



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

**STAFF REPORT FOR:**

FILE NO. **2026-10**

APPLICANT: The Franklin, LLC

LOCATION: 195 Franklin Street

PLAT: 23

LOT: 31

ZONE: General Business (GB)

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**

Add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces.


**COMPREHENSIVE PLAN REVIEW:**

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

**FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is proposing to install an outdoor dining area to expand the existing restaurant use at this property located on the northerly side of Franklin Street within the GB zoning district. The existing building on this property is occupied by The Franklin restaurant. Currently, the dining area is located inside the restaurant, with some limited outdoor waiting and table service located on the front porch. The existing commercial restaurant building was reportedly constructed in 1940, and the use of this property as a restaurant dates back several decades.

The property currently accommodates off street parking for up to seven (7) vehicles. Based upon the size of the building and the number of existing seats, I have determined that Section 28-252 of the zoning ordinance requires a minimum of 10 off street parking spaces for the current restaurant use. Thus, the property is currently considered legal nonconforming by parking. As this property is already nonconforming by parking, additional off-street parking spaces are only required for the proposed addition seating per Section 28-222(1) of the zoning ordinance. The additional outdoor seats require one off-street parking space per four seats per Section 28-252(c)(4) of the zoning ordinance. Thus, for 24 new proposed seats, relief is required for six (6) off-street parking spaces.

  
Edward M. Tanner, Zoning Officer



**Zoning Board of Review Application**  
Town of Bristol

Record ID: ZBR-26-10

195 Franklin St 23 31

March 11, 2026

<b>Applicant</b>	
Name of Applicant	The Franklin, LLC
Who is Submitting this Application	Other
	If other, Describe: Director of Operations
Owner's Name (If Different than Applicant)	David Fierabend

<b>Location for Application</b>			
Property Type	Both		
Zoning District	GB		
Address, Plat, Lot	Address	Plat	Lot
	195 Franklin St	23	31

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 28-252(c) minimum number of of street parking spaces
New Building Type	
	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	450 feet
Width in Feet	9 feet
Length in Feet	46 feet
Height Above Grade	0 feet
Number of Stories	1

<b>Setbacks</b>	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
28-252(c) minimum number of of street parking spaces

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
We like to add 24 additional seats outside where the current planter box is located. This will not effect current parking.

<b>Existing Lot Specifications</b>

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	2,162
Lot Frontage	46
Lot Depth	47

<b>Existing Buildings &amp; Structures</b>		
Structure:	Square Footage:	Building/Structure Detail if Other:

Dear Zoning Board,

I am writing you today to request a parking variance (section 28-409 c) *standards for relief*) that is necessary to add an additional 24 outdoor dining seats. We are requesting relief from the number of required off street parking spaces. We are requesting to add the proposed seating in what is currently our planter bed. Per section 28-409 c 1) c, this will change or alter the current 7 parking spaces we have now. During construction of the restaurant, we did also add an additional parking space taking them from 6 to 7. When considering our variance, we hope that you will consider the total number of parking spaces available on Franklin Street as there is ample. We have also spoken with Joe Brito and local valet companies and will be adding valet services on busier nights in peak season to accommodate any additional parking needs. Per section 28-409 c 1 a, we are making this request due to requests by local Bristolians to add outdoor dining during peak season (May – December). This proposal is due to hardship of not being able to provide outdoor dining to local clientele. Though we are adding seats we are not necessarily looking to add customers but rather offer an outdoor space to accommodate guest requests. Per section c 1 b, this is not a result of any prior action of the applicant. Per section 28-409 c 1 d 2, not granting the variance would provide guests reasonable enjoyment of the permitted use to which the property is proposed to be devoted. We believe that because of the ample street parking and addition of valet services there will be no effect to parking in the area. Please let me know if I can provide any additional information to assist with our request.

Sincerely,

Todd Renner

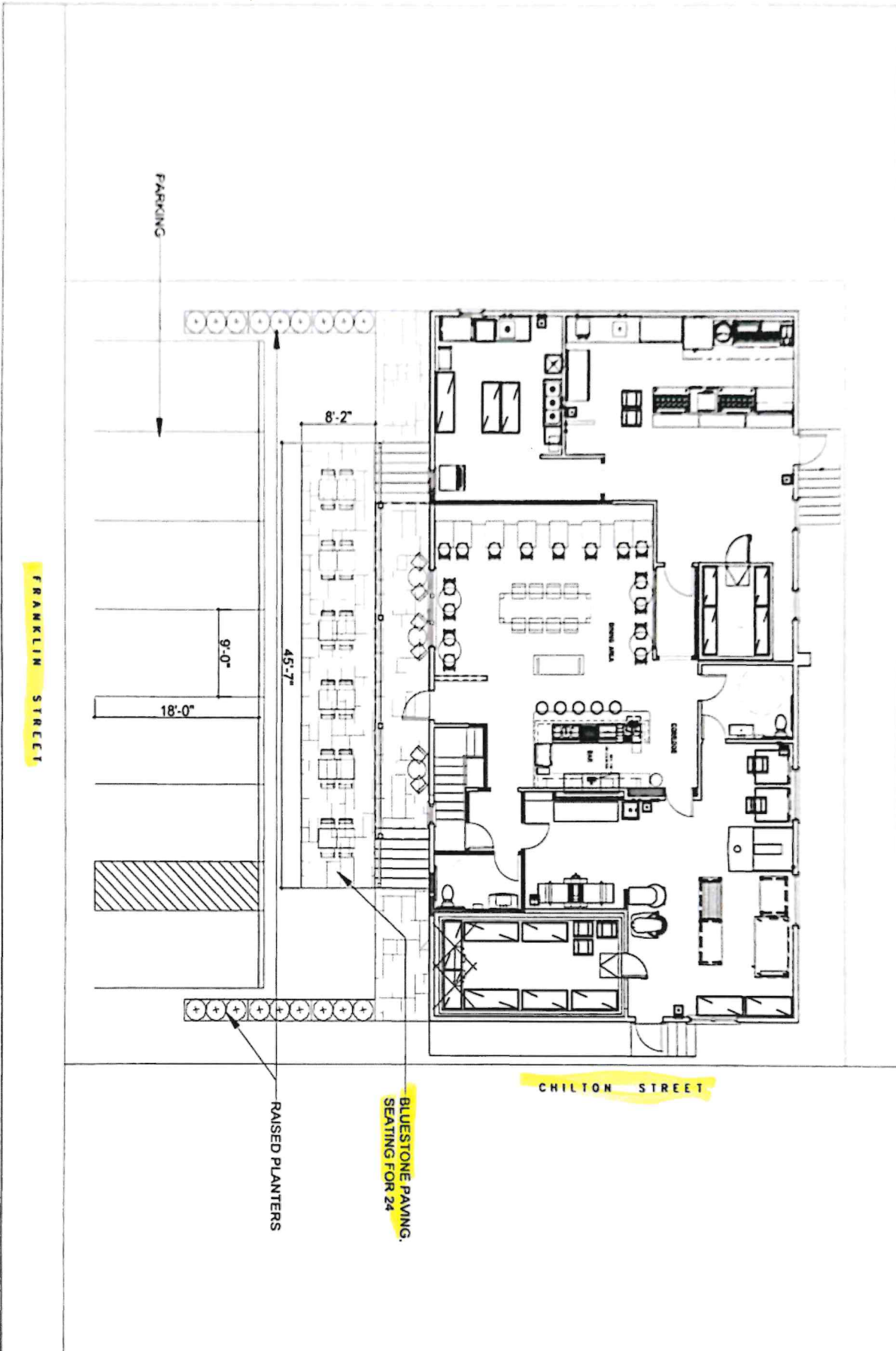
Director of Operations

Groundswell Guild

The Franklin Restaurant

c. 619.933.7102

[todd@groundswellcafeandgarden.com](mailto:todd@groundswellcafeandgarden.com)

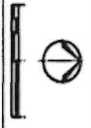


FRANKLIN STREET

CHILTON STREET

RAISED PLANTERS  
 BLUESTONE PAVING,  
 SEATING FOR 24

LA1.0



DATE: FEBRUARY 12, 2008  
 DRAWN BY: G.A. OR  
 SCALE: 1" = 4'-0"  
 DESCRIPTION:  
 APPROVED BY:  
 DATE:

**THE FRANKLIN**  
 195 FRANKLIN STREET  
 BRISTOL, RI 02809

**GROUNDSWELL**  
 DESIGN GROUP



# 195 FRANKLIN ST, Bristol, RI

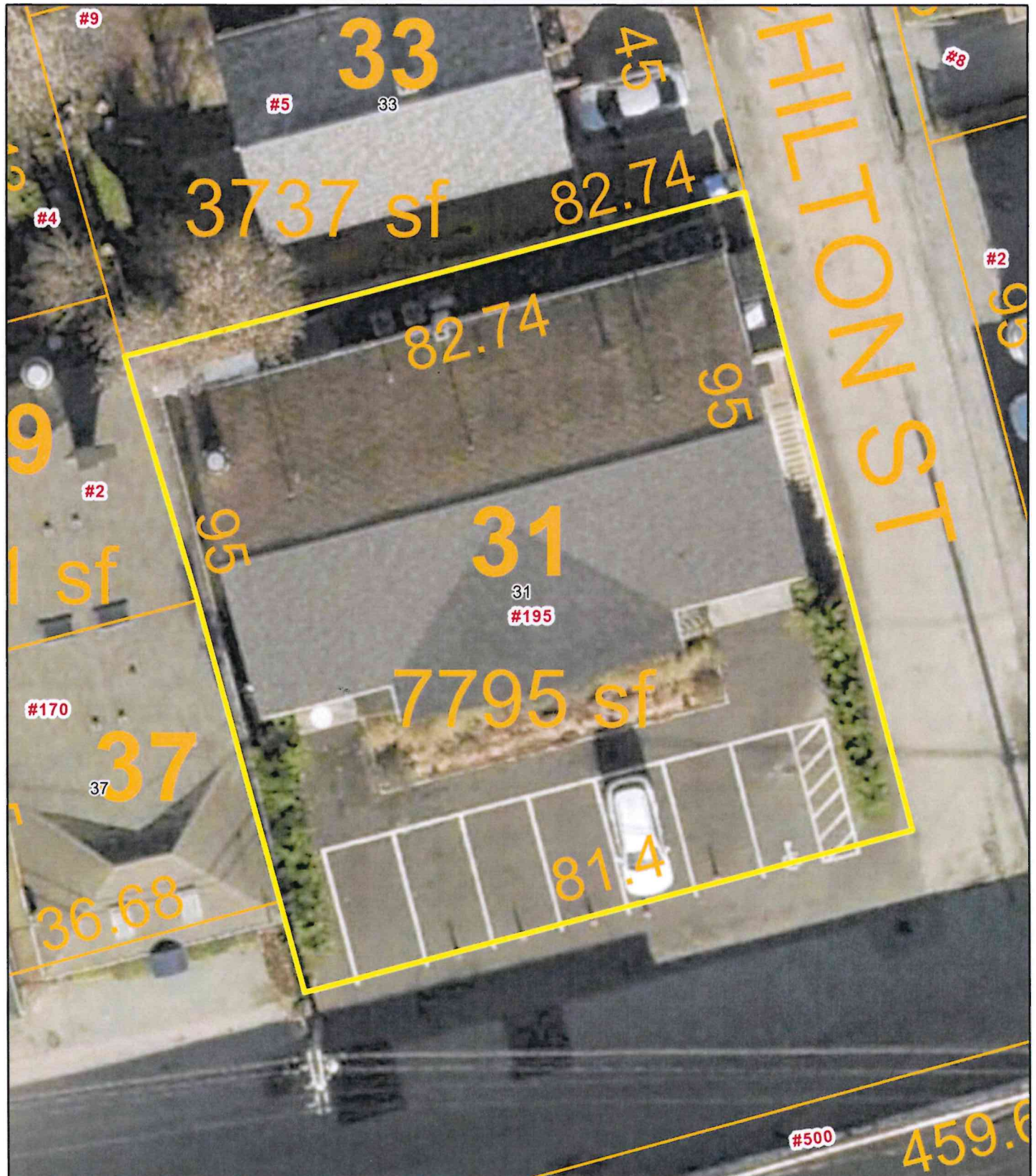
Map/Lot: 23-31

1 inch = 18 Feet



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March 16, 2026



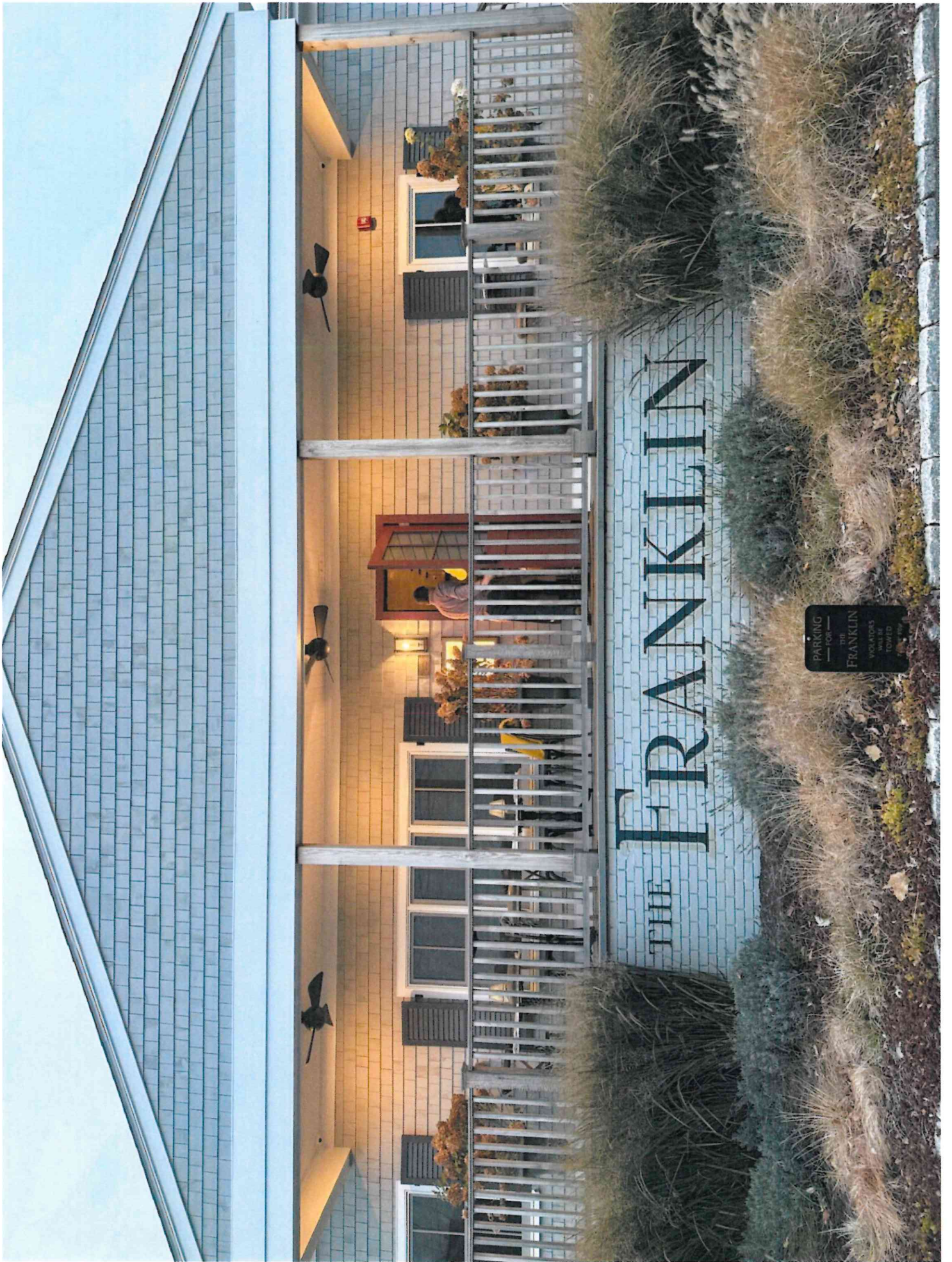
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THE FRANKLIN

FRANKLIN  
FRANKLIN





THE FRANKLIN

PARKING FOR THE FRANKLIN VIOLATORS WILL BE TOWED

**Plat/Lot 023-0031-000**

**Account: 1696**

**LUC 06**

**Zone GB**

**Assessment**

**\$585,200**

**Owner** ▶ Owner Account #: 50-0099-29

Owner	% Owned
Owner 1 195 FRANKLIN ST, LLC	
Owner 2	
Owner 3	

Address 268 NANAQUAKET RD, TIVERTON, RI 02878

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAI	Deed Type
TURNBULL, EDWARD G.	05/12/2022	599,900	2172-136		W
KATES, HENRY E.	10/22/2002	0	924-57		
PORTUGUESE, COLONIAL SANTO CRISTO CLUB	09/28/2000	0	755-294		
CHURCH SAINT ELIZABETH OF BRISTOL	04/07/1988	0	315-201		
	01/01/1951	0	120-210		

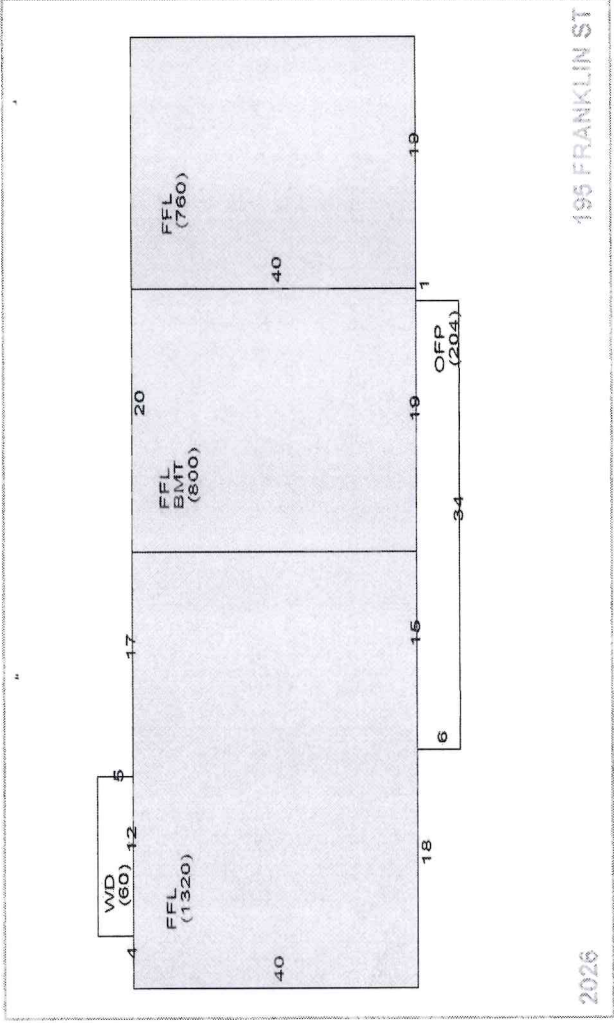
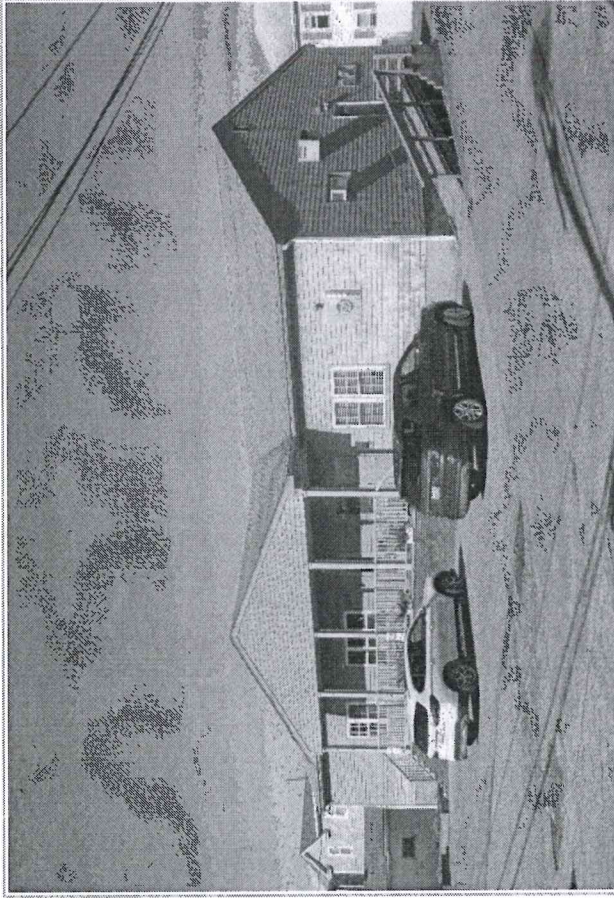
**Assessment**

Use Code	Blg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	399,100	6,200	0.18	179,900	0	585,200
TOTAL	399,100	6,200	0.18	179,900	0	585,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.38 VAL per SQ Unit/Parcel > 148.38

**Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	399,100	6,200	0	179,900	0	585,200	585,200
2024	06	197,900	6,200	0	138,500	0	342,600	342,600
2023	06	279,500	6,200	0	138,500	0	424,200	424,200
2022	06	279,500	6,200	0	138,500	0	424,200	424,200
2021	06	258,000	6,200	0	142,800	0	407,000	407,000
2020	06	258,000	6,200	0	142,800	0	407,000	407,000



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.17895	AC	P	1.00	800,000	1,005,509	C13
2							
3							
4							

Inf 1 %	Inf 2 %	Inf 3 %	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						179,900			1.00	0

Plat/Lot 023-0031-000

Account: 1696

LUC 06

Zone GB

Assessment

\$585,200

Building Information

Table with columns: BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HGT, Parking Type, EXT View. Includes details like Restaurant, Wood Shngl, Asphalt Shnr, Plaster, Floors 2, Color, Electrical, INT vs EXT, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Grade, Q4, Q4, Year Built, Alt LUC, Alt %, EFF Year, Flood Hazard, Topography, Street, Traffic. Values include 1940, 0.00, 0.00, Street PAVED, Traffic.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include 1st FLOOR, BASEMENT, OPEN PORCH, WOOD DECK, Total.

Visit History

Table with columns: Date, Result, By. Rows include 1/14/2025, 1/13/2025, 10/20/2021, 7/26/2018, 7/13/2018, 3/2/2013, 3/2/2013.

Notes

ONE NINETY FIVE FRANKLIN LOT 0032 DROPPED INTO THIS LOT BK 1494 PG 98 - NEW BOILER 12/09 EAS re shingle roof 2012 mcb

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Rows include Interior, Exterior, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Values include 0, 1.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions. Includes permits for MECH, FNC, ELEC, PLMB, ELEC, BLDG.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value. Includes Paving-Aspt, AV 1940, 6,200.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows include 1, 2, 3, 4, Totals.



# 195 Franklin St - 300' Radius

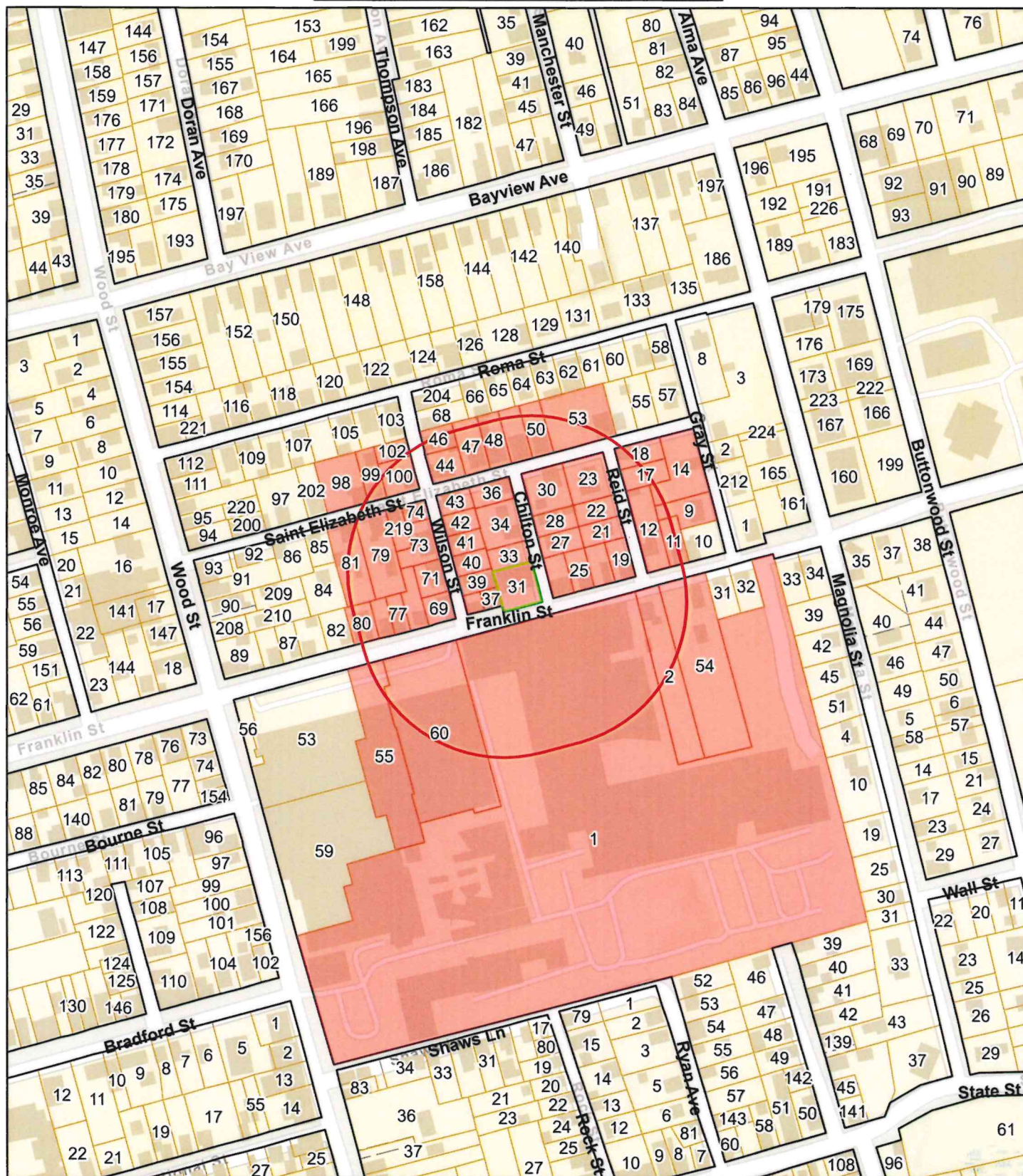
Town of Bristol, RI

1 inch = 282 Feet



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March 12, 2026



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number: 23-31  
CAMA Number: 23-31  
Property Address: 195 FRANKLIN ST

Mailing Address: 195 FRANKLIN ST, LLC  
268 NANAQUAKET RD  
TIVERTON, RI 02878

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## Abutters:

Parcel Number: 23-100  
CAMA Number: 23-100  
Property Address: 37 ST ELIZABETH ST

Mailing Address: CAMPOS, JOAO MARIA  
37 ST ELIZABETH ST.  
BRISTOL, RI 02809

Parcel Number: 23-102  
CAMA Number: 23-102  
Property Address: 15 WILSON ST

Mailing Address: AG ENTERPRISES, INC.  
50 RICHMOND ST  
BRISTOL, RI 02809

Parcel Number: 23-11  
CAMA Number: 23-11  
Property Address: 213 FRANKLIN ST

Mailing Address: GARDINER, TIMOTHY A. LORI A.  
27 LISA LANE  
BRISTOL, RI 02809

Parcel Number: 23-12  
CAMA Number: 23-12  
Property Address: 211 FRANKLIN ST

Mailing Address: VIEIRA, JOSE M. & MARIA TE  
211 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 23-14  
CAMA Number: 23-14  
Property Address: 9 GRAY ST

Mailing Address: 9 GRAY ST LLC  
9 GRAY ST  
BRISTOL, RI 02809

Parcel Number: 23-17  
CAMA Number: 23-17  
Property Address: REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

Parcel Number: 23-18  
CAMA Number: 23-18  
Property Address: 10 REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

Parcel Number: 23-19  
CAMA Number: 23-19  
Property Address: 209 FRANKLIN ST

Mailing Address: RIBEIRO MARIA J LE  
209 FRANKLIN ST  
Bristol, RI 02809

Parcel Number: 23-20  
CAMA Number: 23-20  
Property Address: 175 FRANKLIN ST

Mailing Address: PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 23-21  
CAMA Number: 23-21  
Property Address: 5 REID ST

Mailing Address: NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809



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3/12/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-219 CAMA Number: 23-219 Property Address: 34 ST ELIZABETH ST	Mailing Address: ALMEIDA JOSE F RAPOSA & HELENA S TE 7 JENNY LANE BRISTOL, RI 02809
Parcel Number: 23-22 CAMA Number: 23-22 Property Address: REID ST	Mailing Address: DUARTE, JESSICA L & RAYMOND L 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-23 CAMA Number: 23-23 Property Address: 9 REID ST	Mailing Address: CAROTENUTI, JASON 9 REID ST BRISTOL, RI 02809
Parcel Number: 23-25 CAMA Number: 23-25 Property Address: 205 FRANKLIN ST	Mailing Address: OLIVEIRA, MARY E, TRUSTEE, MARY E OLIVEIRA LIVING 9 FRANCESCA LN BRISTOL, RI 02809
Parcel Number: 23-26 CAMA Number: 23-26 Property Address: 2 CHILTON ST	Mailing Address: MONROE, DAVID R & MARCIA M TRUSTEES 297 CHASES LANE MIDDLETOWN, RI 02842
Parcel Number: 23-27 CAMA Number: 23-27 Property Address: 8 CHILTON ST	Mailing Address: SIMAS, PAULO & FILOMENA C LE SIMAS, SAMANTHA & ALYSSA 8 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-28 CAMA Number: 23-28 Property Address: 10 CHILTON ST	Mailing Address: DUARTE, JESSICA L. RAYMOND L. TC 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-30 CAMA Number: 23-30 Property Address: 58 ST ELIZABETH ST	Mailing Address: VIEIRA, ANTONIO P ERMELINDA ETUX TE 16 DEER RUN RD BRISTOL, RI 02809
Parcel Number: 23-31 CAMA Number: 23-31 Property Address: 195 FRANKLIN ST	Mailing Address: 195 FRANKLIN ST, LLC 268 NANAQUAKET RD TIVERTON, RI 02878
Parcel Number: 23-33 CAMA Number: 23-33 Property Address: 5 CHILTON ST	Mailing Address: ZEITLER, JOHN M. TRUSTEE 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 23-34 CAMA Number: 23-34 Property Address: 9 CHILTON ST	Mailing Address: ALMEIDA, RYAN C 9 VILLAGE LN NARRAGANSETT, RI 02882
Parcel Number: 23-36 CAMA Number: 23-36 Property Address: 6 CHILTON ST	Mailing Address: CHILTON ROMA REALTY 17 JESSICA DR BRISTOL, RI 02809



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3/12/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-37  
CAMA Number: 23-37  
Property Address: 170 FRANKLIN ST

Mailing Address: BENEVIDES, CARMINA C. TRUSTEE  
2 WILSON ST  
BRISTOL, RI 02809

Parcel Number: 23-38  
CAMA Number: 23-38  
Property Address: 169 FRANKLIN ST

Mailing Address: VLACO, DUANE  
11 TROUT WAY  
WEST WAREHAM, MA 02576

Parcel Number: 23-39  
CAMA Number: 23-39  
Property Address: 2 WILSON ST

Mailing Address: BENEVIDES, CARMINA C. TRUSTEE  
2 WILSON ST  
BRISTOL, RI 02809

Parcel Number: 23-40  
CAMA Number: 23-40  
Property Address: 4 WILSON ST

Mailing Address: BORTONE, FABIO  
4 Wilson Street  
Bristol, RI 02809

Parcel Number: 23-41  
CAMA Number: 23-41  
Property Address: 6 WILSON ST

Mailing Address: SAO REALTY COMPANY  
63 POND STREET  
SOUTH ATTLEBORO, MA 02703

Parcel Number: 23-42  
CAMA Number: 23-42  
Property Address: WILSON ST

Mailing Address: SAO REALTY COMPANY  
63 POND ST  
SOUTH ATTLEBORO, MA 02703

Parcel Number: 23-43  
CAMA Number: 23-43  
Property Address: 46 ST ELIZABETH ST

Mailing Address: CAMERON, ROBERT D  
46 ST ELIZABETH STREET  
BRISTOL, RI 02809

Parcel Number: 23-44  
CAMA Number: 23-44  
Property Address: 49 ST ELIZABETH ST

Mailing Address: MURPHY, WILLIAM H JR  
8 MOUNTAIN LAUREL PA  
MILTON, MA 02186

Parcel Number: 23-46  
CAMA Number: 23-46  
Property Address: 16 WILSON ST

Mailing Address: CORY, JAMIE ROSS  
16 WILSON ST  
BRISTOL, RI 02809

Parcel Number: 23-47  
CAMA Number: 23-47  
Property Address: 53 ST ELIZABETH ST

Mailing Address: PACHECO, JOHN M & ROSALIE LE  
PACHECO, NICOLE S etal TC  
53 ST ELIZABETH ST  
BRISTOL, RI 02809

Parcel Number: 23-48  
CAMA Number: 23-48  
Property Address: 55 ST ELIZABETH ST

Mailing Address: SALZANO, NICHOLAS  
55 ST. ELIZABETH ST  
BRISTOL, RI 02809

Parcel Number: 23-49  
CAMA Number: 23-49  
Property Address: 57 ST ELIZABETH ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP  
150 FRANKLIN ST  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-50 CAMA Number: 23-50 Property Address: 59 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-53 CAMA Number: 23-53 Property Address: 65 ST ELIZABETH ST	Mailing Address: THOW, PHILLIP B & SUSAN TE & THOW, DAVID A 1425 GREEN END AVE MIDDLETOWN, RI 02842
Parcel Number: 23-69 CAMA Number: 23-69 Property Address: 165 FRANKLIN ST	Mailing Address: FERRO, KEVIN J. 165 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 23-71 CAMA Number: 23-71 Property Address: 1 WILSON ST	Mailing Address: MACHADO REALTY, LLC 22 CENTER STREET BRISTOL, RI 02809
Parcel Number: 23-73 CAMA Number: 23-73 Property Address: 5 WILSON ST	Mailing Address: GIROLAMO, STEPHEN F. C/O DYNAMIC PROPERTY MANAGEMENT 203 WASHINGTON ST, SUITE 316 SALEM, MA 01970
Parcel Number: 23-74 CAMA Number: 23-74 Property Address: 11 WILSON ST	Mailing Address: BASILE, KEITH A 11 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-75 CAMA Number: 23-75 Property Address: 163 FRANKLIN ST	Mailing Address: MEDEIROS, ANDREW J. 163 FRANKLIN STREET BRISTOL, RI 02809
Parcel Number: 23-77 CAMA Number: 23-77 Property Address: 161 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-007 Property Address: 159 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-008 Property Address: 159 FRANKLIN ST	Mailing Address: FILIPE, JOAO A. MARIA F. 159 FRANKLIN ST UNIT 8C BRISTOL, RI 02809
Parcel Number: 23-79 CAMA Number: 23-79 Property Address: 32 ST ELIZABETH ST	Mailing Address: ROBERTS, MELANIE F. (1/3) ROBERTS, FRANCES & DEAN 32 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-001 Property Address: 155 FRANKLIN ST	Mailing Address: HOLTER, DUNCAN 155 FRANKLIN ST, UNIT 1F BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-80 CAMA Number: 23-80-002 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-003 Property Address: 155 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-004 Property Address: 155 FRANKLIN ST	Mailing Address: GARCIA, GILBERT 155 FRANKLIN ST, UNIT 4R BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-005 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-006 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 155 FRANKLIN ST, UNIT 6R BRISTOL, RI 02809
Parcel Number: 23-81 CAMA Number: 23-81 Property Address: 26 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-9 CAMA Number: 23-9 Property Address: 7 GRAY ST	Mailing Address: CABRAL, KEVIN J 7 GRAY ST BRISTOL, RI 02809
Parcel Number: 23-98 CAMA Number: 23-98 Property Address: 29 ST ELIZABETH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 23-99 CAMA Number: 23-99 Property Address: 33 ST ELIZABETH ST	Mailing Address: PESTANA, CANDIDA FREITAS & HUGO TE 33 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-010 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-020 Property Address: 500 WOOD ST	Mailing Address: BRISTOL PROPERTIES ASSOC LLC 1 GRACIE TERRACE APT. 11D NEW YORK, NY 10028
Parcel Number: 29-1 CAMA Number: 29-1-021 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 29-1  
CAMA Number: 29-1-030  
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-1  
CAMA Number: 29-1-045  
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-2  
CAMA Number: 29-2  
Property Address: 208 FRANKLIN ST

Mailing Address: MARTINS, ANTONIO A. TRUSTEE  
ANTONIO A. MARTINS REV LIV TR  
208 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-54  
CAMA Number: 29-54  
Property Address: 214 FRANKLIN ST

Mailing Address: 214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-55  
CAMA Number: 29-55  
Property Address: 160 FRANKLIN ST

Mailing Address: ELDER CARE TWO, INC.  
160 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-60  
CAMA Number: 29-60  
Property Address: 160 FRANKLIN ST

Mailing Address: BRISTOL ASSISTED LIVING, LP C/O  
FRANKLIN COURT ASSIST LIV  
180 FRANKLIN ST  
BRISTOL, RI 02809



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195 FRANKLIN ST, LLC  
268 NANAQUAKET RD  
TIVERTON, RI 02878

BRISTOL ASSISTED LIVING,  
C/O FRANKLIN COURT ASSIST  
180 FRANKLIN ST  
BRISTOL, RI 02809

ELDER CARE TWO, INC.  
160 FRANKLIN ST  
BRISTOL, RI 02809

214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

BRISTOL PROPERTIES ASSOC  
1 GRACIE TERRACE APT. 11D  
NEW YORK, NY 10028

FERRO, KEVIN J.  
165 FRANKLIN ST  
BRISTOL, RI 02809

23-33 BROADCOMMON LLC  
99 TUPELO ST  
BRISTOL, RI 02809

CABRAL, KEVIN J  
7 GRAY ST  
BRISTOL, RI 02809

FILIFE, JOAO A.  
MARIA F.  
159 FRANKLIN ST UNIT 8C  
BRISTOL, RI 02809

9 GRAY ST LLC  
9 GRAY ST  
BRISTOL, RI 02809

CAMERON, ROBERT D  
46 ST ELIZABETH STREET  
BRISTOL, RI 02809

GARCIA, GILBERT  
155 FRANKLIN ST, UNIT 4R  
BRISTOL, RI 02809

AG ENTERPRISES, INC.  
50 RICHMOND ST  
BRISTOL, RI 02809

CAMPOS, JOAO  
MARIA  
37 ST ELIZABETH ST.  
BRISTOL, RI 02809

GARDINER, TIMOTHY A.  
LORI A.  
27 LISA LANE  
BRISTOL, RI 02809

ALMEIDA JOSE F RAPOSA &  
HELENA S TE  
7 JENNY LANE  
BRISTOL, RI 02809

CAROTENUTI, JASON  
9 REID ST  
BRISTOL, RI 02809

GIROLAMO, STEPHEN F.  
C/O DYNAMIC PROPERTY  
MANAGEMENT  
203 WASHINGTON ST, SUITE 316  
SALEM, MA 01970

ALMEIDA, RYAN C  
9 VILLAGE LN  
NARRAGANSETT, RI 02882

CHILTON ROMA REALTY  
17 JESSICA DR  
BRISTOL, RI 02809

HOLTER, DUNCAN  
155 FRANKLIN ST, UNIT 1F  
BRISTOL, RI 02809

BASILE, KEITH A  
11 WILSON ST  
BRISTOL, RI 02809

CORY, JAMIE ROSS  
16 WILSON ST  
BRISTOL, RI 02809

LABAO, MARY JANE LIFE EST  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

BENEVIDES, CARMINA C. TRU  
2 WILSON ST  
BRISTOL, RI 02809

DUARTE, JESSICA L & RAYMO  
10 CHILTON ST  
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE  
150 FRANKLIN ST  
BRISTOL, RI 02809

BORTONE, FABIO  
4 Wilson Street  
Bristol, RI 02809

DUARTE, JESSICA L.  
RAYMOND L. TC  
10 CHILTON ST  
BRISTOL, RI 02809

MACHADO REALTY, LLC  
22 CENTER STREET  
BRISTOL, RI 02809

MARTINS, ANTONIO A. TRUST  
ANTONIO A. MARTINS REV LI  
208 FRANKLIN ST  
BRISTOL, RI 02809

PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG  
APRILE, LUKE R. TC  
1808 MAIN RD  
TIVERTON, RI 02878

MEDEIROS, ANDREW J.  
163 FRANKLIN STREET  
BRISTOL, RI 02809

RIBEIRO MARIA J LE  
209 FRANKLIN ST  
Bristol, RI 02809

THOW, PHILLIP B & SUSAN T  
THOW, DAVID A  
1425 GREEN END AVE  
MIDDLETOWN, RI 02842

MONIZ, NELSON J.  
2 BORGES ST  
BRISTOL, RI 02809

ROBERTS, MELANIE F. (1/3)  
32 ST ELIZABETH ST  
BRISTOL, RI 02809

UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

MONROE, DAVID R &  
MARCIA M TRUSTEES  
297 CHASES LANE  
MIDDLETOWN, RI 02842

RODRIGUES, JOYCE C.  
209 HOPE ST  
BRISTOL, RI 02809

VIEIRA, ANTONIO P  
ERMELINDA ETUX TE  
16 DEER RUN RD  
BRISTOL, RI 02809

MURPHY, WILLIAM H JR  
8 MOUNTAIN LAUREL PA  
MILTON, MA 02186

SALZANO, NICHOLAS  
55 ST. ELIZABETH ST  
BRISTOL, RI 02809

VIEIRA, JOSE M. & MARIA T  
211 FRANKLIN ST  
BRISTOL, RI 02809

NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND ST  
SOUTH ATTLEBORO, MA 02703

VLACO, DUANE  
11 TROUT WAY  
WEST WAREHAM, MA 02576

NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND STREET  
SOUTH ATTLEBORO, MA 02703

ZEITLER, JOHN M. TRUSTEE  
38 KING PHILLIP AVE  
BRISTOL, RI 02809

OLIVEIRA, MARY E, TRUSTEE  
9 FRANCESCA LN  
BRISTOL, RI 02809

SHIYU BRISTOL, LLC  
111 HORIZON DR  
TIVERTON, RI 02878

PACHECO, JOHN M & ROSALIE  
PACHECO, NICOLE S etal TC  
53 ST ELIZABETH ST  
BRISTOL, RI 02809

SIMAS, PAULO & FILOMENA C  
SIMAS, SAMANTHA & ALYSSA  
8 CHILTON ST  
BRISTOL, RI 02809

PESTANA, CANDIDA FREITAS  
33 ST ELIZABETH ST  
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG  
APRILE, LUKE R. TC  
155 FRANKLIN ST, UNIT 6R  
BRISTOL, RI 02809