



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-26

255 State Street 030 0037

August 7, 2025

Applicant	
Name of Applicant	Rhode Island Rebar, Inc.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Glenn W. Watkinson

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	030	0037

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks	
Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-218(8)n 28-409(c)(2) 28-150(jjj)

Describe the extent of the proposed alterations and the reasons for the requesting relief
The property is currently in use as an automotive repair facility, a legal nonconforming use. The Applicant is a family owned and operated rebar contractor. This is not a permitted use in the Limited Business zoning district. The Applicant seeks to change the use of the property from non - conforming use to another non-conforming use. The Applicant's intended use of the property is most

closely defined by contract construction services [28-150(jjj)] in the zoning ordinance. The Applicant's intended use of the property is to store vehicles, trailers, and supplies for their contracting business, which storage will be inside of the existing building. There will not be any storage of vehicles or supplies outside of the existing building. Although the Applicant's business has 14 employees, none will work full-time at the property. Of the 14 employees, only 2-3 will have access to the property. The trailer that will be stored in the property will be accessed and used one or twice per month. The property has frontage on and direct vehicular access to State Street. The business does not sell or distribute any goods, nor will any manufacturing occur on the property. The Applicant's intended use will not create any noise, vibration, visual, odor, or other adverse effects. The building will receive a shipment of supplies once or twice per year, which shipment would occur via State Street. In this case, the current use involves the outside storage of vehicles and a business that generates noise, vibration, and odors. The Applicant's intended use will not have any outside storage of vehicles or generate noise, vibration, or odor.

Existing Lot Specifications	
Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	13,875
Lot Frontage	130
Lot Depth	110

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

July 25, 2025

ZONING CERTIFICATE
for
255 STATE STREET, ASSESSOR'S PLAT 30, LOT 37
BRISTOL, RHODE ISLAND

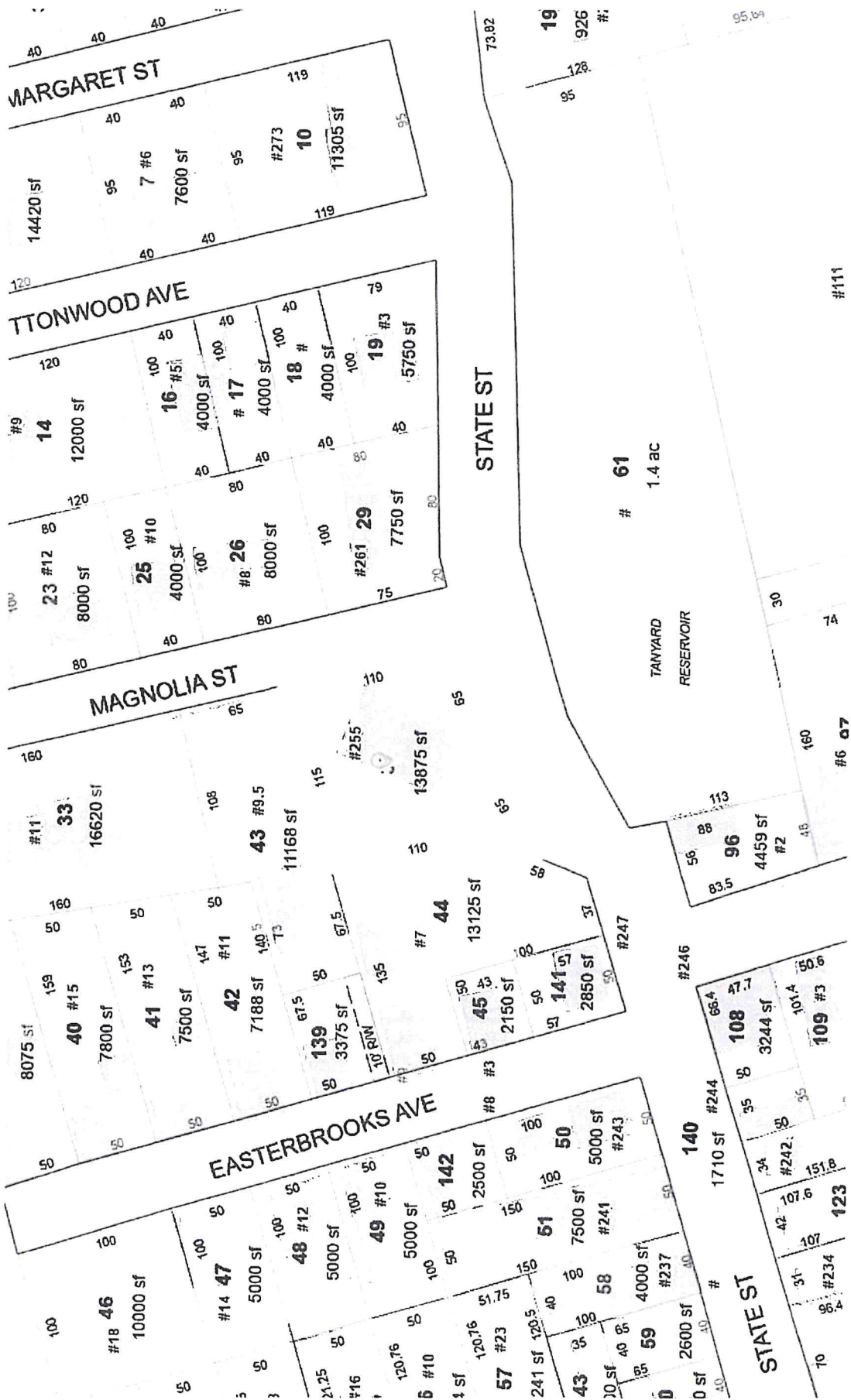
According to Tax Assessor's records, the property referenced above is currently owned by Glenn W. Watkinson. This lot is located on the northerly side of State Street and the westerly side of Magnolia Street within the Limited Business (LB) zoning district. Lot 37 contains approximately 13,875 square feet of land area, and it conforms to the minimum dimensional requirements of Bristol's Zoning Ordinance for a lot in the LB zone. This property is improved with a single-story commercial building that was reportedly constructed in approximately 1960. The structure on this property is currently utilized as an automotive repair facility, and Town records indicate that the building has been utilized as an automotive repair garage and service station since at least the mid 1960's. An automotive repair use is currently permitted in the LB zone via special use permit. Although this property has not received a special use permit, the automotive repair use predates current zoning requirements. As such, the automotive repair use on this property is considered a legal nonconforming use.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor







Plat/Lot 030-0037-000

Account: 2366

Zone LB

Assessment

\$333.200

► **Owner**

► Owner Account #: 23-0407-71

Owner 1 WATKINSON, GLENN W

% Owned

Owner 2

WATKINSON, KENNETH J. SR.

01/06/2004

0 1086-113

Deed
Type
C

Owner 3

Owner 3
Address 255 STATE STREET, BRISTOL, RI 02809-0000

► Assessment

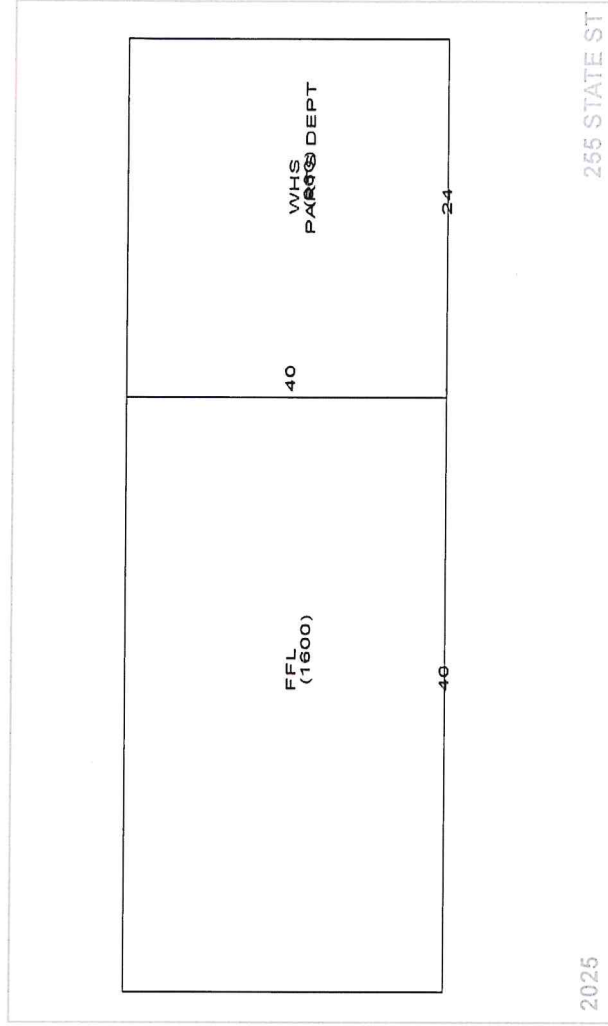
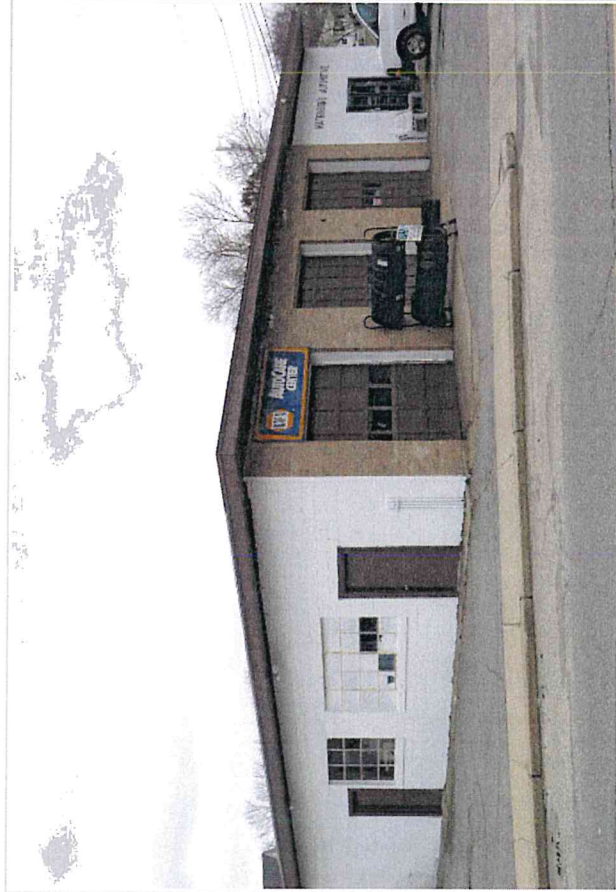
Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
06	105,000	0	0.32	227,200	0	333,200
TOTAL	105,000	0	0.32	227,200	0	333,200

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	130.16	VAL per SQ Unit/Parcel >	130.16
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► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	106,000	0	0	227,200	0	333,200	333,200
2024	06	87,700	0	0	174,800	0	262,500	262,500
2023	06	87,700	0	0	174,800	0	262,500	262,500
2022	06	87,700	0	0	174,800	0	262,500	262,500
2021	06	87,700	0	0	180,300	0	268,000	268,000
2020	06	87,700	0	0	180,300	0	268,000	268,000

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	130.16	VAL per SQ Unit/Parcel >	130.16
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► Land Information

	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	06 Comm 2	0.22957	AC	P	1.00	800,000	801,498	Cl3
2	06 Comm 2	0.08596	AC	R	0.25	800,000	485,612	Cl3
3								
4								

Building Information				Account: 2366		LUC 06		Zone LB		Assessment		\$333,200	
▶ Building Information				▶ Grade		▶ Other Factors		▶ Sub-Area Detail		▶ Visit History			
Description	CommGrge	Story Height	Description	Grade	Q4	Flood Hazard	Topography	Code	Description	Area	Fin. Area	Rate	Undep Val
BLDG Type	0	COM Units	1 Story	Year Built	1960	EFF Year	LEVEL	FFL	1st FLOOR	1,600	1,600	68.98	110,368
RES Units	0	COM Units	1	Alt LUC	Alt %	0.00	Street Traffic	WHS	WAREHOUSE	960	960	68.98	66,221
Foundation		BMT Floor		▶ Depreciation		Bas \$/SQ	58.00	Total		2,560	2,560		176,589
Frame 1	Masonry	Frame 2	%	Code	Description	%	Size Adj						
EXT Wall 1	Concrete Blk	EXT Wall 2	%	Condition	FR - Fair	40.0	Constr Adj						
Roof Type 1	Shed	Roof Type 2	%	Functional	-	0.0	Adj \$/SQ						
Roof Cover 1	Tar & Gravel	Roof Cover 2	%	Economic	-	0.0	Othr Featrs						
INT Wall 1	Unfin	INT Wall 2	%	Special	-	0.0	Grade Fac						
Floors 1	Floors 2	Floors 2	%	OV	-		Neigh Infr						
BMT Garages		Color					Land Factor						
Plumbing		Electrical					Adj Total						
Insulation		INT vs EXT					Depreciation						
Heat Fuel	Oil	Heat Type	Forced Warm Air	Total Depreciation %	>	40.0	Depr Total						
# Heat Sys	% Heated	% A/C	100										
% Solar HW	% A/C	% Vacuum											
% COM Wall	% Vacuum	Ceiling Type											
Ceil HGHT	12	% Sprinkled											
Parking Type													
EXT View													

Remodeling History		Condo Data	
Additions	Plumbing	Complex	Location
Interior	Electric	Tot Units	FL Level
Exterior	Heating	# Floors	Bldg Seq
Kitchen	General		
Bath(s)			

Building Permits	
Issue Date	Permit #
1 06/02/2015	E9631
2	
3	
4	
5	
6	
7	
8	
9	

Special Features & Yard Items		Other Info.	
Use	Description	A	Y/S
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

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



255 State Street - 200' Radius

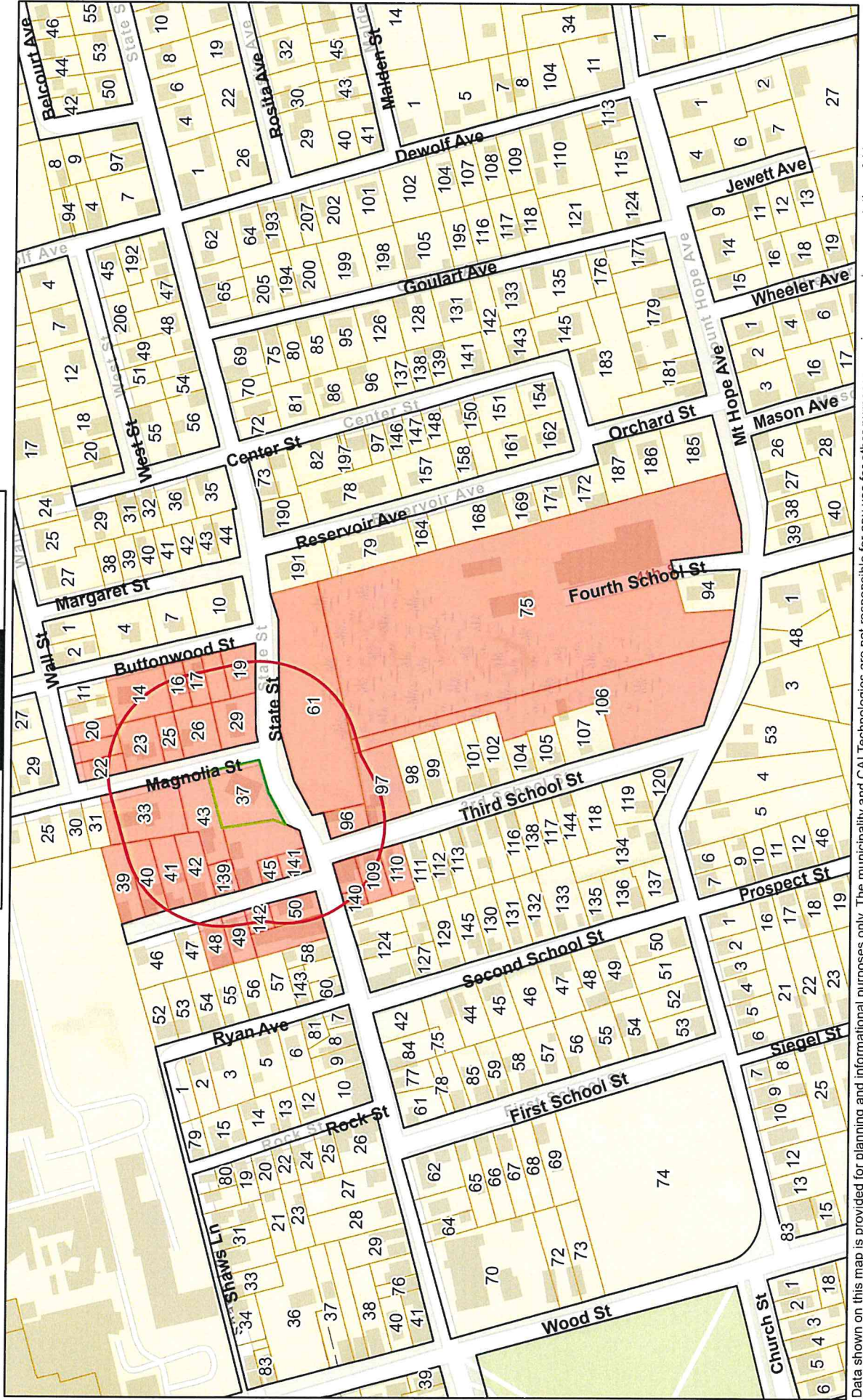
Town of Bristol, RI

1 inch = 282 Feet

August 12, 2025



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Subject Property:

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

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

Abutters:

Parcel Number: 30-106
CAMA Number: 30-106
Property Address: MT HOPE AVE

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

Parcel Number: 30-108
CAMA Number: 30-108
Property Address: 246 STATE ST

Mailing Address: KREFT, ROBERT M, TRUSTEE-ROBERT
M KREFT TRUSTEE
17 SANDY LN
BRISTOL, RI 02809

Parcel Number: 30-109
CAMA Number: 30-109
Property Address: 3 THIRD SCHOOL ST

Mailing Address: MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

Parcel Number: 30-110
CAMA Number: 30-110
Property Address: 5 THIRD SCHOOL ST

Mailing Address: LUTHER, FRANCIS DEBORAH
TRUSTEES & FRANCIS &
38 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 30-139
CAMA Number: 30-139
Property Address: 9 EASTERBROOKS AVE

Mailing Address: WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-14
CAMA Number: 30-14
Property Address: 9 BUTTONWOOD ST

Mailing Address: SYLVESTER, ANDREW & AMANDA TE
9 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 30-140
CAMA Number: 30-140
Property Address: 244 STATE ST

Mailing Address: RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-141
CAMA Number: 30-141
Property Address: 247 STATE ST

Mailing Address: GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-142
CAMA Number: 30-142
Property Address: 8 EASTERBROOKS AVE

Mailing Address: MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 30-16
CAMA Number: 30-16
Property Address: 5 BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 30-17
CAMA Number: 30-17
Property Address: BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

Parcel Number: 30-19
CAMA Number: 30-19
Property Address: 3 BUTTONWOOD ST

Mailing Address: BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-23
CAMA Number: 30-23
Property Address: 12 MAGNOLIA ST

Mailing Address: CABRAL, PAUL M. LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-25
CAMA Number: 30-25
Property Address: 10 MAGNOLIA ST

Mailing Address: BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-26
CAMA Number: 30-26
Property Address: 8 MAGNOLIA ST

Mailing Address: ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-29
CAMA Number: 30-29
Property Address: 261 STATE ST

Mailing Address: SANTOS, EDMUND & SANTOS ELBA M.
LE MEDEIROS, NANCY & SANTOS,
ROBERT J.
261 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

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

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: CHILTON WILLIAM CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
8513 SEUILLA COURT
NAPLES, FL 34114

Parcel Number: 30-41
CAMA Number: 30-41
Property Address: 13 EASTERBROOKS AVE

Mailing Address: TAVARES, VIRGINIA L & MANUEL A. TE
13 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-42
CAMA Number: 30-42
Property Address: 11 EASTERBROOKS AVE

Mailing Address: BORGES, SILVERIO A. ETUX CONNIE
BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

Parcel Number: 30-43
CAMA Number: 30-43
Property Address: 9.5 EASTERBROOKS AVE

Mailing Address: WILLIAM CHILTON CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

Parcel Number: 30-44
CAMA Number: 30-44
Property Address: 7 EASTERBROOKS AVE

Mailing Address: BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 30-45
CAMA Number: 30-45
Property Address: 3 EASTERBROOKS AVE

Mailing Address: STANZIONE, SELINA ET UX JOHN A.
STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-48
CAMA Number: 30-48
Property Address: 12 EASTERBROOKS AVE

Mailing Address: GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

Parcel Number: 30-49
CAMA Number: 30-49
Property Address: 10 EASTERBROOKS AVE

Mailing Address: MADEIRA, JOAO F. MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-50
CAMA Number: 30-50
Property Address: 243 STATE ST

Mailing Address: DILL, DAVID C. & DILL, KAREN F.
TRUSTEES
141 BUSH DR
MIDDLETOWN, RI 02842

Parcel Number: 30-51
CAMA Number: 30-51
Property Address: 241 STATE ST

Mailing Address: STATE STREET L.L.C.
241 STATE ST.
BRISTOL, RI 02809

Parcel Number: 30-61
CAMA Number: 30-61
Property Address: STATE ST

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

Parcel Number: 30-75
CAMA Number: 30-75
Property Address: 111 MT HOPE AVE

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



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 30-96
CAMA Number: 30-96
Property Address: 2 THIRD SCHOOL ST

Mailing Address: TERRA, JOSEPH ,TERRA, KAREN &
TERRA, BRAD JT
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 30-97
CAMA Number: 30-97
Property Address: 6 THIRD SCHOOL ST

Mailing Address: SOARES,EDGARDO R BARBARA ETUX
TE
6 THIRD STREET
BRISTOL, RI 02809



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ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

SOARES, EDGARDO R
BARBARA ETUX TE
6 THIRD STREET
BRISTOL, RI 02809

BORGES, SILVERIO A. ETUX
CONNIE BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

STANZIONE, SELINA ET UX
JOHN A. STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

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241 STATE ST.
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BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

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17 SANDY LN
BRISTOL, RI 02809

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BRISTOL, RI 02809

CABRAL, PAUL M.
LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

MADEIRA, JOAO F.
MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

TERRA, JOSEPH ,TERRA, KAR
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

CHILTON WILLIAM
CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809

MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

CIRILLO, LOUIS P.
SUSAN E. CO-TRS & CIRILLO
8513 SEUILLA COURT
NAPLES, FL 34114

MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

WARD, TERESA J.
DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

DILL, DAVID C. & DILL, KA
141 BUSHY DR
MIDDLETOWN, RI 02842

SANTOS, EDMUND & SANTOS E
MEDEIROS, NANCY & SANTOS,
261 STATE ST
BRISTOL, RI 02809

WILLIAM CHILTON
CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809