



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-08


PUBLIC HEARING

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

Monday, April 1, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Mott & Chace Sotheby's International Realty**
PROPERTY OWNER: **Thames Street Nashua, LLC**
LOCATION: **317 Hope Street**
PLAT: **10** LOT: **43**
ZONE: **Downtown (D)**

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to operate a professional
real estate office Formula Business use within the Bristol Historic District Overlay 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://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, March 28, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 FEB 16 AM 10:31

APPLICATION

File No: 2024-08
 Accepted by ZEO: emt 2/16/2024

| | | | |
|------------------------|-----------------------------------------------------------|-------------------------------------------|------------|
| APPLICANT: | Name: Mott & Chace Sotheby's International Realty | | |
| | Address: 100 Exchange Street | | |
| | City: Providence | State: RI | Zip: 02903 |
| | Phone #: 508-269-0337 | Email: ANDREA.CRIVELLARO@mottandchace.com | |
| PROPERTY OWNER: | Name: Thames St. Nashua LLC c/o Brady Sullivan Properties | | |
| | Address: 670 North Commercial Street | | |
| | City: Manchester | State: NH | Zip: 03101 |
| | Phone #: 603-315-4668 | Email: jtobin@bradysullivan.com | |

1. Location of subject property: 317 Hope Street
 Assessor's Plat(s) #: 10 Lot(s) #: 43

2. Zoning district in which property is located: D, Bristol Historic District

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): Section 28-150(h) formula business in the historic district zone
 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? NA

7. Present use of property: N/A

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): 462 sqft

10. Proposed use of property: Real estate office

11. Give extent of proposed alterations: Replace in kind.

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

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: _____ Before _____ After

14. Have you submitted plans for the above alterations to the Building Official? _____
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? BHD

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: Andrea Crivellaro Date: 2-7-24

Print Name: Andrea Crivellaro

Property Owner's Signature: [Signature] Date: 2-13-2024

Print Name: ARTHUR SULLIVAN

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

Name: _____ Phone #: _____

Address: _____



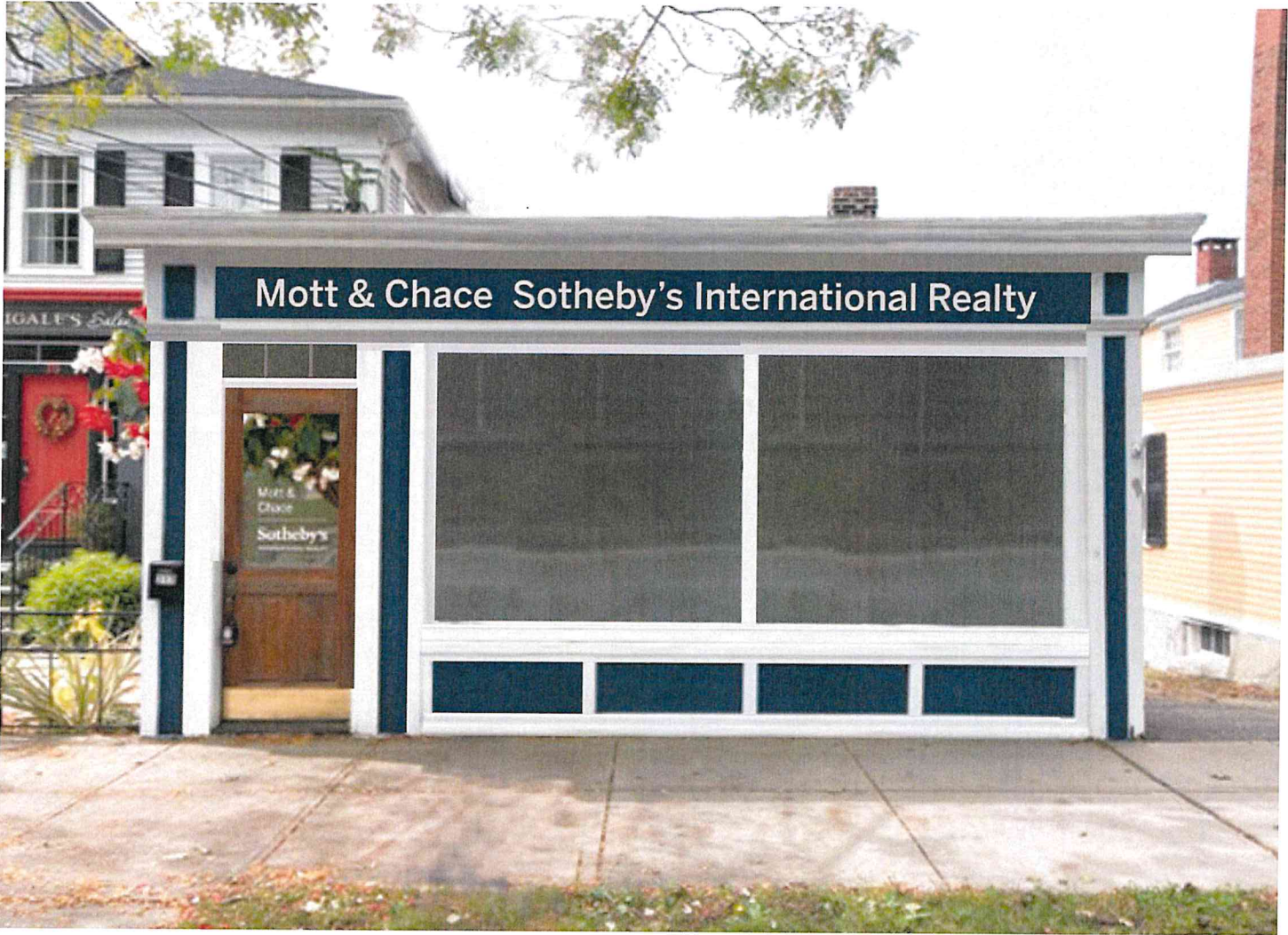
865 Main Road
Westport, Massachusetts 02790
o 508.938.9701
mottandchace.com

To whom it may concern:

Regarding the space at 317 Hope Street, it is our intent to open and operate a real estate office at this location. We are a Sotheby's International Realty affiliate and therefore are required by our brand agreement to maintain our approved company logo (included on signage renderings). Our logo however is the only requirement we are beholden to relative to uniformity across our locations. As with each of our offices, we take the time to ensure we blend in well with the location, rather than stand out. The history of our brand, and the respect we have for the historical significance of many areas in Rhode Island, ensures that we will maintain the integrity of the district. While we are thought of by some to be a franchise, each of our offices are individually owned and operated by our broker/owners, who both live in Rhode Island, and are managed by staff who live in the area. We take great pride in our spaces and are committed to being an asset to the communities we operate in. The interior of our offices are all designed to embrace the feel of each town. Our proposed Bristol office will not be any different. We intend to make this office a space that is not only inviting for the local foot traffic, but also a destination for those seeking a white glove experience when looking to relocate to the many beautiful homes in the area.

Thank you,

Andrea Crivellaro
Mott & Chace Sotheby's International Realty





Owner Account #: % Owned

| | | |
|---------|---------------------------|---------------------------------------------------------|
| Owner 1 | THAMES STREET NASHUA, LLC | |
| Owner 2 | | |
| Owner 3 | | |
| Address | | 670 NORTH COMMERCIAL ST SUITE 303, MANCHESTER, NH 03101 |

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leq Ref | NAL | Deed Type |
|---------------------|------------|------------|----------|-----|-----------|
| KARIAN REALTY CO. | 04/28/2023 | 150,000 | 2208-334 | | Q |
| FLEET NATIONAL BANK | 12/10/1990 | 0 | 392-36 | | W |
| FLEET NATIONAL BANK | 12/10/1990 | 0 | 392-33 | | Q |
| FLEET NATIONAL BANK | 12/10/1990 | 0 | 392-31 | | |
| FLEET NATIONAL BANK | 12/10/1990 | 0 | 392-22 | | |

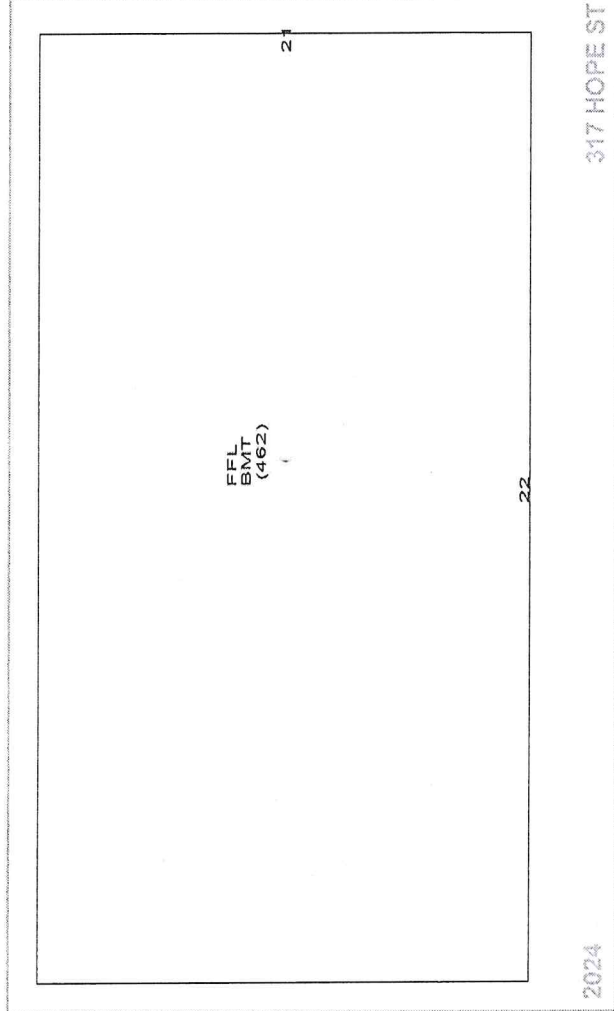
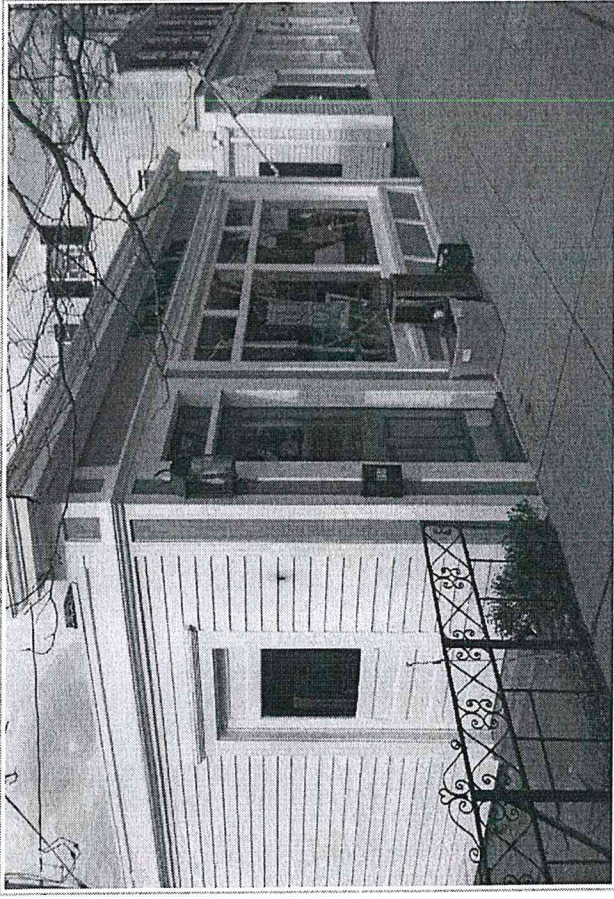
Assessment

| Use Code | Bldg Value | SFYI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|------------|-----------|------------|-----------|----------------|
| 06 | 36,500 | 0 | 0.14 | 184,500 | 0 | 221,000 |
| TOTAL | 36,500 | 0 | 0.14 | 184,500 | 0 | 221,000 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 239.18 VAL per SQ Unit/Parcel > 239.18

Previous Assessments

| Year | LUC | Building | SFYI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|------|-----------|---------|------------|-----------------|----------------|
| 2023 | 06 | 36,500 | 0 | 0 | 184,500 | 0 | 221,000 | 221,000 |
| 2022 | 06 | 36,500 | 0 | 0 | 184,500 | 0 | 221,000 | 221,000 |
| 2021 | 06 | 36,500 | 0 | 0 | 190,200 | 0 | 226,700 | 226,700 |
| 2020 | 06 | 36,500 | 0 | 0 | 190,200 | 0 | 226,700 | 226,700 |
| 2019 | 06 | 36,500 | 0 | 0 | 190,200 | 0 | 226,700 | 226,700 |
| 2018 | 06 | 36,400 | 0 | 0 | 180,200 | 0 | 216,600 | 216,600 |



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 06 Comm 2 | 0.11478 | AC | P | 1.00 | 1,843,000 | 1,419,237 | C11 | -20 | | | 162,900 | | | 1.00 | 0 |
| 2 06 Comm 2 | 0.02934 | AC | R | 0.25 | 1,843,000 | 736,196 | C11 | -20 | | | 21,600 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | |



Building Information

| Description | Quantity | Quality |
|------------------------|--------------|--------------|
| BLDG Type RetailStores | 1 Story | |
| RES Units | 0 | |
| Foundation | COM Units | |
| Frame 1 | Wood | |
| EXT Wall 1 | Wood Shndl | |
| Roof Type 1 | Flat | |
| Roof Cover 1 | Tar & Gravel | |
| INT Wall 1 | Plaster | |
| Floors 1 | Floors 2 | |
| BMT Garages | Color | |
| Plumbing | Electrical | |
| Insulation | INT vs EXT | |
| Heat Fuel | Oil | |
| # Heat Sys | Heat Type | BB Hot Water |
| % Solar HW | % Heated | 100 |
| % COM Wall | % A/C | |
| Cell HIGHT | % Vacuum | |
| Parking Type | Ceiling Type | |
| EXT View | % Sprinkled | |

Grade

| Grade | Q4 | Q4 | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|------|-------------|---|-----------|--------------|------|------------|--|-----|----------|--|-----|---------|--|-----|----|--|--|------------------------|--|------|
| Year Built | 1919 | EFF Year | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC | | Alt % | | | | | | | | | | | | | | | | | | | | | |
| <p>Depreciation</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Condition</td> <td>AV - Average</td> <td>35.0</td> </tr> <tr> <td>Functional</td> <td></td> <td>0.0</td> </tr> <tr> <td>Economic</td> <td></td> <td>0.0</td> </tr> <tr> <td>Special</td> <td></td> <td>0.0</td> </tr> <tr> <td>OV</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Total Depreciation % ></td> <td>35.0</td> </tr> </tbody> </table> | | | Code | Description | % | Condition | AV - Average | 35.0 | Functional | | 0.0 | Economic | | 0.0 | Special | | 0.0 | OV | | | Total Depreciation % > | | 35.0 |
| Code | Description | % | | | | | | | | | | | | | | | | | | | | | |
| Condition | AV - Average | 35.0 | | | | | | | | | | | | | | | | | | | | | |
| Functional | | 0.0 | | | | | | | | | | | | | | | | | | | | | |
| Economic | | 0.0 | | | | | | | | | | | | | | | | | | | | | |
| Special | | 0.0 | | | | | | | | | | | | | | | | | | | | | |
| OV | | | | | | | | | | | | | | | | | | | | | | | |
| Total Depreciation % > | | 35.0 | | | | | | | | | | | | | | | | | | | | | |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undeep V |
|-------|-------------|------|-----------|-------|----------|
| FFL | 1st FLOOR | 462 | 462 | 99.98 | 46,191 |
| BMT | BASEMENT | 462 | 0 | 15.00 | 6,930 |
| Total | | 924 | 462 | | 53,121 |

Other Factors

| Flood Hazard | Topography | Street | Traffic | Bas \$/SQ | Size Adj | Constr Adj | Adj \$/SQ | Other Feats | Grade Fac | Neigh Infi | Land Factor | Adj Total | Depreciation | Depr Total |
|--------------|------------|--------|---------|-----------|----------|------------|-----------|-------------|-----------|------------|-------------|-----------|--------------|------------|
| LEVEL | PAVED | | | 86.00 | 1.25 | 0.93 | 99.98 | 3,000 | 1.00 | 1.00 | 1.00 | 56,121 | 19,642 | 36,479 |

Visit History

| Date | Result | By |
|------------|-------------|----|
| 10/20/2021 | REVIEW | AD |
| 4/18/2019 | N/C HEARIN' | JH |
| 10/5/2018 | REVIEW | JH |
| 8/20/2018 | MEASURED | JE |
| 3/6/2008 | MEASURE | |
| 3/6/2008 | LISTED | |

Notes

BP #100-04-E REPAIRS & NEW SVC 100% CMP LR NEW 100 AMP SERVICE - 2010 II
 Deed and redevelopment restrictions recorded Bk 2217 Pg 90 Must be held in
 common ownership with Lots: 32, 41, 42, 44, 49, 50, 60, 61, 62, 66, 71, 73, 74, 76

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 |
|------------|----------|-------------|---------|-----------|--------|--------|--------------------------------------------------------------------|
| 12/12/2023 | B57850 | | BLDG | 20,000 | 0 | Closed | repaired rotted wood on storefront and install new insulated glass |
| 05/04/2012 | SG22214 | | SIGN | 0 | | Closed | A SIGN ON DOOR DISPLAYING HOURS AND A 8.5 X 8.2 IN FRONT WINDOW TC |
| 07/16/2010 | B28111 | | BLDG | 0 | | Closed | REPLACE FRONT DOOR, REPLACE ROTTED TRIM ON NORTH SIDE OF BUILT |
| 06/10/2010 | E6998 | | ELEC | 0 | | Closed | INSTALLATION OF A NEW 100 AMP ELECTRICAL SERVICE WITH PIPE MAST F |
| 03/16/2004 | E4977 | | ELEC | 0 | | Closed | MAKE TEMP. REPAIRS AND INSTALL NEW 200 AMP SERVICE |
| 12/19/1991 | B37161 | | BLDG | 0 | | Closed | RE-ROOF |

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 | |
| TermRental | |
| PriorID1c | |
| PriorID2a | |
| PriorID2b | |
| PriorID2c | |
| PriorID3a | |
| PriorID3b | |
| PriorID3c | |

Room Counts by Floor

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



317 Hope Street - 200' Radius

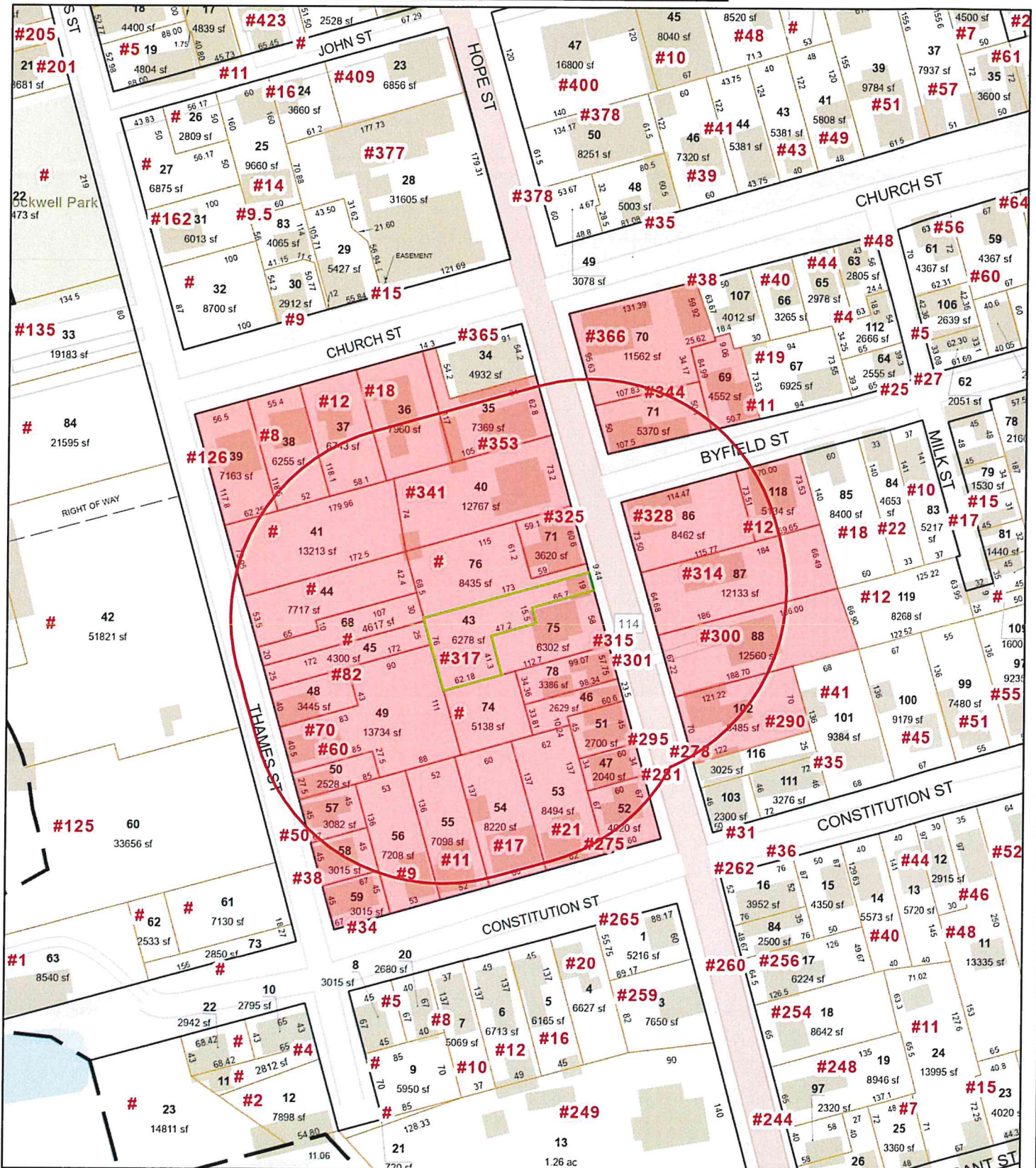
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

February 23, 2024



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Subject Property:

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Abutters:

Parcel Number: 10-35
CAMA Number: 10-35
Property Address: 353 HOPE ST

Mailing Address: REMIERES, MARY LIFE ESTATE
DONOVAN, SUSAN A. & DEGALLEY,
353 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-36
CAMA Number: 10-36
Property Address: 18 CHURCH ST

Mailing Address: ENGELL, BETH A. TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-37
CAMA Number: 10-37
Property Address: 12 CHURCH ST

Mailing Address: PYLE, BARBARA L, TRUSTEE-BARBARA
L PYLE LIVING TRU
12 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-38
CAMA Number: 10-38
Property Address: 8 CHURCH ST

Mailing Address: DEVEAU, DEBRA A & BRAMWELL,
STEVEN M JT
8 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-39
CAMA Number: 10-39
Property Address: 126 THAMES ST

Mailing Address: MCQUILKIN, JOHN S. GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-40
CAMA Number: 10-40
Property Address: 341 HOPE ST

Mailing Address: HOLMSTROM, GARRY CATHARINE C.
TRST & GARY & CA
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-41
CAMA Number: 10-41
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE 303
MANCHESTER, NH 03101

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-44
CAMA Number: 10-44
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-45
CAMA Number: 10-45
Property Address: 82 THAMES ST

Mailing Address: BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

| | |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 10-46 CAMA Number: 10-46 Property Address: 297 HOPE ST | Mailing Address: BAER, BANKARD F. RAYNE G. 40 CONSTITUTION STREET BRISTOL, RI 02809 |
| Parcel Number: 10-47 CAMA Number: 10-47 Property Address: 281 HOPE ST | Mailing Address: STEWART, GORDON & BENITZ, MAIJA TE 281 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 10-48 CAMA Number: 10-48 Property Address: 72 THAMES ST | Mailing Address: PASQUAL, THOMAS A JO-ANN TRUSTEES & THOMAS A & 221 HOPE ST UNIT 9 BRISTOL, RI 02809 |
| Parcel Number: 10-49 CAMA Number: 10-49 Property Address: 70 THAMES ST | Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101 |
| Parcel Number: 10-50 CAMA Number: 10-50 Property Address: 60 THAMES ST | Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101 |
| Parcel Number: 10-51 CAMA Number: 10-51 Property Address: 295 HOPE ST | Mailing Address: RAMOS, MICHAEL A PAULA 289 HOPE ST #1 BRISTOL, RI 02809-2016 |
| Parcel Number: 10-52 CAMA Number: 10-52 Property Address: 275 HOPE ST | Mailing Address: MUHLBACH, LAURIE A. TRUSTEE 275 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 10-53 CAMA Number: 10-53 Property Address: 21 CONSTITUTION ST | Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX 21 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 10-54 CAMA Number: 10-54 Property Address: 17 CONSTITUTION ST | Mailing Address: DEMOPULOS, HAROLD W. TRUST AGREEMENT 3601 WISCONSIN AVE NW, Unit 704 WASHINGTON, DC 20016 |
| Parcel Number: 10-55 CAMA Number: 10-55 Property Address: 11 CONSTITUTION ST | Mailing Address: CALM REALTY, LLC 11 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 10-56 CAMA Number: 10-56 Property Address: 9 CONSTITUTION ST | Mailing Address: HARTLEY, JOHN P. ET UX PAULA ARSENAULT HARTLEY 9 CONSTITUTION STREET BRISTOL, RI 02809 |
| Parcel Number: 10-57 CAMA Number: 10-57 Property Address: 50 THAMES ST | Mailing Address: OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT 50 THAMES ST BRISTOL, RI 02809 |



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-68
CAMA Number: 10-68
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE 303
MANCHESTER, NH 03101

Parcel Number: 10-71
CAMA Number: 10-71
Property Address: 325 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-74
CAMA Number: 10-74
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-75
CAMA Number: 10-75
Property Address: 315 HOPE ST

Mailing Address: BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-76
CAMA Number: 10-76
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-78
CAMA Number: 10-78
Property Address: 301 HOPE ST

Mailing Address: 301 HOPE STREET, LLC
P.O. BOX 903
BRISTOL, RI 02809

Parcel Number: 14-102
CAMA Number: 14-102
Property Address: 290 HOPE ST

Mailing Address: FOX, GREGORY A. ALISON L
290 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-118
CAMA Number: 14-118
Property Address: 12 BYFIELD ST

Mailing Address: GARDNER, MATTHEW R (1/3);
GARDNER, STEVEN D & ANN
TRUSTEES-GARDNER TRUST (2/3)
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-69
CAMA Number: 14-69
Property Address: 11 BYFIELD ST

Mailing Address: MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-70
CAMA Number: 14-70
Property Address: 366 HOPE ST

Mailing Address: LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 14-71
CAMA Number: 14-71
Property Address: 344 HOPE ST

Mailing Address: JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 14-86
CAMA Number: 14-86
Property Address: 328 HOPE ST

Mailing Address: REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
TRUSTEES
328 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 314 HOPE ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



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2/23/2024

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301 HOPE STREET,LLC
P.O. BOX 903
BRISTOL, RI 02809

FOX, GREGORY A.
ALISON L
290 HOPE ST
BRISTOL, RI 02809

PASQUAL, THOMAS A
JO-ANN TRUSTEES & THOMAS
221 HOPE ST UNIT 9
BRISTOL, RI 02809

BAER, BANKARD F.
RAYNE G.
40 CONSTITUTION STREET
BRISTOL, RI 02809

GARDNER, MATTHEW R (1/3);
TRUSTEES-GARDNER TRUST (2
12 BYFIELD ST
BRISTOL, RI 02809

PYLE, BARBARA L, TRUSTEE-
12 CHURCH ST
BRISTOL, RI 02809

BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809

HARTLEY, JOHN P. ET UX
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

RAMOS, MICHAEL A
PAULA
289 HOPE ST #1
BRISTOL, RI 02809-2016

BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

HOLMSTROM, GARRY
CATHARINE C. TRST & GARY
341 HOPE ST
BRISTOL, RI 02809

REMIERES, MARY LIFE ESTA
DONOVAN, SUSAN A. & DEGAL
353 HOPE ST
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
328 HOPE ST
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

MCQUILKIN, JOHN S.
GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

DEMOPULOS, HAROLD W.
TRUST AGREEMENT
3601 WISCONSIN AVE NW, Unit 704
WASHINGTON, DC 20016

MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

STEWART, GORDON &
BENITZ, MAIJA TE
281 HOPE ST
BRISTOL, RI 02809

DEVEAU, DEBRA A & BRAMWEL
8 CHURCH ST
BRISTOL, RI 02809

MUHLBACH, LAURIE A. TRUST
275 HOPE ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE
303
MANCHESTER, NH 03101

ENGELL, BETH A.
TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE
303
MANCHESTER, NH 03101

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST,
SUITE 303
MANCHESTER, NH 03101

WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915