



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-12**

APPLICANT: Coleen Cavanaugh and King To

LOCATION: 26 Brookwood Road

PLAT: 79

LOT: 500

ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 30ft. x 30ft. garden fence enclosure at a height of 6 feet, portions of which exceed the maximum height for a fence within the front yard on a corner lot.

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 a 30' x 30' garden enclosure consisting of six foot high wire fencing with wood framing, portion of which would be located within the front yard on this corner lot. This property is located on the northerly side of Fales Road and the easterly side of Brookwood Road. Please note that the fencing that is the subject of this application has been previously installed by the applicant after receiving a permit from the Town in October 2025. The installation of this fence was the subject of an appeal by a neighboring property owner that was heard before the Board on March 2, 2026 (File # ZAPL 25-1). At that time the Board granted the appeal and found that the fence in question had been installed in violation of the zoning ordinance, as it was at a height of greater than four feet within the front yard. The property owners are now requesting a dimensional variance to keep the fence at its existing location and height.

The fence enclosure has been installed around an existing vegetable garden that is located on the southerly Fales Road side of the property. The enclosure is constructed of wood framing with black wire fencing material. Previously, the property owners had a four foot high fence enclosure in this area, but as noted in the variance application narrative, the extra height is now being requested in order to keep deer from entering the garden area. The applicant has noted that the fence enclosure is located approximately 19 feet from the edge of the street pavement at Fales Road. The actual property line is located approximately 12 feet from the edge of pavement. Thus, the fence enclosure extends to within approximately 7 feet of the Fales Road property line and approximately 23 feet of the structure is located within the front yard at Fales Road. Section 28-146(b)(1) of the zoning ordinance permits fences within the front yard to a maximum height of four feet.

 4/28/2026

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-16**

APPLICANT: Patrick M. Brogen

LOCATION: 146 Sunrise Drive

PLAT: 151

LOT: 117

ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


Construct an 11ft. 8in. x 20ft. accessory storage building structure with less than the required side yard and less than the required front yard on a corner lot.

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 construct an 11'8" x 20' accessory storage building structure at this property located on the southerly side of Sunrise Drive and the westerly side of Cedar Drive. The proposed structure would be located in the northwesterly corner of the property at the location of an existing carport structure. The existing carport consists of an open pitched roof supported by columns above a concrete slab. The applicant proposes to remove the carport structure and to construct the storage building in its place on the existing concrete slab. As proposed, the storage building structure would be located approximately 15 feet from the front property line at Sunrise Drive, and approximately 5 feet from the westerly side property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. The zoning ordinance also requires a minimum 6 foot side yard setback for accessory structures in residential zones.

 4/29/2026
Edward M. Tanner, Zoning Officer



146 Sunrise Drive

Town of Bristol, RI

1 inch = 36 Feet



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April 29, 2026



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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-17**

APPLICANT: David Butera

LOCATION: 133.5 Ferry Road

PLAT: 165

LOT: 4

ZONE: Residential R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 26ft. x 38ft. accessory garage / accessory dwelling unit (ADU) structure at a size and height greater than permitted for accessory structures in the Residential R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

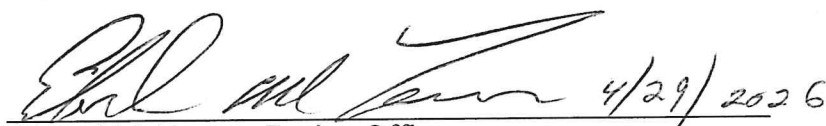
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a new accessory garage / accessory dwelling unit structure at this property located on the westerly side of Ferry Road. This property is an undeveloped waterfront parcel containing approximately 1.09 acres of lot area. Recall that in July 2019, the Board approved dimensional variances (File #2019-26) for the creation of this lot with less than the required lot frontage and less than the required lot width for the R-40 zoning district. The applicant was also before the Board in July 2025 (File #2025-22) to construct a new single-family dwelling and accessory structure with less than the required side yard. That application was denied by the Board.

The applicant now proposes construction of a two-story accessory garage structure with an ADU above. This structure would measure 26ft. x 38ft. in size with a three car garage on the first floor and a one bedroom ADU on the second floor. Plans submitted with this application also show a small deck off the second floor. The overall size of the structure would exceed the 26' x 28' maximum size permitted for an accessory structure in the R-40 zone. The proposed accessory structure would also have a height of 22.5 feet from grade to the peak of the roof. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-40 zone.

The applicant has applied for and received approval of a building permit application to construct a new single-family dwelling on this lot. The new dwelling was designed to be in conformance with zoning requirements. As this property contains more than 20,000 square feet of lot area, an ADU is permitted by right within a new structure per state law and Section 28-151 of the zoning ordinance. Although the ADU is a permitted use, the proposed accessory structure is subject to all applicable dimensional requirements of the zoning ordinance.


Edward M. Tanner, Zoning Officer 4/29/2026



133.5 Ferry Road

Town of Bristol, RI

1 inch = 141 Feet



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April 29, 2026



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-18

APPLICANT: Victoria Silva / Novel Pour
LOCATION: 674 Hope Street
PLAT: 13 LOT: 17 ZONE: Residential R-6

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Convert an existing nonconforming retail / art studio use to a nonconforming retail bookstore / café service business use within a residential zoning district.


COMPREHENSIVE PLAN REVIEW:

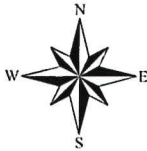
As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this proposal with the applicant at a meeting on April 22, 2026. The TRC voted to recommend approval of the proposed bookstore / café use at this location (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a retail bookstore and café (to be named Novel Pour) within an existing nonconforming commercial storefront located in a residential zoning district. This property is located on the easterly side of Hope Street and the southerly side of Franklin Street within the R-6 zone. The building on this property is a two to three-story mixed-use structure with commercial space on the first floor and residential dwelling units above. The commercial spaces have historically been occupied by a variety of retail, service business, and professional office uses.

The applicant is proposing to convert the middle commercial space (located between the existing hair salon and the law office) on the first floor into a retail book store that will also operate as a café selling food items and drinks. Drink items would include coffee based drinks; and possibly alcohol, if the Bristol Town Council grants the applicant a liquor license. This commercial unit is relatively small with approximately 420 square feet of public space. The storefront was most recently occupied by a retail art studio, with prior uses being a real estate office and antique store. Section 28-218 of the zoning ordinance regulates buildings and structures that are nonconforming by use. This ordinance requires that within residential zones, a nonconforming use may be changed to another nonconforming use within the same category of the permitted use table, or it may be changed to another use via special use permit. There are no specific standards for this type of special use, however Section 218(8)a. does require the Board to make a determination that the proposed use is more in conformity to the permitted uses in the zoning district for which the property is located. In addition, the general standards for a special use permit found in Section 28-409(c)(2) apply.


Edward M. Tanner, Zoning Officer 4/29/2026



674-676 Hope Street

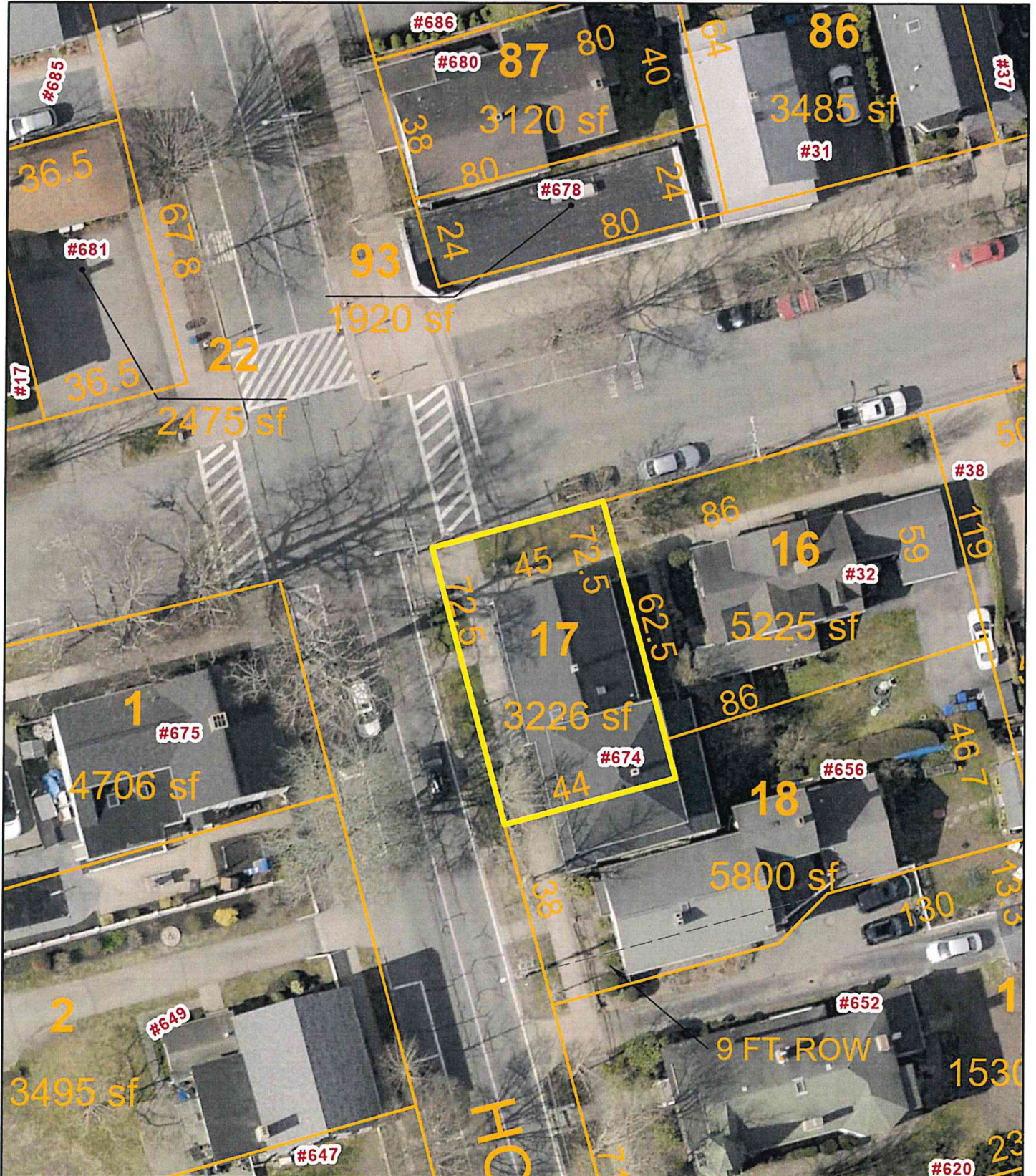
Town of Bristol, RI

1 inch = 36 Feet



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April 29, 2026



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Town of Bristol, Rhode Island

Department of Community Development

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

April 22, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Novel Pour**
Special Use Permit ZBR-26-18

Diane W.

The TRC met to review the above application and unanimously passed a motion to recommend approval of the Special Use Permit.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-19**

APPLICANT: Donald F. Clukies

LOCATION: Wilcox Street

PLAT: 133

LOT: 44

ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 25ft. x 60ft. single-family dwelling at a height greater than 25 feet above grade within the flood zone.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on April 22, 2026 to review this application. The TRC voted to recommend approval of the requested special use permit (see attached memorandum from Diane Williamson).

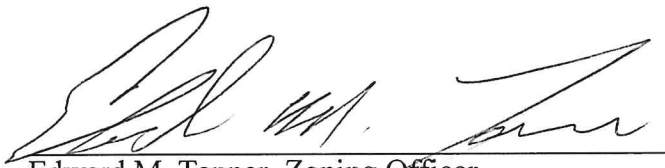
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to construct a new single-family dwelling on an undeveloped waterfront lot located on the easterly side of Wilcox Street. The property consists of a legal nonconforming lot (see attached zoning certificate) containing approximately 7,855 square feet of lot area (per survey plan). The house location plans submitted with this application depict the proposed structure to be in compliance with applicable zoning setbacks for this nonconforming lot.

This property is located within a mapped AE 14 flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 40 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 feet above grade in the R-15 zone. However, as this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed up to 54 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards, with the exception of standard (3) requiring that the minimum front yard setback be the average of parcels within 250 feet on the same side of the street. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on April 22, 2026 to review this application. At that meeting it was noted that the ordinance requires the dwelling to be located at the average front setback of other structures on the same side of the street. TRC members agreed that the front setback standard is not applicable to this property, as the majority of buildings on this side of the street are located closer to the Kickemuit River shoreline.

 4/29/2026
Edward M. Tanner, Zoning Officer



Wilcox Street, Plat 133, Lot 44

Town of Bristol, RI

1 inch = 71 Feet



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April 29, 2026



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Town of Bristol, Rhode Island

Department of Community Development

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

April 22, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Donald Clukies**
Special Use Permit ZBR-26-19

The TRC met to review the above application and unanimously passed a motion to recommend approval of the Special Use Permit.

Relative to Standard 3 of the Special Use Permit standards, the TRC noted that this front setback standard is not applicable since the majority of the parcels within 250' of the subject property appear to have buildings that are sited much closer to the shoreline.

WILCOX ST., LOT 4



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

Zoning Certificate

June 5, 2025

TO: WHOM IT MAY CONCERN

**RE: Wilcox Street
Assessor's Plat 133, Lot 44
Zoned Residential R-15**

According to Tax Assessor's records, the lot referenced above is currently owned by the Manuel V. Peixoto Trust-2009. This lot is a vacant parcel located on the easterly side of Wilcox Street. The parcel contains approximately 7,740 square feet of land; and it was created in 1937 via recorded subdivision plan. This property lacks the required lot area, lot frontage, and lot width for the R-15 zoning district. However, lot 44 is considered a legal nonconforming single lot of record as it was created prior to adoption of Bristol's Zoning Ordinance. **Lot 44 is a buildable lot** and may be improved with a single-family dwelling.

Any construction on lot 44 would be required to connect to public water and sewer and to conform to the following minimum construction setbacks and dimensional requirements:

- Minimum Front Yard Setback: 20 feet*
- Minimum Rear Yard Setback: 20 feet*
- Minimum Side Yard Setbacks: 10 feet*
- Maximum Lot Coverage by Structures: 38 percent*

*per Section 28-221(a)(2)b. of Bristol's Zoning Ordinance and R.I.G.L. §45-24-38

Reference is also made to Section 28-221(a) of Bristol's Zoning Ordinance for additional building and site design requirements for single lots of record.

This property is a waterfront parcel adjacent to the Kickemuit River, and it appears to be located within a mapped FEMA flood zone. As such, any construction on lot 44 would be required to meet applicable building and zoning regulations for development in the flood zone. In addition, any activity adjacent to the coastline would require permitting from the Rhode Island Coastal Resources Management Council.

This determination may be appealed to the Zoning Board in accordance with the provisions of Section 28-410 of the *Zoning Ordinance* within 20 days of the date of this document.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-20**

APPLICANT: Richard Gayer

LOCATION: 54 Coggeshall Avenue

PLAT: 148

LOT: 14

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Demolish an existing single-family dwelling and construct a new 40ft. x 40ft. single-family dwelling with less than the required front yard on a corner lot.

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 demolish an existing single-family dwelling and to construct a new dwelling in its place at this property located on the westerly side of Coggeshall Avenue and the northerly side of Platt Street. The proposed dwelling would be located partially within the front yard setback from Platt Street at a location that is similar to the existing dwelling. As proposed, the new dwelling would be located approximately 14.8 feet from the Platt Street property line. Much of the existing dwelling is currently located at that distance from Platt Street, with a portion of the structure extending to within 8.5 feet of the property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. However, as a nonconforming lot with 8,990 square feet of lot area, setbacks may be reduced to 90% of zoning requirements per Section 28-221(a)(2)b. of the zoning ordinance. Thus, the minimum required front yard setback for this property is 27 feet and 12.2 feet of relief is required. All other dimensional requirements for this proposal appear to be met.


Edward M. Tanner, Zoning Officer 4/29/2026



54 Coggeshall Avenue

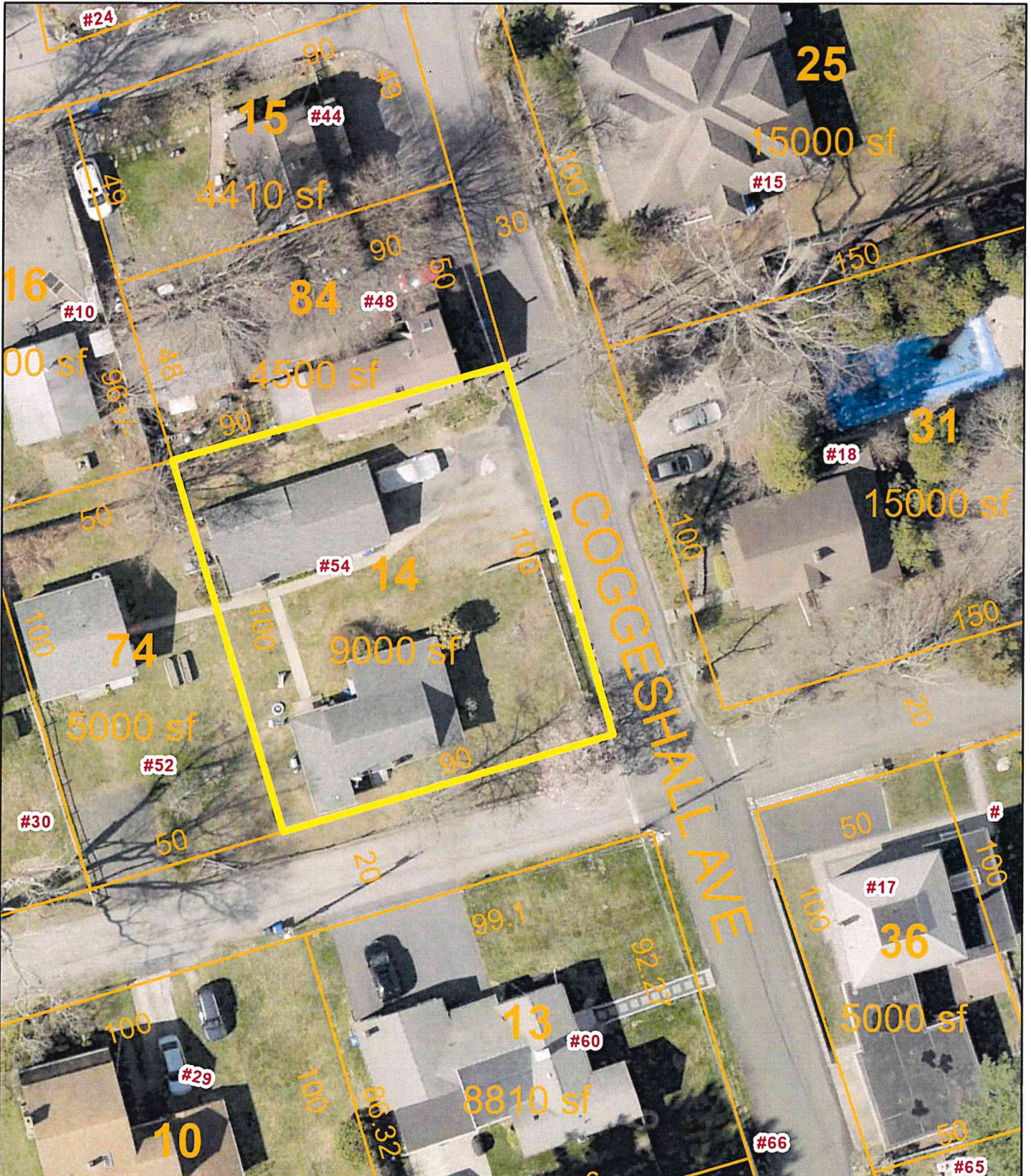
Town of Bristol, RI

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April 29, 2026



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