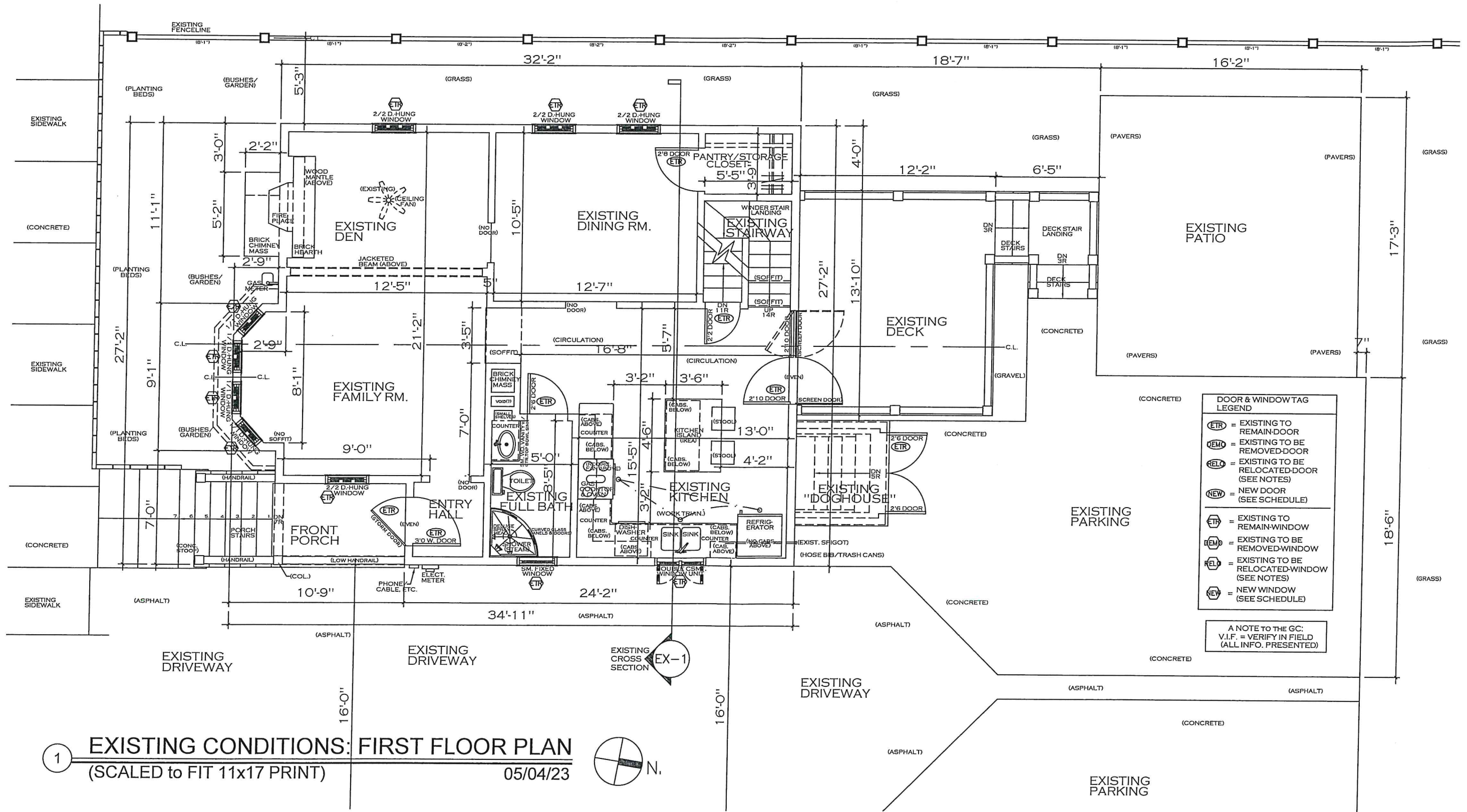
(SCALED to FIT 11x17 PRINT)

05/04/23

The "House Standard" Window

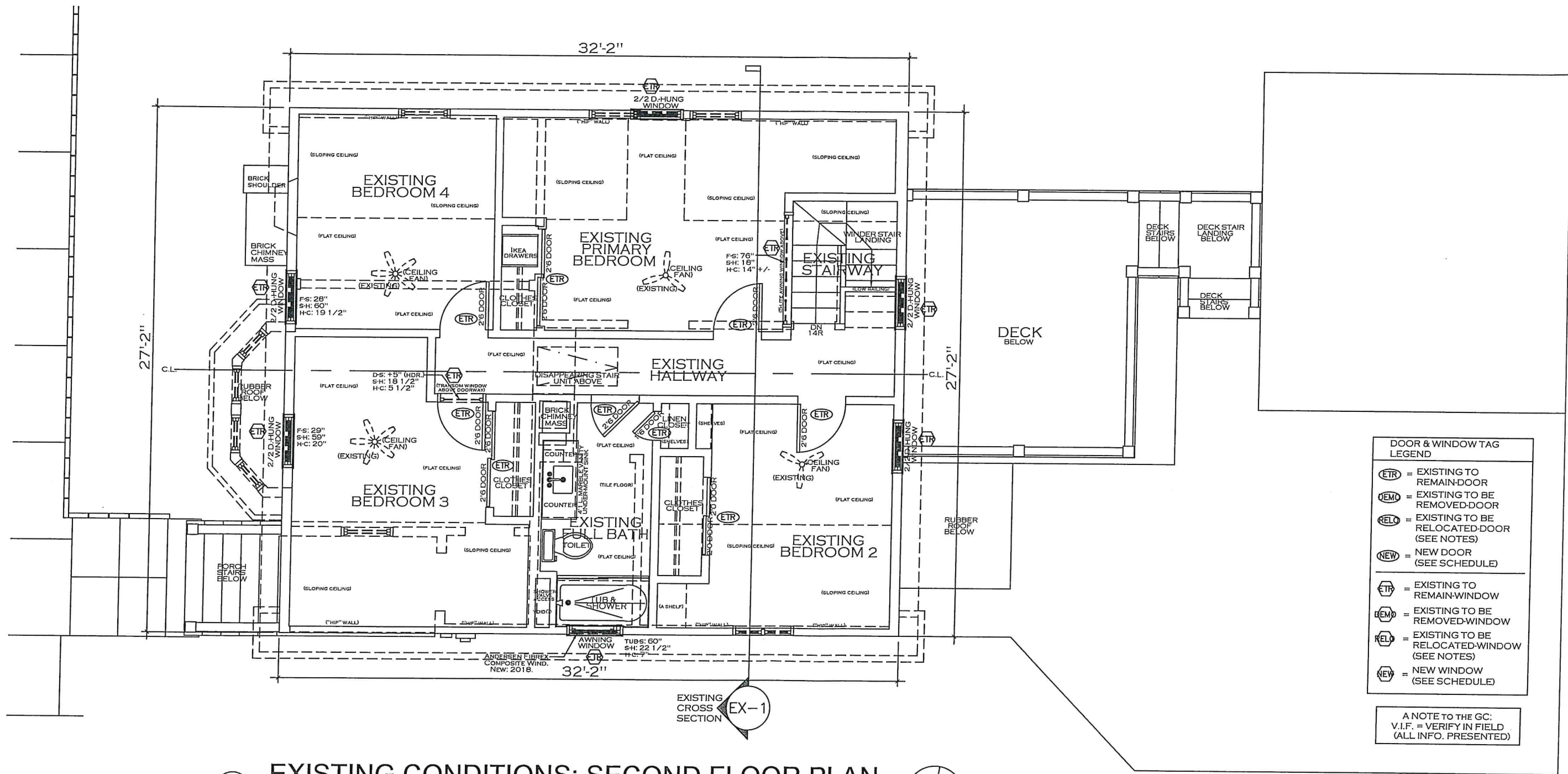


- EXISTING WINDOW SPECIFICATION:
- CALLING THIS "THE HOUSE STANDARD"
 - 2 1/2 DOUBLE HUNG WINDOW;
 - SIZE IS: 2'-8 1/2" WIDE X 4'-1 1/2" HIGH (FRAME SIZE; & FLOOR - SILL = 2'-3" TYPICAL;
 - THERE ARE SEVEN (7) EXISTING;
 - ALL EXISTING HAVE EXTERNAL STORM WINDOWS;



1 **EXISTING CONDITIONS: FIRST FLOOR PLAN**
 (SCALED to FIT 11x17 PRINT) 05/04/23



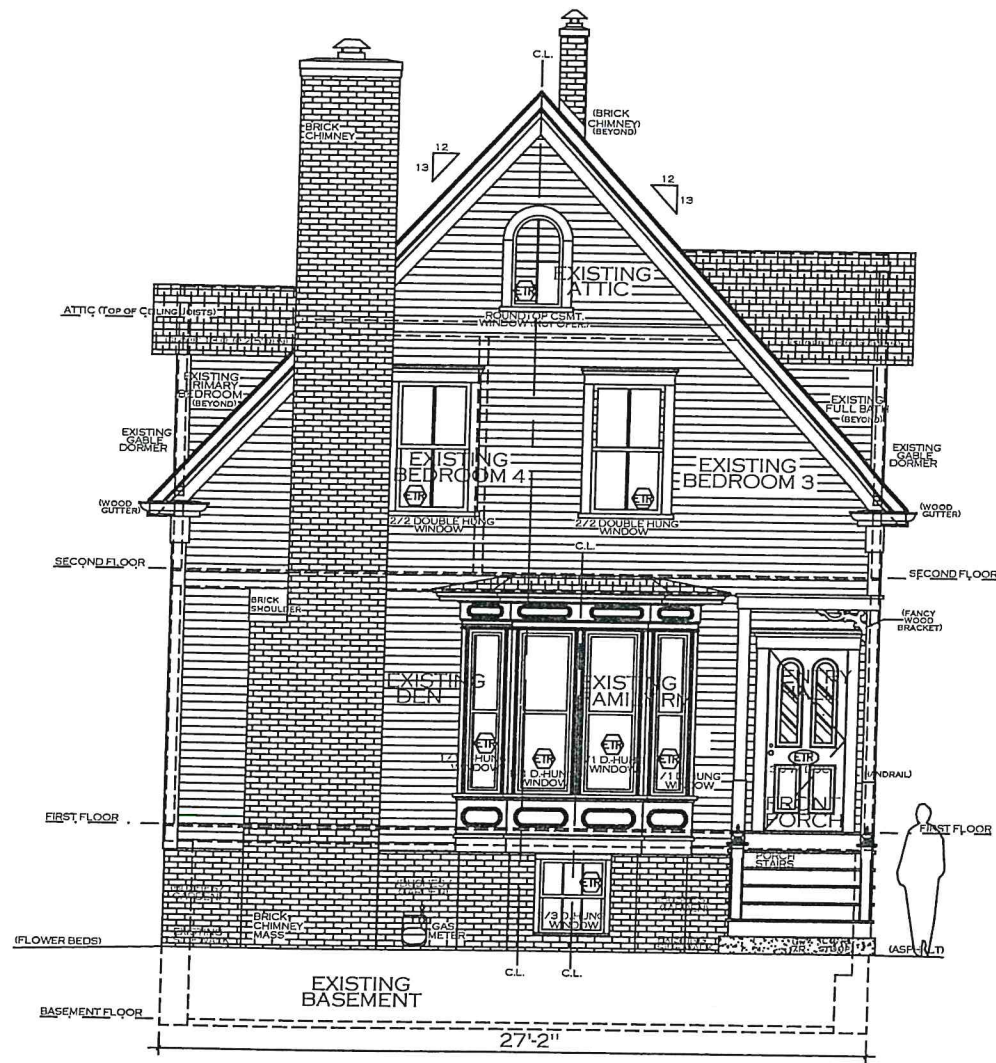


1 **EXISTING CONDITIONS: SECOND FLOOR PLAN**
(SCALED to FIT 11x17 PRINT)

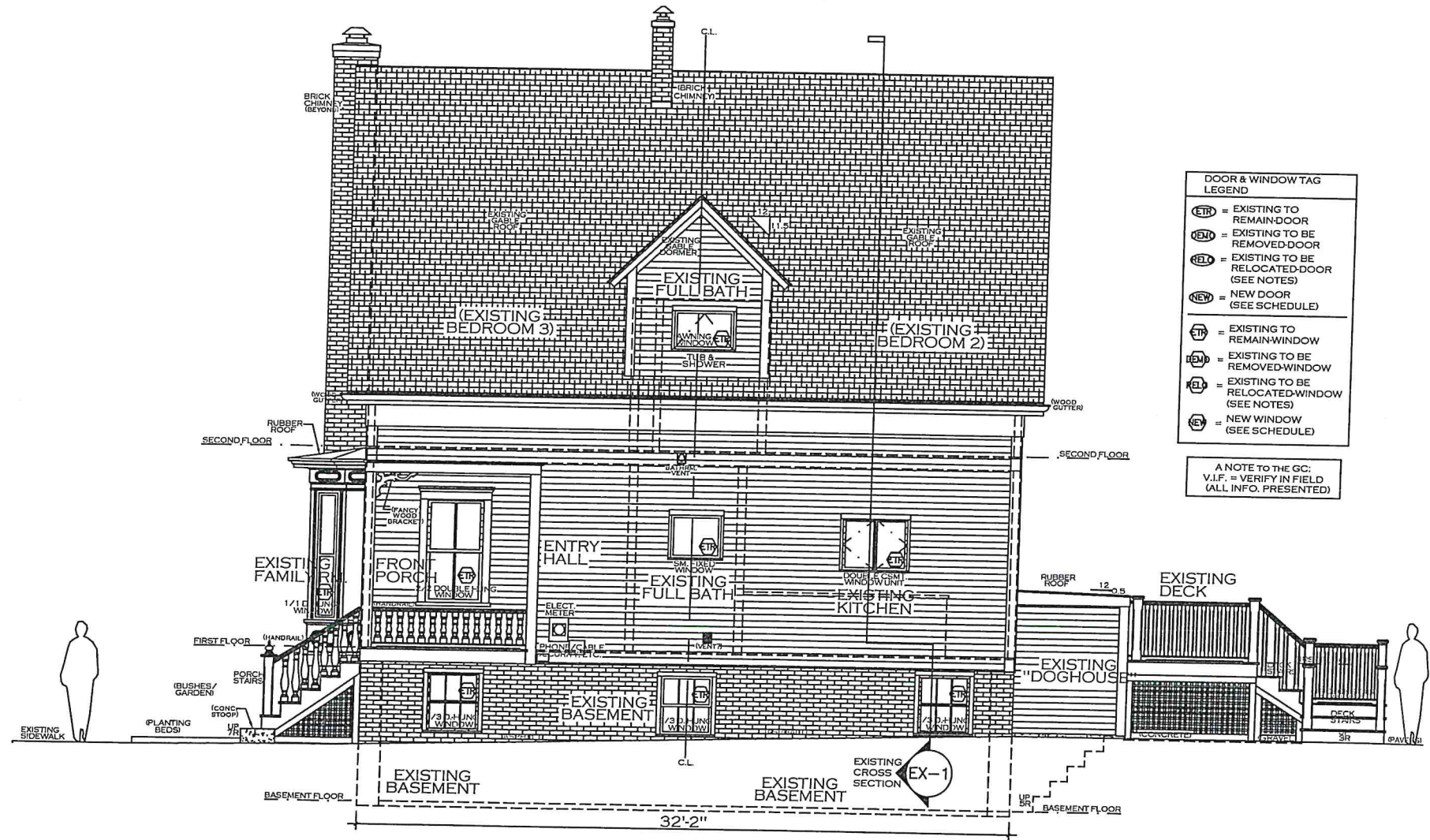
05/04/23



EXISTING CROSS SECTION EX-1



1 EXISTING CONDITIONS: FRONT (South) ELEVATION
 (SCALED to FIT 11x17 PRINT) 05/04/23

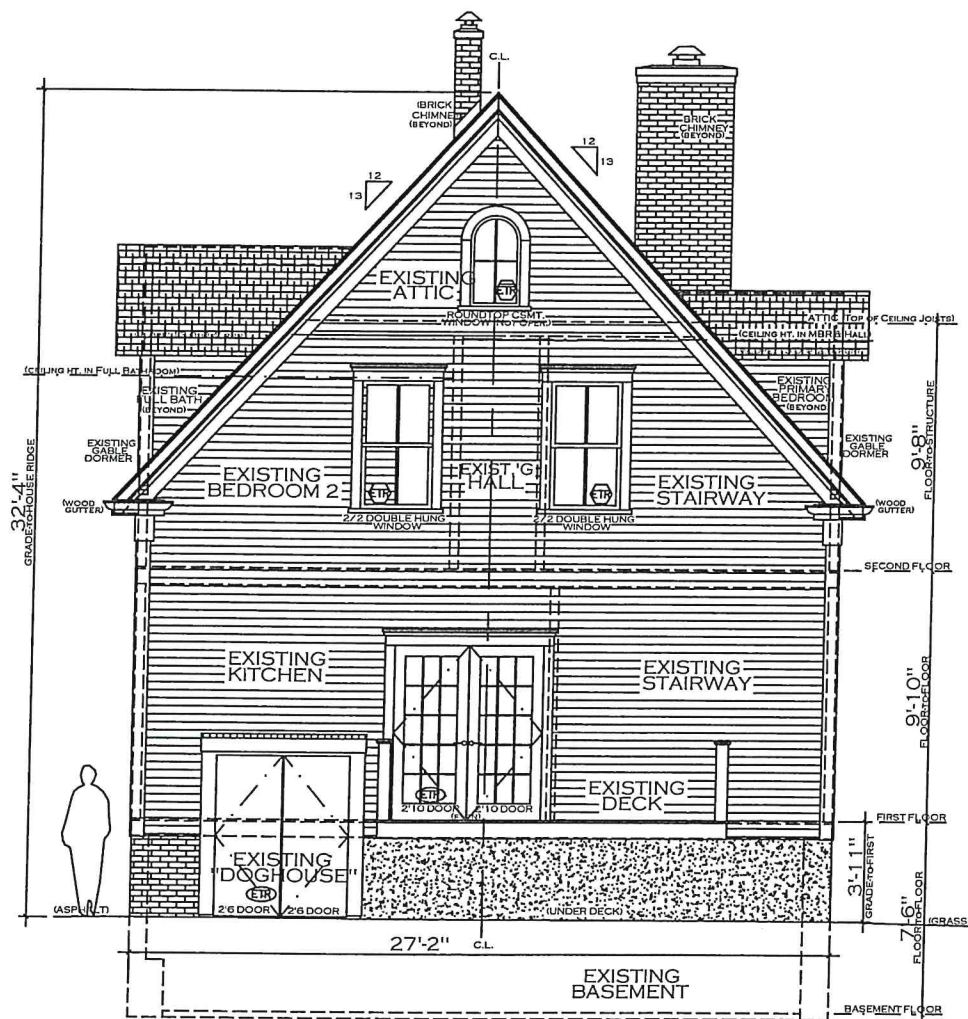


2 EXISTING CONDITIONS: SIDE (East, Driveway) ELEVATION
 (SCALED to FIT 11x17 PRINT) 05/04/23

DOOR & WINDOW TAG LEGEND

	= EXISTING TO REMAIN-DOOR
	= EXISTING TO BE REMOVED-DOOR
	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	= NEW DOOR (SEE SCHEDULE)
	= EXISTING TO REMAIN-WINDOW
	= EXISTING TO BE REMOVED-WINDOW
	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:
 V.I.F. = VERIFY IN FIELD
 (ALL INFO. PRESENTED)

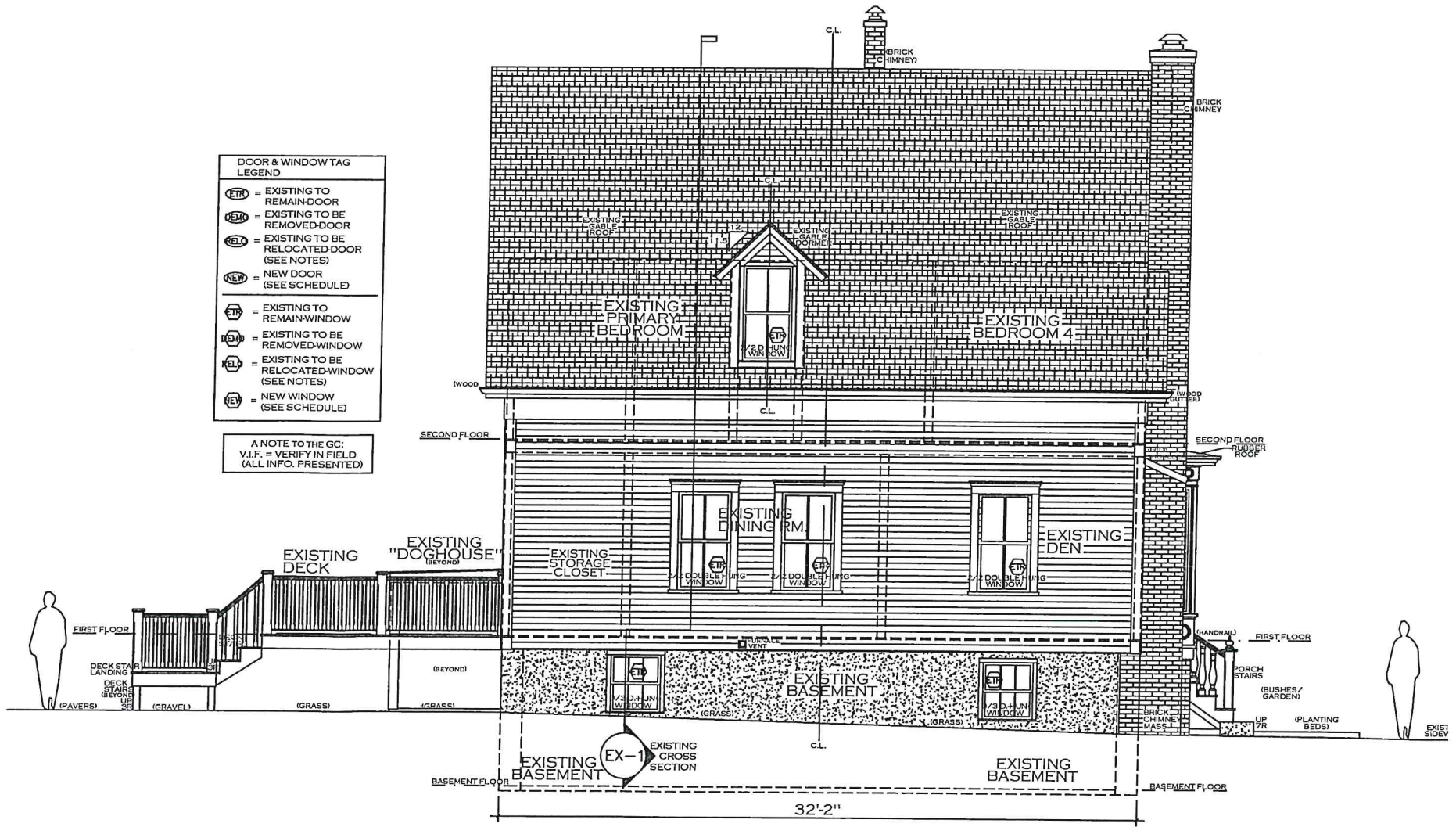


1 EXISTING CONDITIONS: REAR (North) ELEVATION
 (SCALED TO FIT 11x17 PRINT) 05/04/23

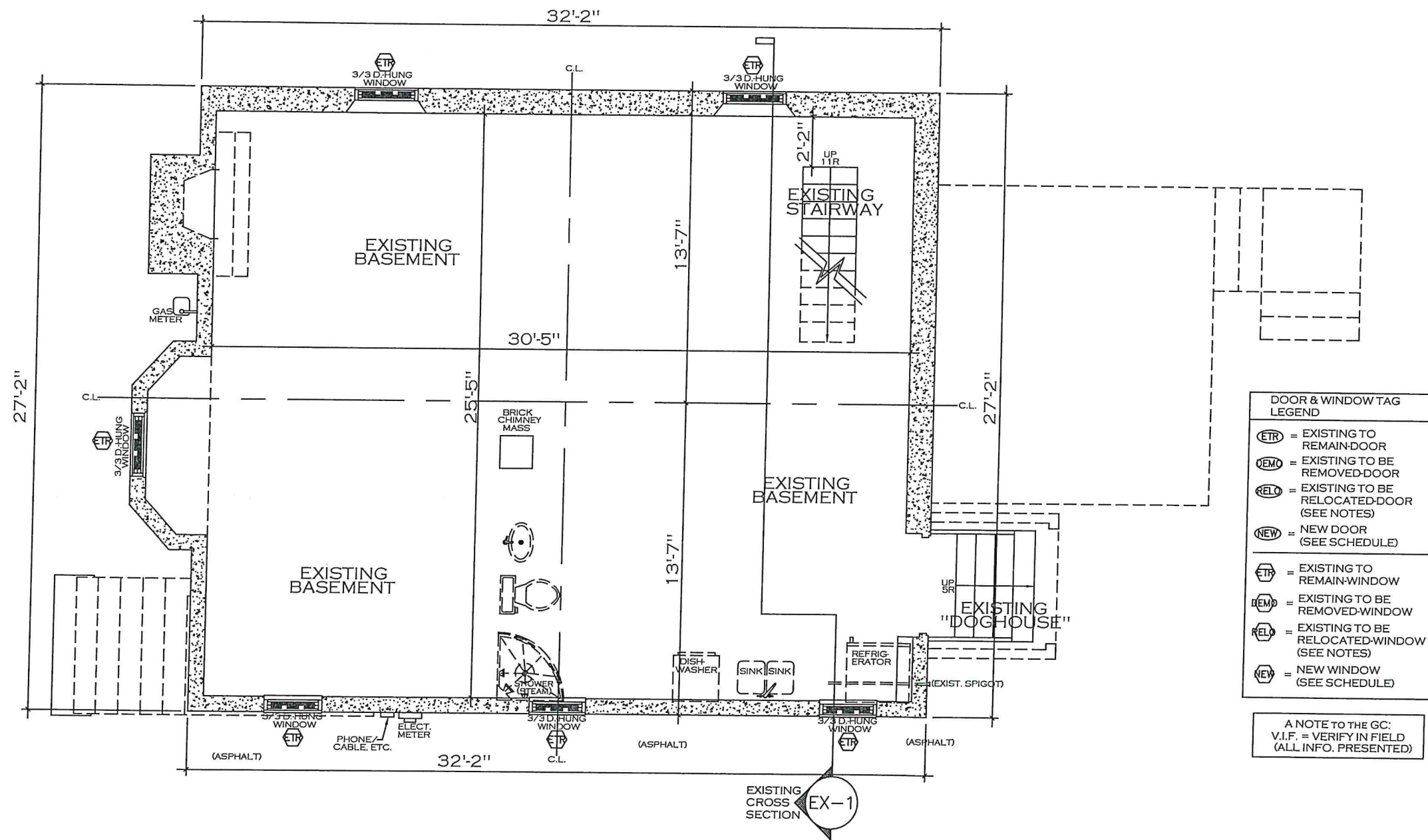
DOOR & WINDOW TAG LEGEND

ETR	= EXISTING TO REMAIN-DOOR
RETR	= EXISTING TO BE REMOVED-DOOR
RELD	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
NEW	= NEW DOOR (SEE SCHEDULE)
ETP	= EXISTING TO REMAIN-WINDOW
RETP	= EXISTING TO BE REMOVED-WINDOW
RELD	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
NEW	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:
 V.I.F. = VERIFY IN FIELD (ALL INFO. PRESENTED)



2 EXISTING CONDITIONS: SIDE (West, Yard) ELEVATION
 (SCALED TO FIT 11x17 PRINT) 05/04/23



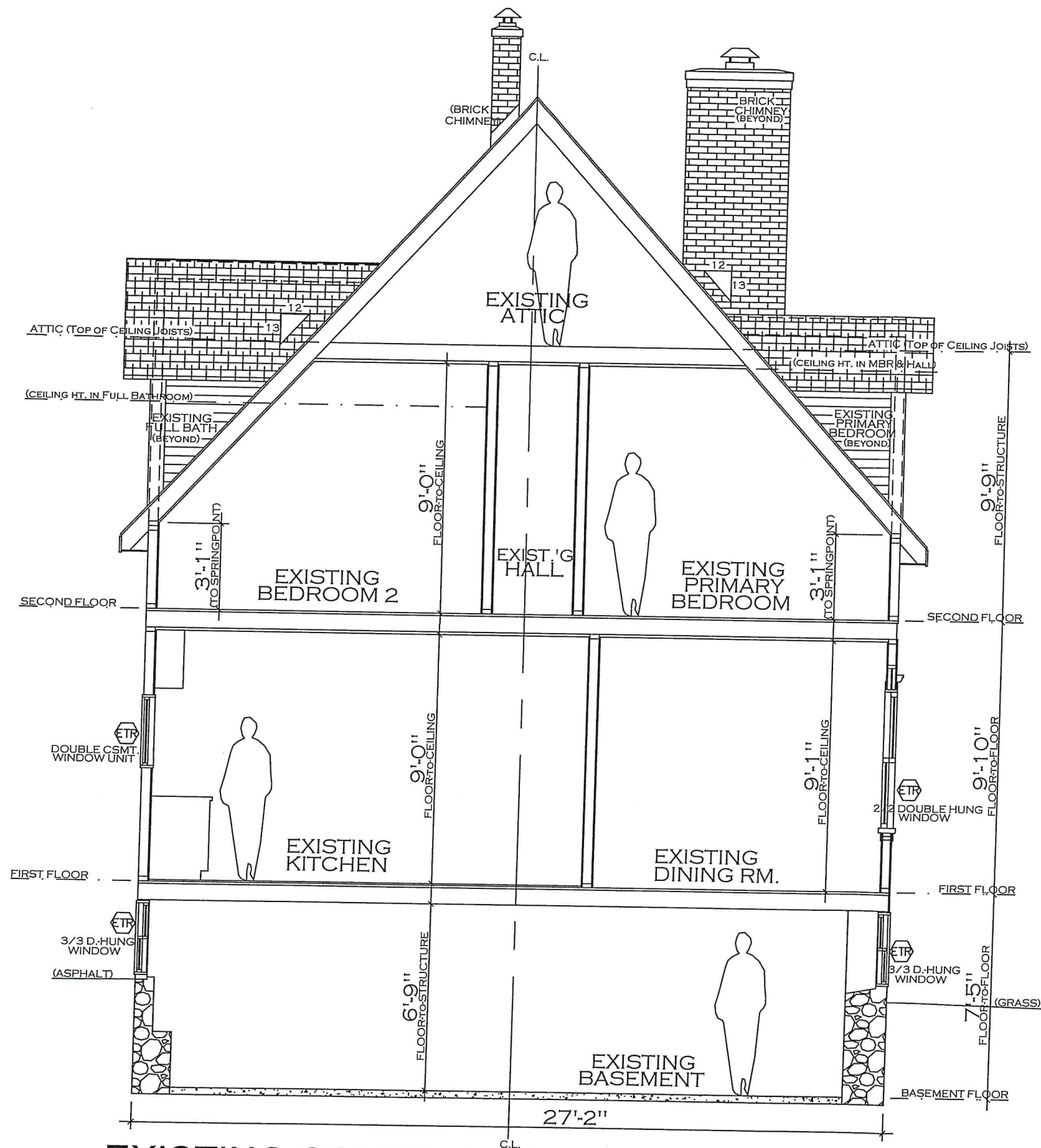
DOOR & WINDOW TAG LEGEND	
	= EXISTING TO REMAIN-DOOR
	= EXISTING TO BE REMOVED-DOOR
	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	= NEW DOOR (SEE SCHEDULE)
	= EXISTING TO REMAIN-WINDOW
	= EXISTING TO BE REMOVED-WINDOW
	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:
V.I.F. = VERIFY IN FIELD
(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: BASEMENT/FOUNDATION PLAN**
(SCALED to FIT 11x17 PRINT)

05/04/23



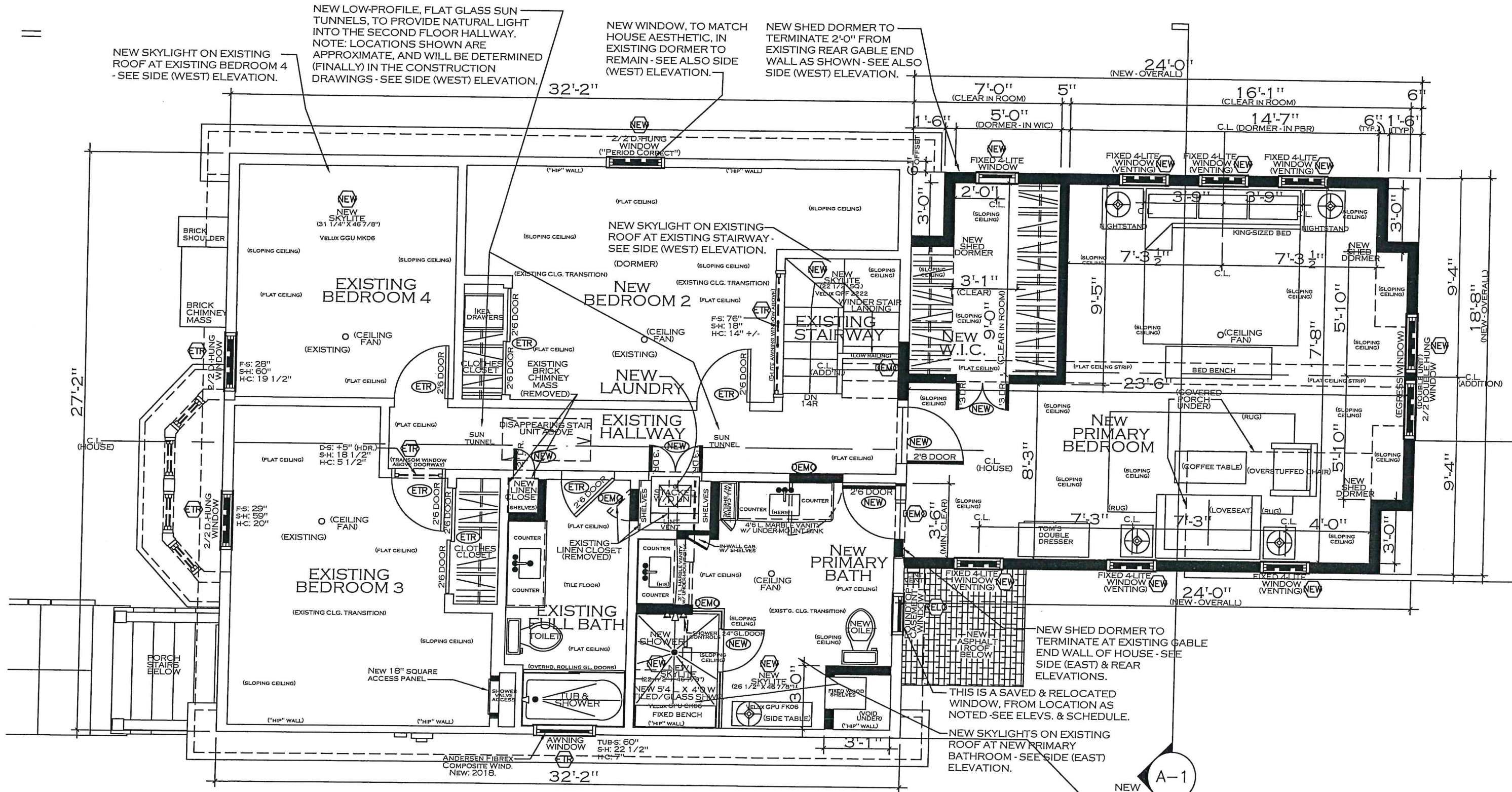


DOOR & WINDOW TAG LEGEND	
(ETR)	= EXISTING TO REMAIN-DOOR
(DEM)	= EXISTING TO BE REMOVED-DOOR
(RELO)	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
(NEW)	= NEW DOOR (SEE SCHEDULE)
(ETR)	= EXISTING TO REMAIN-WINDOW
(DEM)	= EXISTING TO BE REMOVED-WINDOW
(RELO)	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
(NEW)	= NEW WINDOW (SEE SCHEDULE)

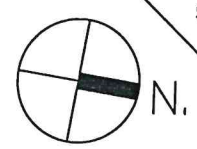
A NOTE TO THE GC:
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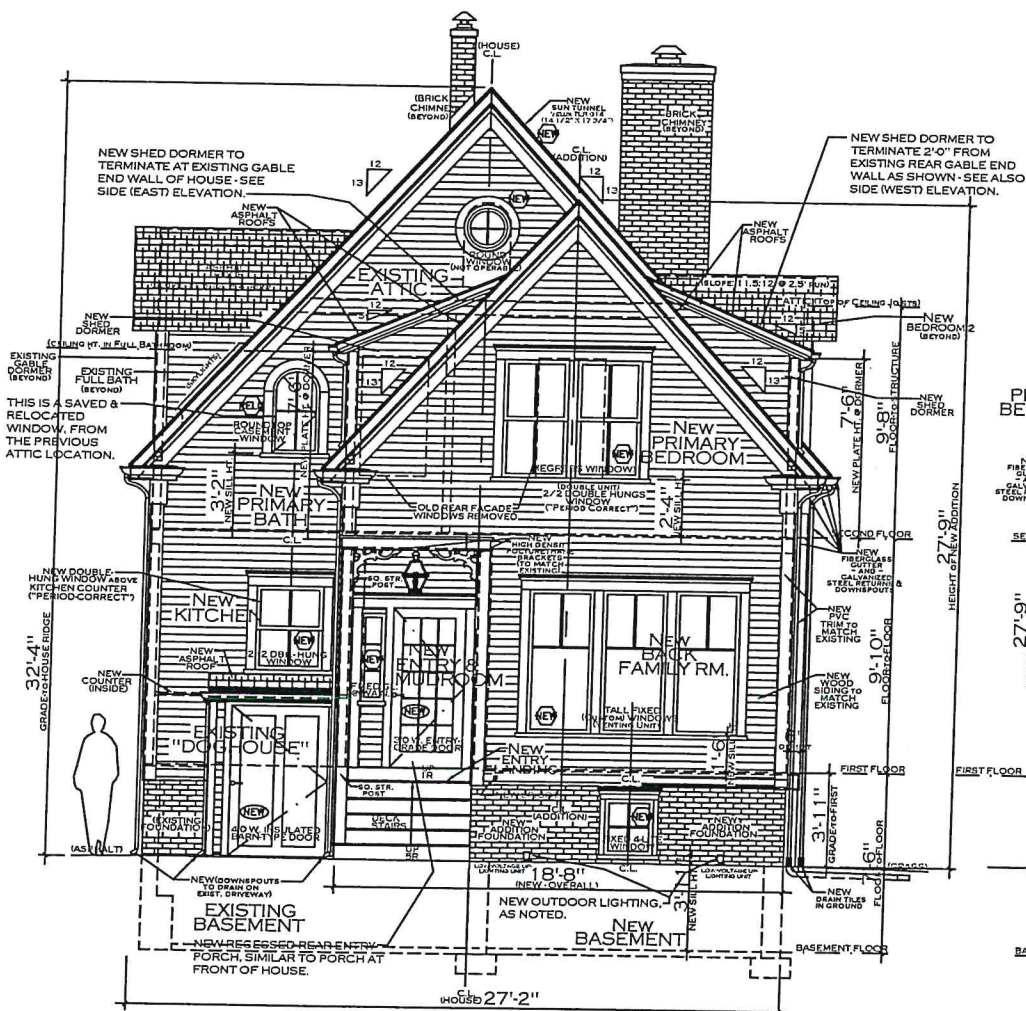
3 EXISTING CONDITIONS: CROSS SECTION EX-1
 (SCALED to FIT 11x17 PRINT)

05/04/23

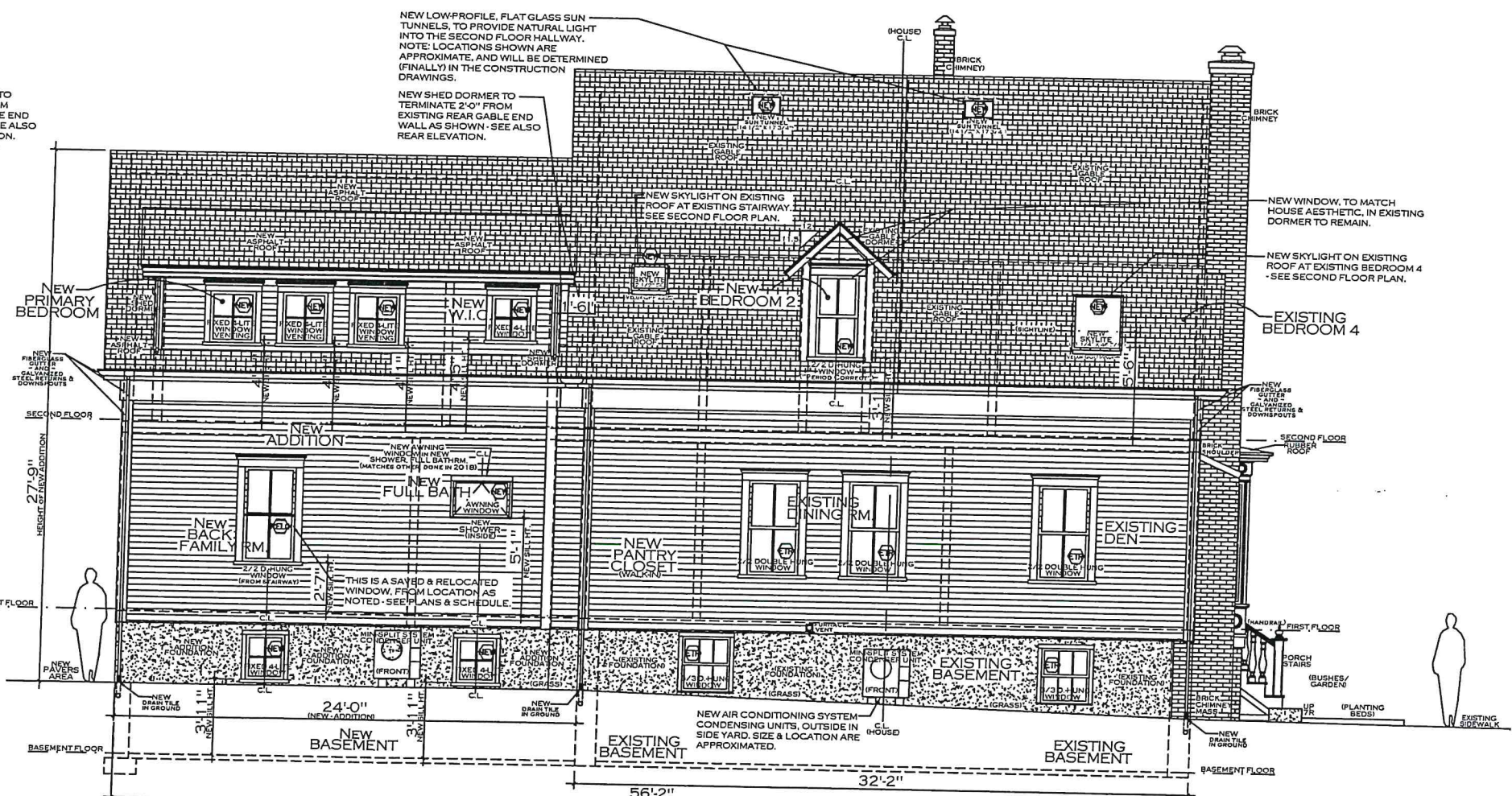


1 **NEW CONSTRUCTION: TOTAL HOUSE SECOND FLOOR PLAN**
 SCALE: 1/4" = 1'-0" 11/15/23

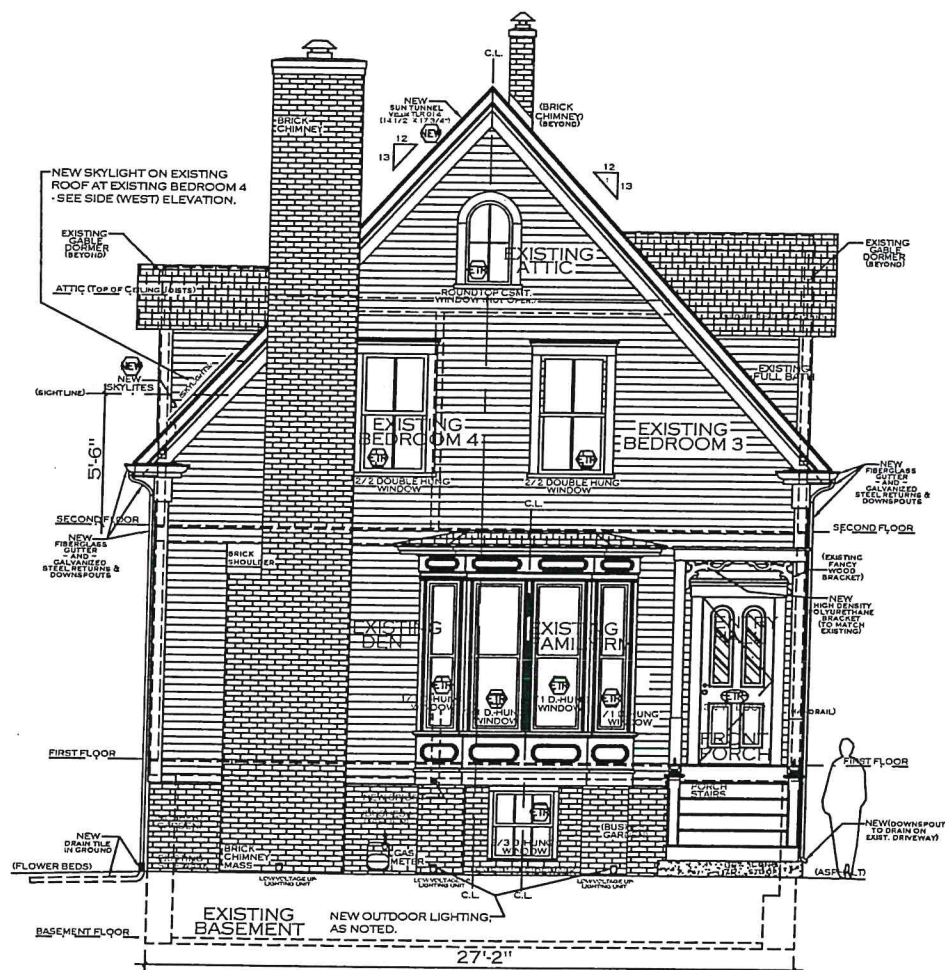




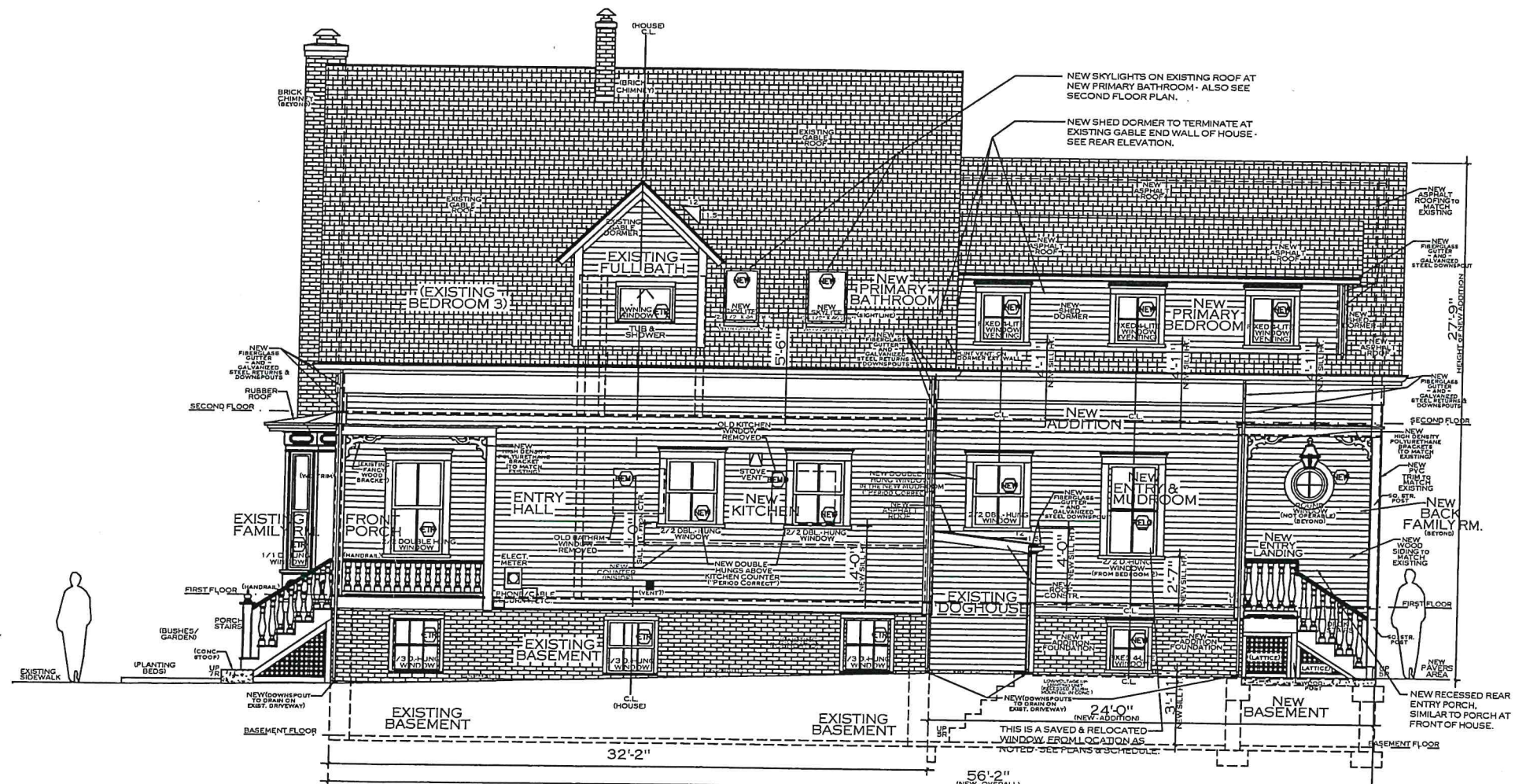
1 **NEW CONSTRUCTION: REAR (North) ELEVATION**
 SCALE: 1/4" = 1'-0" 11/15/23



2 **NEW CONSTRUCTION: TOTAL HOUSE SIDE (West, Yard) ELEVATION**
 SCALE: 1/4" = 1'-0" 11/15/23



1 NEW CONSTRUCTION: FRONT (South) ELEVATION
 SCALE: 1/4" = 1'-0"
 11/15/23



2 NEW CONSTRUCTION: TOTAL HOUSE SIDE (East, Driveway) ELEVATION
 SCALE: 1/4" = 1'-0"
 11/15/23



15 Burton Street - 200' Radius

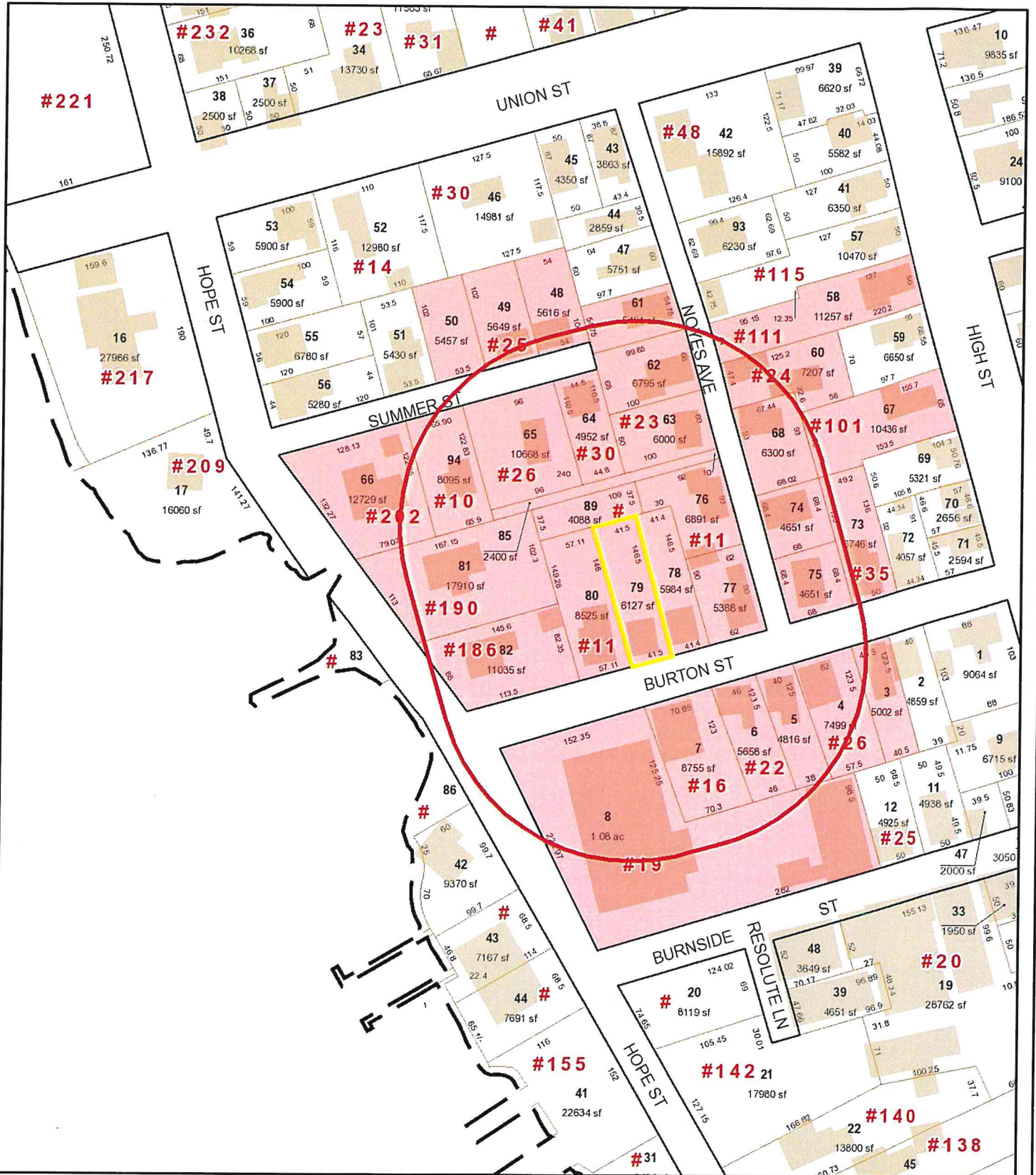
Bristol, RI



December 7, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
December 07, 2023

Subject Property:

Parcel Number: 15-79
CAMA Number: 15-79
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

Abutters:

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &
CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-58
CAMA Number: 15-58
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R
TE
PO BOX 215
BARTON, VT 05822

Parcel Number: 15-60
CAMA Number: 15-60
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L.
24 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-61
CAMA Number: 15-61
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-63
CAMA Number: 15-63
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,
PAULA TRUSTEES (1/2) TC
23 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-64
CAMA Number: 15-64
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

Parcel Number: 15-65
CAMA Number: 15-65
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN
MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809



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12/7/2023

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200 foot Abutters List Report

Bristol, RI
December 07, 2023

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J PEGGY 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653



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200 foot Abutters List Report

Bristol, RI
December 07, 2023

Parcel Number: 15-82
CAMA Number: 15-82
Property Address: 186 HOPE ST

Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S.
CAMPBELL TE
186 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 15-85
CAMA Number: 15-85
Property Address: HOPE ST

Mailing Address: CARLETON, APRIL M. TRUSTEE
190 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-89
CAMA Number: 15-89
Property Address: NOYES AVE

Mailing Address: FORD, DAVID STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-94
CAMA Number: 15-94
Property Address: 10 SUMMER ST

Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH
N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 16-3
CAMA Number: 16-3
Property Address: 34 BURTON ST

Mailing Address: SEGAL, THADDEUS G
34 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-4
CAMA Number: 16-4
Property Address: 26 BURTON ST

Mailing Address: SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

Parcel Number: 16-5
CAMA Number: 16-5
Property Address: 24 BURTON ST

Mailing Address: WROBLEWSKI, ALAN F & LORING,
MARIA L - TRUSTEES LORING
WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-6
CAMA Number: 16-6
Property Address: 22 BURTON ST

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 16-7
CAMA Number: 16-7
Property Address: 16 BURTON ST

Mailing Address: 16 BURTON ST LLC C/O SERAPHIN &
MARJORIE DAPONT
65 VARNUM AVE
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-001
Property Address: 19 BURNSIDE ST

Mailing Address: HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-002
Property Address: 17 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-003
Property Address: 1 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809



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16 BURTON ST LLC
C/O SERAPHIN & MARJORIE D
65 VARNUM AVE
BRISTOL, RI 02809

ESSELEN, GUSTAVUS J. IV T
& CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

LAVOIE, ROXANNE L.
24 NOYES AVE
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

FERRATO, JAMES D. &
FERRATO, PAULA TRUSTEES (
23 NOYES AVE
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

FORD, DAVID
STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

BECKMAN, ANNA E
COHEN, JESSE P TE
23 BURTON ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

BURKE, CHARLES A. ET AL
MARI-LYNN MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809

HANNEY MICHAEL J
PEGGY
22 NOYES AVE
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY
CLARA E READ & JAY B HURD
11 NOYES AVE
BRISTOL, RI 02809

CAMPBELL, WILLIAM K ETUX
JUDITH S. CAMPBELL TE
186 HOPE ST.
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &
ELIZABETH N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE
190 HOPE ST
BRISTOL, RI 02809

HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

SEGAL, THADDEUS G
34 BURTON ST
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE
4 BRIAR SPRING ROAD
ORLEANS, MA 02653

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

CITO, JEFFREY D &
KELLY, STEPHANIE JT
8 PARK AVE
WAPPINGERS, NY 12590

HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809

STEPHENS, MARK S & SUZETT
17 BURTON ST
BRISTOL, RI 02809

DAWSON, THOMAS A &
LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI
LORING WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &
LAUREN R TE
PO BOX 215
BARTON, VT 05822