



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-20

54 Coggeshall Ave 148 14

April 10, 2026

Applicant	
Name of Applicant	Richard Gayer
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	54 Coggeshall Ave	148	14

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,596 feet
Width in Feet	40 feet
Length in Feet	40 feet
Height Above Grade	26 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	12.2 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
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Section 28-111 Residential Dimensional Table. Front yard setback on corner lot.

**Describe the extent of the proposed alterations and the reasons for the requesting relief**

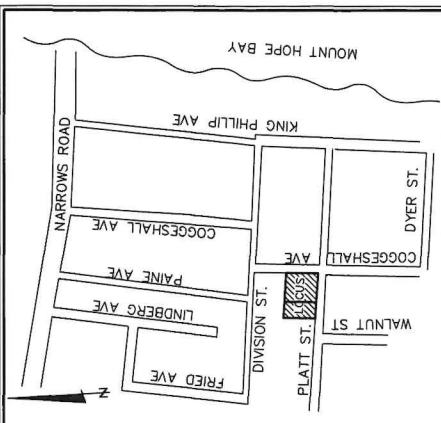
renovation/rebuilding of home on 54 Coggeshall ave that I have owned for roughly eight years, the current home as it is does not fit with long term age in place plans, and i would like to rebuild as shown on attached plans, I am seeking relief for a corner lot with two front yards, I would ask for relief to call my frontage on Platt Street to be considered my left side yard, as it has been since the home was built some time ago. The new side yard/2nd front on Platt Street would be 14.8 foot from lot line. Thank you for your consideration for my family. Richard Gayer

**Existing Lot Specifications**

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	9,000
Lot Frontage	100
Lot Depth	90

**Existing Buildings & Structures**

Structure:	Square Footage:	Building/Structure Detail if Other:
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**CERTIFICATION:**  
 THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 DATE SURVEYED: 10/10/2023  
 MEASUREMENT SPECIFICATION: 1  
 DATA ACCUMULATION SPECIFICATION: 3  
 MEASUREMENT SPECIFICATION: 3

LOCUS MAP NOT TO SCALE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 SHOW ASSESSORS PLAT 148 LOTS 14 & 74;  
 EXISTING LOT LINES, OCCUPATION LINES, AND VISIBLE IMPROVEMENTS

**FOR REVIEW**  
 BY: DAVID G. GREENHAUGH PLS#1886  
 COA NO. 4485  
 DATE 10-17-2023

THIS SITE IS LOCATED IN ZONE "X"  
 (AREA OF MINIMAL CHANGE OF FLOOD)  
 AS SHOWN ON FEMA PANEL 44007C002H  
 DATE 07/07/2014

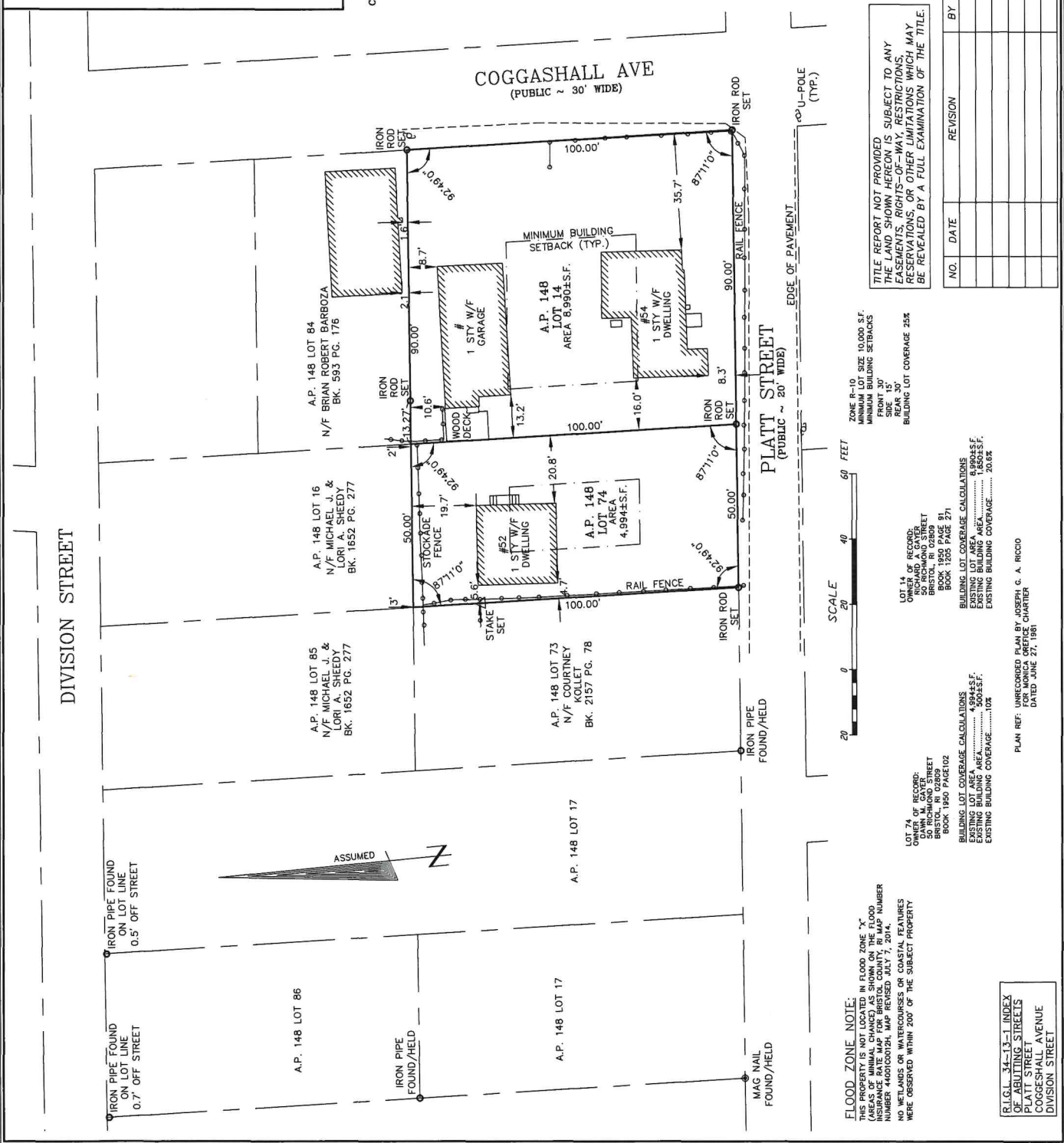
FOR THE SUBJECT PROPERTY ONLY,  
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF OCCUPATION ARE SHOWN AS OCCUPATION LINES. ALL OCCUPATION LINES AND STREET CORNERS WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

**"GAYER PLAT"**  
**EXISTING CONDITIONS**  
**PLAN OF LAND**  
 52 PLATT STREET &  
 54 COGGESHALL AVENUE  
 BRISTOL, RHODE ISLAND

SURVEYED FOR  
**RICHARD & DAWN GAYER**

**Turning Point Survey Company, Inc.**  
 100 Broad Common Road  
 Bristol, RI 02809  
 Ph. 401.338.7925  
 Turningpointsurvey.com

OCT. 17, 2023 A.P. 148 LOTS 14 & 74  
 SCALE: 1" = 20'  
 Proj. #23-112-01  
 SHEET 1 OF 1



TITLE REPORT NOT PROVIDED  
 THIS PLAT IS SUBJECT TO ANY  
 EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,  
 RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY  
 BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

NO.	DATE	REVISION	BY

ZONE R-10  
 MINIMUM LOT SIZE 10,000 S.F.  
 MINIMUM BUILDING SETBACKS  
 FRONT 30'  
 REAR 30'  
 BUILDING LOT COVERAGE 25%

OWNER OF RECORD:  
 RICHARD A. GAYER  
 50 RICHMOND STREET  
 BRISTOL, RI 02809  
 BOOK 1890 PAGE 91

BUILDING LOT COVERAGE CALCULATIONS  
 EXISTING BUILDING AREA.....1,803±S.F.  
 EXISTING BUILDING COVERAGE.....20.6%

OWNER OF RECORD:  
 RICHARD A. GAYER  
 50 RICHMOND STREET  
 BRISTOL, RI 02809  
 BOOK 1890 PAGE 102

BUILDING LOT COVERAGE CALCULATIONS  
 EXISTING LOT AREA.....4,994±S.F.  
 EXISTING BUILDING AREA.....1,803±S.F.  
 EXISTING BUILDING COVERAGE.....20.6%

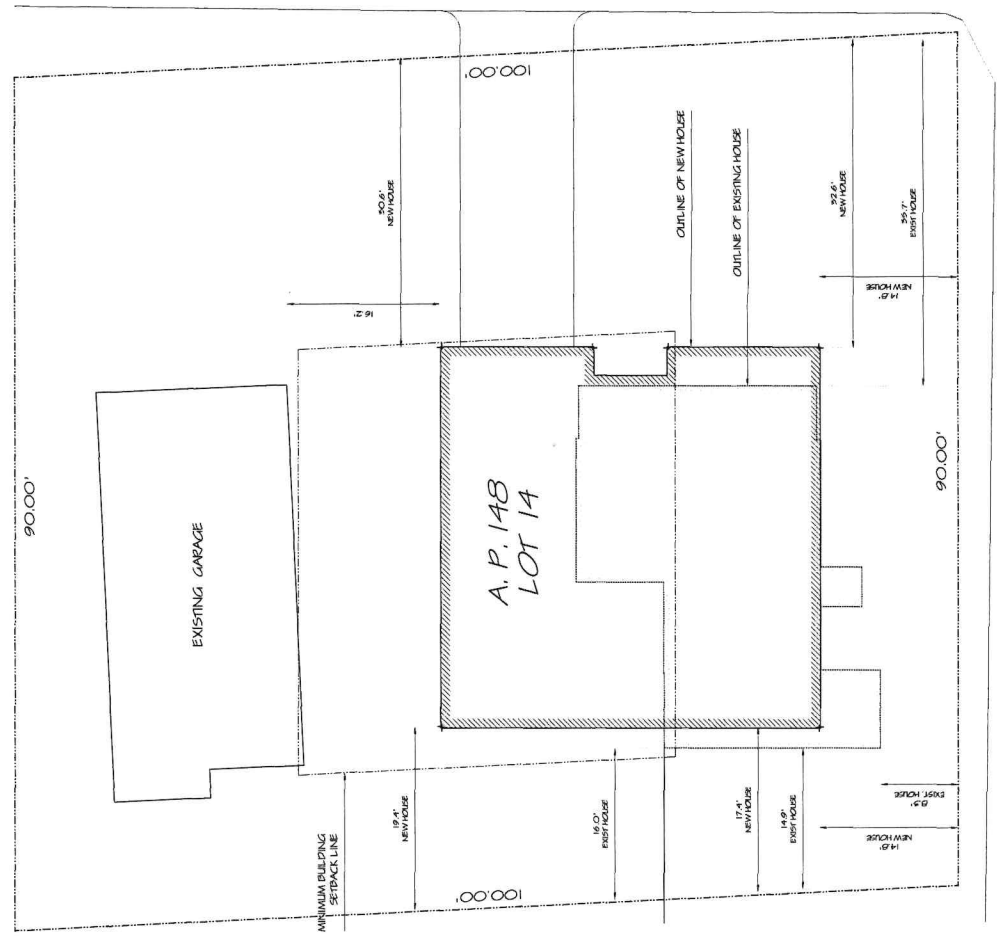
PLAN REF: UNRECORDED PLAN BY JOSEPH G. A. RICCO  
 DATED JUNE 21, 1981

**FLOOD\_ZONE NOTE:**  
 THIS PROPERTY IS NOT LOCATED IN FLOOD\_ZONE "X"  
 (AREAS OF MINIMAL CHANGE) AS SHOWN ON THE FLOOD  
 INSURANCE RATE MAP FOR BRISTOL COUNTY, RI MAP NUMBER  
 NUMBER 44007C002H, MAP REVISION DATE 07/07/2014. THESE  
 LINES WERE OBSERVED WITHIN 200' OF THE SUBJECT PROPERTY

R.I.G.L. 34-13-1 INDEX  
 OF ABUTTING STREETS  
 PLATT STREET  
 COGGESHALL AVENUE  
 DIVISION STREET

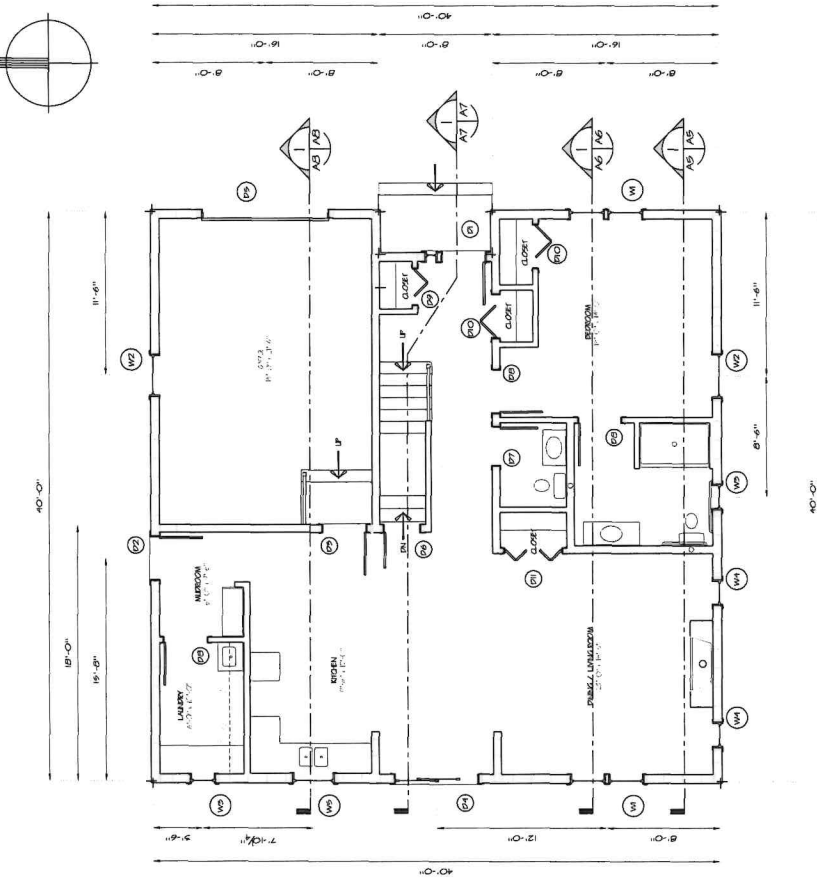


COGGESHALL AVENUE



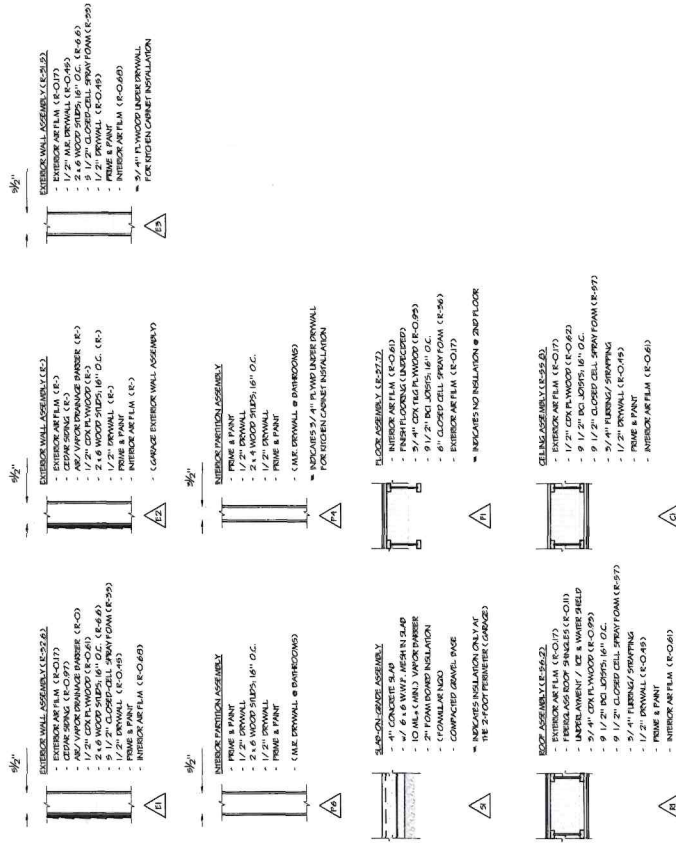
PLATT STREET

PROJECT NORTH



PLAN  
FIRST FLOOR  
1/4" = 1'-0"

CONSTRUCTION ASSEMBLY TYPES

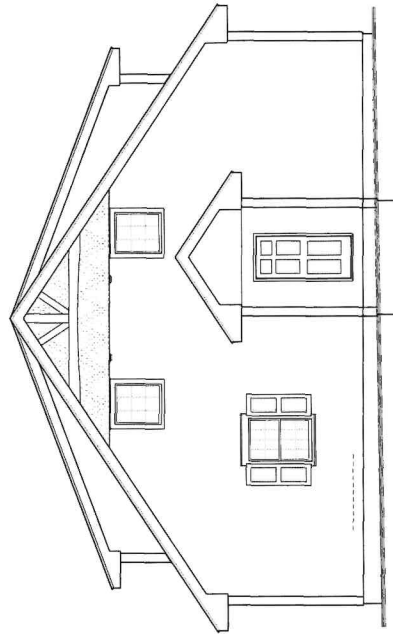


No.	SIZE	MANUF.	TYPE	MODEL	REMARKS
W1	30 x 59	ANDERSEN	PR-HANG	HW246	MAINTNS & SCREEN
W2	30 x 59	ANDERSEN	PR-HANG	HW246	DR. 246 MILLION
W3	30 x 59	ANDERSEN	PR-HANG	HW246	EGRESS, MAINTNS, SCREEN
W4	21 x 41	ANDERSEN	PR-HANG	HW229	MAINTNS & SCREEN
W5	27 x 57	ANDERSEN	PR-HANG	HW246	MAINTNS & SCREEN
W6	26 x 41	ANDERSEN	PR-HANG	HW202	MAINTNS & SCREEN
W7	24 x 24	ANDERSEN	MINING	A559	EGRESS, MAINTNS, SCREEN
W8	29 x 52	ANDERSEN	MINING	A03	MAINTNS & SCREEN
W9	29 x 52	ANDERSEN	MINING	AN25H	MAINTNS & SCREEN
W10	29 x 52	ANDERSEN	MINING	AN25H	DR. 246 MILLION

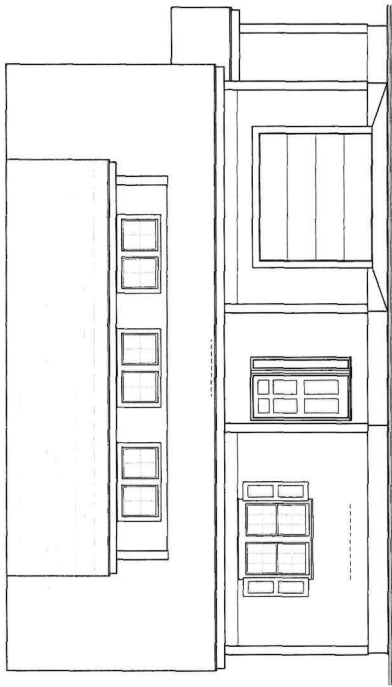
No.	SIZE	MANUF.	TYPE	MODEL	REMARKS
D1	36 x 60	X	ENTRY	X0000X	SCREEN DOOR
D2	36 x 60	X	ENTRY	X0000X	SCREEN DOOR
D3	36 x 60	X	ENTRY	X0000X	SCREEN DOOR
D4	72 x 60	ANDERSEN	GLASS	FW6/GOR	SCREEN/FINAL
D5	36 x 60	HW5	GARAGE	X0000X	INSULATED
D6	36 x 60	X	INNEZED	X0000X	---
D7	36 x 60	X	INNEZED	X0000X	---
D8	36 x 60	X	INNEZED	X0000X	---
D9	36 x 60	X	INNEZED	X0000X	---
D10	36 x 60	X	INNEZED	X0000X	---
D11	36 x 60	X	INNEZED	X0000X	---
D12	36 x 60	X	INNEZED	X0000X	---

4-00 SERIES 1L-11WHI DOUBLE HUNG WINDOWS  
4-00 SERIES MINING WINDOWS

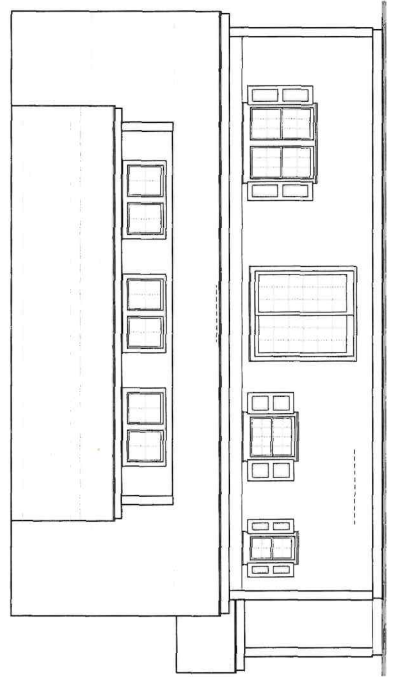
BASE STORAGE ACCESS



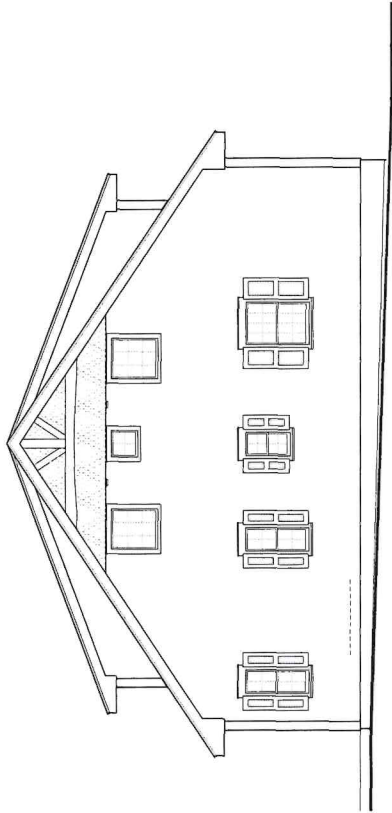
2  
ELEVATION  
NORTH FACADE  
1/4" = 1'-0"



1  
ELEVATION  
EAST FACADE  
1/4" = 1'-0"



4  
ELEVATION  
WEST FACADE  
1/4" = 1'-0"



3  
ELEVATION  
SOUTH FACADE  
1/4" = 1'-0"

**Plat/Lot 148-0014-000**

**Account: 7459**

**Zone R-10**

**Assessment**

**\$303,600**

**Owner** ▶ Owner Account #: 50-0045-80

Owner	% Owned
Owner 1 GAYER, RICHARD A	0.00
Owner 2	0.00
Owner 3	0.00

Address 50 RICHMOND ST, BRISTOL, RI 02809-0000

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
OLOUGHLIN, ELIZABETH A TRUSTEE	08/01/2018	200,000	1950-91	L	T
JGR, LLC	06/01/2018	0	1941-213	A	W

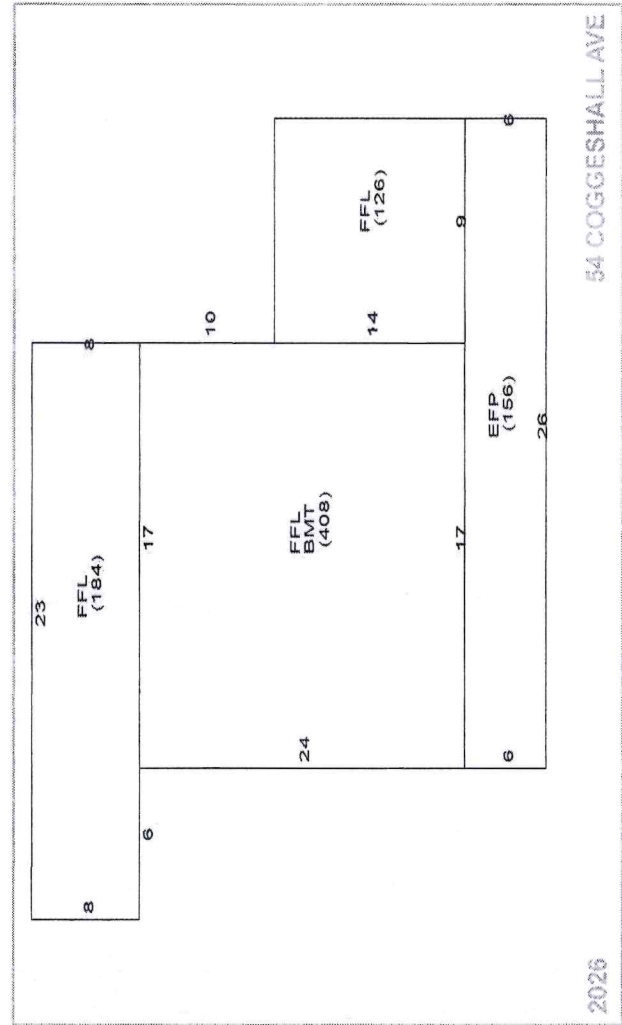
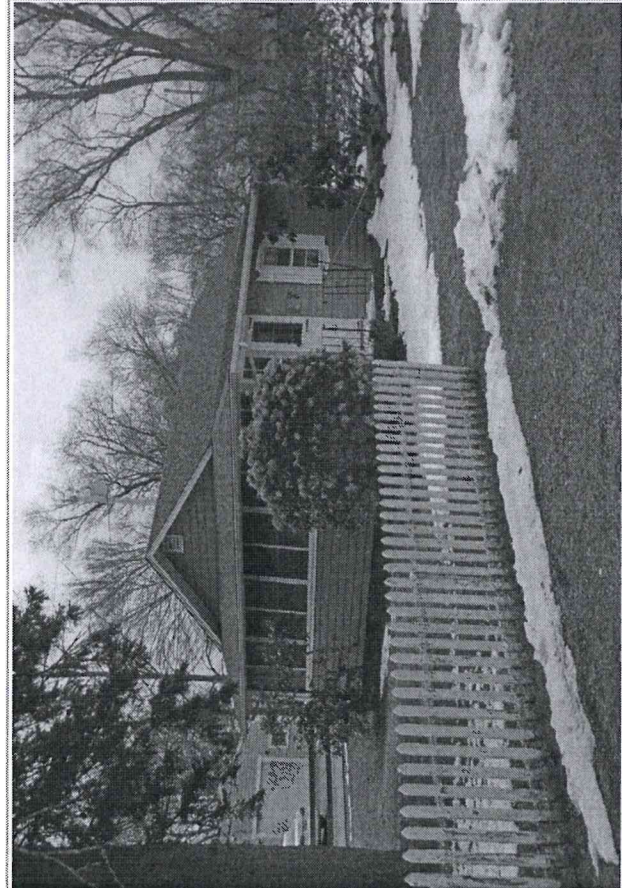
**Assessment**

Use Code	Bldg Value	SFY1 Value	Land Size	Land Value	AG Credit	Assessed Value
01	120,900	13,300	0.21	169,400	0	303,600
TOTAL	120,900	13,300	0.21	169,400	0	303,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 236.82 VAL per SQ Unit/Parcel > 236.82

**Previous Assessments**

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	120,900	13,300	0	169,400	0	303,600	303,600
2024	01	84,900	13,300	0	141,200	0	239,400	239,400
2023	01	84,900	13,300	0	141,200	0	239,400	239,400
2022	01	84,900	13,300	0	141,200	0	239,400	239,400
2021	01	66,300	13,300	0	130,000	0	209,600	209,600
2020	01	66,300	13,300	0	130,000	0	209,600	209,600



**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	
1 01 NR Single I	0.20638	AC	P	1.00	756,000	820,816	N							169,400			1.00	0	
2																			
3																			
4																			

▶ Plat/Lot 148-0014-000

▶ Account: 7459

LUC 01

Zone R-10

▶ Assessment

\$303,600

▶ Building Information

Description	Quantity	Quality
BLDG Type	1	Typical
RES Units	1	Typical
Foundation	Concrete	Concrete
Frame 1	Wood	Concrete
EXT Wall 1	Wood Shngl	Concrete
Roof Type 1	Gable	Concrete
Roof Cover 1	Asphalt Shir	Concrete
INT Wall 1	Drywall	Concrete
Floors 1	Hardwood	Floors 2 Linoleum
BMT Garages	1	Color
Plumbing	1	Electrical
Insulation	1	INT vs EXT
Heat Fuel	Oil	Heat Type
# Heat Sys	1	% Heated
% Solar HW	0	% A/C
% COM Wall	0	% Vacuum
Ceil HGHT	1	Ceiling Type
Parking Type	1	% Sprinkled
EXT View	1	BB Hot Water

▶ Grade

Grade	Q5+	Q5+
Year Built	1932	EFF Year
Alt LUC	0.00	Alt %

▶ Depreciation

Code	Description	%
FR	FR - Fair	43.8
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	0.0
Total Depreciation % >		43.8

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	718	718	309.68	222,350
BMT	BASEMENT	408	0	46.45	18,952
EFP	ENCL PORCH	156	0	19.27	3,006
Total		1,282	718		244,308

▶ Visit History

Date	Result	By
3/27/2025	HEARING C	KK
1/13/2025	REVIEW	JN
12/30/2024	REVIEW	MP
8/16/2021	REVIEW	
10/20/2018	LISTED	
5/25/2018	REVIEW	
5/18/2018	MEASURED	
7/7/2007	LISTED	
7/7/2007	CALL BACK	MP

▶ Notes

Code	Description	Area	Fin. Area	Rate	Undep Val
Flood Hazard	LEVEL PAVED				
Topography	Street Traffic				
Bas \$/SQ	209.00				
Size Adj	1.47				
Constr Adj	1.01				
Adj \$/SQ	309.68				
Other Feats	24,500				
Grade Fac	0.80				
Neigh Infl	1.00				
Land Factor	1.00				
Adj Total	215,047				
Depreciation	94,191				
Depr Total	120,856				

▶ 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
02/18/2024	E56237		ELEC	900	100	Closed	Add new service to existing detached garage

▶ Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	20	22	440	3	AV	1932	2,100
1	Garage	1	Y	1	20	22	440	3	AV	1932	11,200

▶ Other Info.

Priority	Description
PriorD1c	AFDU
PriorD2a	IntTermRenal
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

▶ Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2	1	3	U
3	1	3	U
4	1	3	U
Totals	1	6	3



# 54 Coggeshall Ave. - 300' Radius

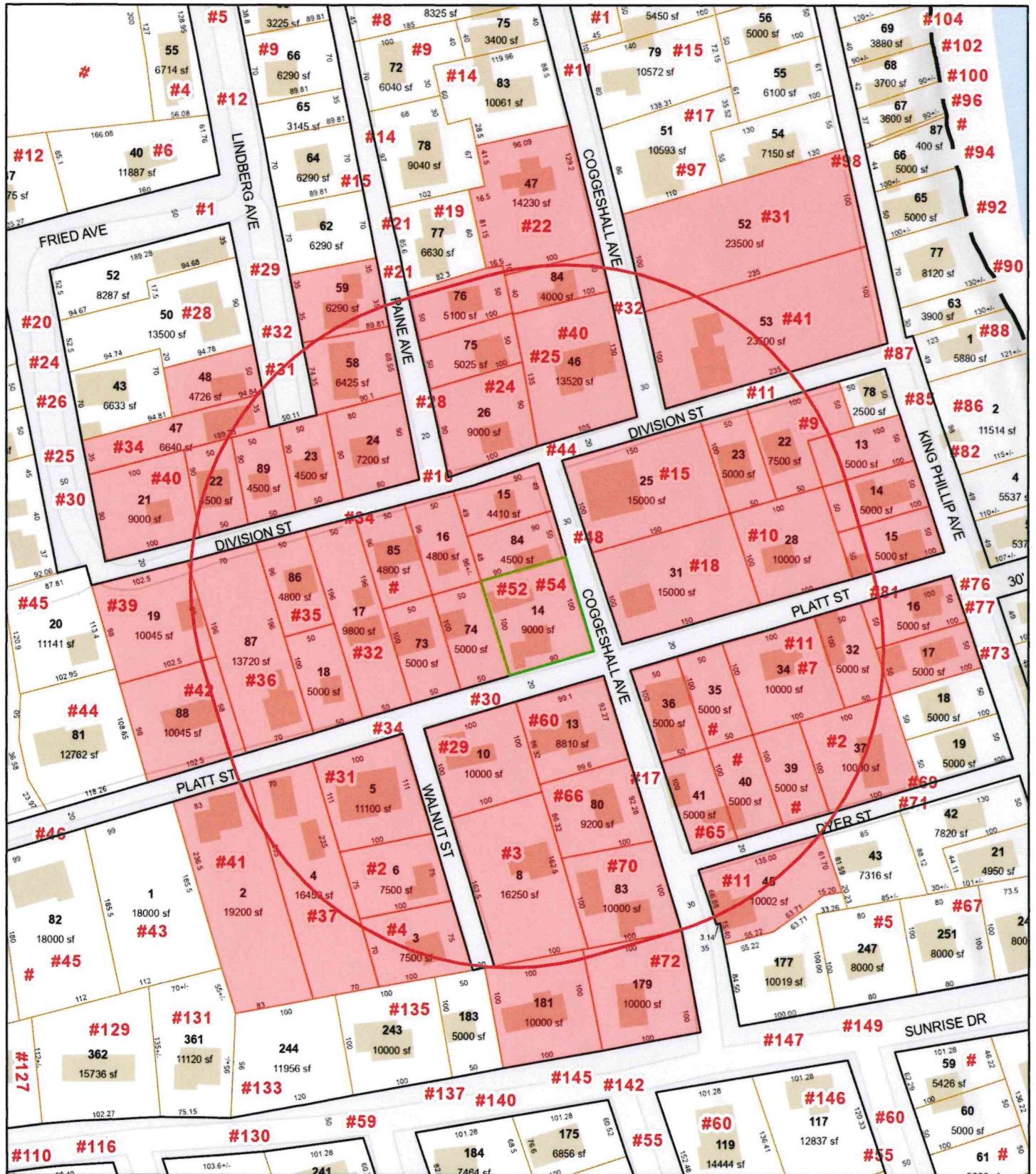
Town of Bristol, RI

1 inch = 141 Feet



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April 15, 2026



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

## Subject Property:

Parcel Number: 148-14  
CAMA Number: 148-14  
Property Address: 54 COGGESHALL AVE

Mailing Address: GAYER, RICHARD A  
50 RICHMOND ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 147-13  
CAMA Number: 147-13  
Property Address: 85 KING PHILLIP AVE

Mailing Address: 85 KING PHILLIP LLC  
165 WALCOTT ROAD  
NORTH ATTLEBORO, MA 02760

Parcel Number: 147-14  
CAMA Number: 147-14  
Property Address: 83 KING PHILLIP AVE

Mailing Address: FURTADO KERRI R  
83 KING PHILLIP AVE  
BRISTOL, RI 02809

Parcel Number: 147-15  
CAMA Number: 147-15  
Property Address: 81 KING PHILLIP AVE

Mailing Address: MACIEL, JOHN A.  
PO BOX 227 81 KING PHILLIP AVENUE  
BRISTOL, RI 02809

Parcel Number: 147-16  
CAMA Number: 147-16  
Property Address: 79 KING PHILLIP AVE

Mailing Address: BAYVIEW PARK REALTY, LLC C/O M.  
SOLOW  
12 BROOKRIDGE ROAD  
NEW ROCHELLE, NY 10804

Parcel Number: 147-17  
CAMA Number: 147-17  
Property Address: 77 KING PHILLIP AVE

Mailing Address: LOMBARDI, SEAN E & NICOLE R TE  
77 KING PHILLIP AVE  
BRISTOL, RI 02809

Parcel Number: 147-22  
CAMA Number: 147-22  
Property Address: 9 DIVISION ST

Mailing Address: DATTELO, ANNE MARIE  
9 DIVISION ST  
BRISTOL, RI 02809

Parcel Number: 147-23  
CAMA Number: 147-23  
Property Address: 11 DIVISION ST

Mailing Address: CASSATA, MARA S & MICHAEL J TE  
11 DIVISION ST  
BRISTOL, RI 02809

Parcel Number: 147-25  
CAMA Number: 147-25  
Property Address: 15 DIVISION ST

Mailing Address: REZENDES, MARK F.  
15 DIVISION ST  
BRISTOL, RI 02809

Parcel Number: 147-28  
CAMA Number: 147-28  
Property Address: 10 PLATT ST

Mailing Address: LOURIA, DAVID W & WALKER, DVORA J  
JT  
10 PLATT ST  
BRISTOL, RI 02809

Parcel Number: 147-31  
CAMA Number: 147-31  
Property Address: 18 PLATT ST

Mailing Address: REZENDES, MARK F.  
15 DIVISION ST  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 147-32 CAMA Number: 147-32 Property Address: 7 PLATT ST	Mailing Address: BROCCOLI DAVIDE C FRANCIS GABRIEL 7 PLATT ST Bristol, RI 02809
Parcel Number: 147-34 CAMA Number: 147-34 Property Address: 11 PLATT ST	Mailing Address: MCGRATH, DANIEL J & BARARA L 11 PLATT ST BRISTOL, RI 02809
Parcel Number: 147-36 CAMA Number: 147-36 Property Address: 17 PLATT ST	Mailing Address: SCHNEIDER, KAREN 17 PLATT ST BRISTOL, RI 02809
Parcel Number: 147-37 CAMA Number: 147-37 Property Address: 2 DYER ST	Mailing Address: STANDISH, ADAM M ERICA L TE 2 DYER ST BRISTOL, RI 02809
Parcel Number: 147-39 CAMA Number: 147-39 Property Address: DYER ST	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-40 CAMA Number: 147-40 Property Address: DYER ST	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-41 CAMA Number: 147-41 Property Address: 65 COGGESHALL AVE	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-45 CAMA Number: 147-45 Property Address: 11 DYER ST	Mailing Address: BISBANO, JOSEPH J III & AMATO, JILLIAN JT 11 DYER ST BRISTOL, RI 02809
Parcel Number: 147-46 CAMA Number: 147-46 Property Address: 40 COGGESHALL AVE	Mailing Address: BENEVIDES, KENNETH A. & MARY LOU TE 9 BURKE ROAD BRISTOL, RI 02809
Parcel Number: 147-47 CAMA Number: 147-47 Property Address: 22 COGGESHALL AVE	Mailing Address: ANDERSON, ANSEL K 22 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-52 CAMA Number: 147-52 Property Address: 31 COGGESHALL AVE	Mailing Address: BRANCA-SANTOS, PAULA & SANTOS RICHARD JR TE 135 REMSEN RD YONKERS, NY 10710
Parcel Number: 147-53 CAMA Number: 147-53 Property Address: 41 COGGESHALL AVE	Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES TRUST ARMITAGE-BRISTOW, MARSHA; TRUSTEE,ARMITAGE-BRISTOW 41 COGGESHALL AVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 147-84  
CAMA Number: 147-84  
Property Address: 32 COGGESHALL AVE

Mailing Address: PICCIRILLI, MARIA E.  
32 COGGESHALL AVENUE  
BRISTOL, RI 02809

Parcel Number: 148-10  
CAMA Number: 148-10  
Property Address: 29 PLATT ST

Mailing Address: PALAZIO, JAMES J GERTRUDE A.  
TRUSTEES  
29 PLATT STREET  
BRISTOL, RI 02809

Parcel Number: 148-13  
CAMA Number: 148-13  
Property Address: 60 COGGESHALL AVE

Mailing Address: VIERRA, JAMES M. & VIERRA, JEAN CO-  
TRUSTEES  
60 COGGESHALL AVE  
BRISTOL, RI 02809

Parcel Number: 148-14  
CAMA Number: 148-14  
Property Address: 54 COGGESHALL AVE

Mailing Address: GAYER, RICHARD A  
50 RICHMOND ST  
BRISTOL, RI 02809

Parcel Number: 148-15  
CAMA Number: 148-15  
Property Address: 44 COGGESHALL AVE

Mailing Address: REZENDES, ALFRED J  
44 COGGESHALL AVE  
BRISTOL, RI 02809

Parcel Number: 148-16  
CAMA Number: 148-16  
Property Address: 10 DIVISION ST

Mailing Address: SHEEDY, MICHAEL J. LORI A. TE  
10 DIVISION ST  
BRISTOL, RI 02809

Parcel Number: 148-17  
CAMA Number: 148-17  
Property Address: 32 PLATT ST

Mailing Address: MILOT, DANIEL G & SADIE M TE  
32 PLATT ST  
BRISTOL, RI 02809

Parcel Number: 148-18  
CAMA Number: 148-18  
Property Address: 34 PLATT ST

Mailing Address: NORDSTROM, MICHAEL G & GRONO,  
WALTER J JT  
34 PLATT ST  
BRISTOL, RI 02809

Parcel Number: 148-19  
CAMA Number: 148-19  
Property Address: 39 DIVISION ST

Mailing Address: FRASER, JANET  
39 DIVISION ST  
BRISTOL, RI 02809

Parcel Number: 148-2  
CAMA Number: 148-2  
Property Address: 41 PLATT ST

Mailing Address: CAVALIERI, ANTHONY  
366 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 148-21  
CAMA Number: 148-21  
Property Address: 40 DIVISION ST

Mailing Address: GABLINSKE, JOHN A ET UX DONNA M  
40 DIVISION STREET  
BRISTOL, RI 02809

Parcel Number: 148-22  
CAMA Number: 148-22  
Property Address: 38 DIVISION ST

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



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4/15/2026

Page 3 of 6



# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 148-23 CAMA Number: 148-23 Property Address: 34 DIVISION ST	Mailing Address: CORDEIRO, JOHN GILDA LE 34 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-24 CAMA Number: 148-24 Property Address: 28 PAINE AVE	Mailing Address: MCCAFFERTY, MARGARET M 28 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-26 CAMA Number: 148-26 Property Address: 24 DIVISION ST	Mailing Address: RAYMOND, JOHN A. JR. CELIA R. TE 24 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-3 CAMA Number: 148-3 Property Address: 4 WALNUT ST	Mailing Address: BURKE, BRIAN C. BURKE, ADRIENNE 4 WALNUT ST BRISTOL, RI 02809
Parcel Number: 148-4 CAMA Number: 148-4 Property Address: 37 PLATT ST	Mailing Address: ADAMS, THOMAS M. JR & BRITTANY A. TE 37 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-47 CAMA Number: 148-47 Property Address: 34 LINDBERG AVE	Mailing Address: LEBLANC, MILADYS D. GARY E. ETUX 34 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-48 CAMA Number: 148-48 Property Address: 32 LINDBERG AVE	Mailing Address: 1199 HOPE STREET, LLC 443 HOPE ST BRISTOL, RI 02809
Parcel Number: 148-5 CAMA Number: 148-5 Property Address: 31 PLATT ST	Mailing Address: BENEVIDES, JOSEPH F. & SUSAN T. TE 31 PLATT STREET BRISTOL, RI 02809
Parcel Number: 148-58 CAMA Number: 148-58 Property Address: 31 LINDBERG AVE	Mailing Address: MARTIN, BRIAN A. & MARTIN, BRIAN A. JR TRUSTEES 31 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-59 CAMA Number: 148-59 Property Address: 29 LINDBERG AVE	Mailing Address: KEMMY, MICHAEL D 29 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-6 CAMA Number: 148-6 Property Address: 2 WALNUT ST	Mailing Address: GUIMOND, WILLIAM ET UX ANDREA TE 2 WALNUT ST. BRISTOL, RI 02809
Parcel Number: 148-73 CAMA Number: 148-73 Property Address: 30 PLATT ST	Mailing Address: KOLLET, COURTNEY 70 METROPOLITAN PARK DR RIVERSIDE, RI 02915



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 148-74 CAMA Number: 148-74 Property Address: 52 PLATT ST	Mailing Address: GAYER, DAWN M 50 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 148-75 CAMA Number: 148-75 Property Address: 25 PAINE AVE	Mailing Address: DEBRONZO, JEAN E. 25 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-8 CAMA Number: 148-8 Property Address: 3 WALNUT ST	Mailing Address: ELLISON, SKYLAR R & COSTA, BRIANNA R JT 3 WALNUT ST BRISTOL, RI 02809
Parcel Number: 148-80 CAMA Number: 148-80 Property Address: 66 COGGESHALL AVE	Mailing Address: COSTA, DAVID J & TINA A TRUSTEES TC 66 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 148-83 CAMA Number: 148-83 Property Address: 70 COGGESHALL AVE	Mailing Address: HYLAND, ERIC S & GIBEAU, TIMOTHY DAVID JT 16 FELLSWAY W, UNIT 1 SOMERVILLE, MA 02145
Parcel Number: 148-84 CAMA Number: 148-84 Property Address: 48 COGGESHALL AVE	Mailing Address: BARBOZA, BRIAN ROBERT 48 COGGEGSHALL AVE. BRISTOL, RI 02809
Parcel Number: 148-85 CAMA Number: 148-85 Property Address: DIVISION ST	Mailing Address: SHEEDY, MICHAEL J. LORI A. TE 10 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-86 CAMA Number: 148-86 Property Address: 35 DIVISION ST	Mailing Address: VASQUEZ, CHRISTOPHER PAUL & EDEN VICTORIA TE 35 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-87 CAMA Number: 148-87 Property Address: 36 PLATT ST	Mailing Address: SALINARO, CYNTHIA TRUSTEE C/O CHARTIER, MONICA 36 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-88 CAMA Number: 148-88 Property Address: 42 PLATT ST	Mailing Address: SILVA, JAMES B. SANDRA J. ETAL JT 42 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-89 CAMA Number: 148-89 Property Address: 36 DIVISION ST	Mailing Address: IANNUCELLI, ANTHONY TODD ICE, MARISA A. TE 36 DIVISION ST BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 151-179  
CAMA Number: 151-179  
Property Address: 72 COGGESHALL AVE

Mailing Address: RAPOSA, JOSEPH  
72 COGGESHALL AVE  
BRISTOL, RI 02809

Parcel Number: 151-181  
CAMA Number: 151-181  
Property Address: 145 SUNRISE DR

Mailing Address: SPANGENBERG, JOANN F LE  
SPANGENBERG, ARTHUR  
145 SUNRISE DR  
BRISTOL, RI 02809



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1199 HOPE STREET, LLC  
443 HOPE ST  
BRISTOL, RI 02809

BROCCOLI DAVIDE C  
FRANCIS GABRIEL  
7 PLATT ST  
Bristol, RI 02809

FRASER, JANET  
39 DIVISION ST  
BRISTOL, RI 02809

85 KING PHILLIP LLC  
165 WALCOTT ROAD  
NORTH ATTLEBORO, MA 02760

BURKE, BRIAN C.  
BURKE, ADRIENNE  
4 WALNUT ST  
BRISTOL, RI 02809

FURTADO KERRI R  
83 KING PHILLIP AVE  
BRISTOL, RI 02809

ADAMS, THOMAS M. JR &  
BRITTANY A. TE  
37 PLATT ST  
BRISTOL, RI 02809

CASSATA, MARA S &  
MICHAEL J TE  
11 DIVISION ST  
BRISTOL, RI 02809

GABLINSKE, JOHN A ET UX  
DONNA M  
40 DIVISION STREET  
BRISTOL, RI 02809

ANDERSON, ANSEL K  
22 COGGESHALL AVE  
BRISTOL, RI 02809

CAVALIERI, ANTHONY  
366 WOOD ST  
BRISTOL, RI 02809

GAYER, DAWN M  
50 RICHMOND ST  
BRISTOL, RI 02809

BARBOZA, BRIAN ROBERT  
48 COGEGSHALL AVE.  
BRISTOL, RI 02809

CORDEIRO, JOHN  
GILDA LE  
34 DIVISION ST  
BRISTOL, RI 02809

GAYER, RICHARD A  
50 RICHMOND ST  
BRISTOL, RI 02809

BAYVIEW PARK REALTY, LLC  
12 BROOKRIDGE ROAD  
NEW ROCHELLE, NY 10804

COSTA, DAVID J &  
TINA A TRUSTEES TC  
66 COGGESHALL AVENUE  
BRISTOL, RI 02809

GUIMOND, WILLIAM ET UX  
ANDREA TE  
2 WALNUT ST.  
BRISTOL, RI 02809

BENEVIDES, JOSEPH F. & SUS  
31 PLATT STREET  
BRISTOL, RI 02809

DATTELO, ANNE MARIE  
9 DIVISION ST  
BRISTOL, RI 02809

HYLAND, ERIC S & GIBEAU,  
16 FELLSWAY W, UNIT 1  
SOMERVILLE, MA 02145

BENEVIDES, KENNETH A. & M  
9 BURKE ROAD  
BRISTOL, RI 02809

DEBRONZO, JEAN E.  
25 PAINE AVE  
BRISTOL, RI 02809

IANNUCELLI, ANTHONY TODD  
ICE, MARISA A. TE  
36 DIVISION ST  
BRISTOL, RI 02809

BISBANO, JOSEPH J III &  
AMATO, JILLIAN JT  
11 DYER ST  
BRISTOL, RI 02809

ELLISON, SKYLAR R & COSTA  
3 WALNUT ST  
BRISTOL, RI 02809

KEMMY, MICHAEL D  
29 LINDBERG AVE  
BRISTOL, RI 02809

BRANCA-SANTOS, PAULA &  
SANTOS RICHARD JR TE  
135 REMSEN RD  
YONKERS, NY 10710

FOSTER, KENNETH R.  
65 COGGESHALL AVE  
BRISTOL, RI 02809

KITTELL, LISA M.  
21 PAINE AVE  
BRISTOL, RI 02809

KOLLET, COURTNEY  
70 METROPOLITAN PARK DR  
RIVERSIDE, RI 02915

NORDSTROM, MICHAEL G & GR  
34 PLATT ST  
BRISTOL, RI 02809

SHEEDY, MICHAEL J.  
LORI A. TE  
10 DIVISION ST  
BRISTOL, RI 02809

LEBLANC, MILADYS D.  
GARY E. ETUX  
34 LINDBERG AVE  
BRISTOL, RI 02809

PALAZIO, JAMES J  
GERTRUDE A. TRUSTEES  
29 PLATT STREET  
BRISTOL, RI 02809

SILVA, JAMES B.  
SANDRA J. ETAL JT  
42 PLATT ST  
BRISTOL, RI 02809

LOMBARDI, SEAN E &  
NICOLE R TE  
77 KING PHILLIP AVE  
BRISTOL, RI 02809

PICCIRILLI, MARIA E.  
32 COGGESHALL AVENUE  
BRISTOL, RI 02809

SPANGENBERG, JOANN F LE  
SPANGENBERG, ARTHUR  
145 SUNRISE DR  
BRISTOL, RI 02809

LOURIA, DAVID W &  
WALKER, DVORA J JT  
10 PLATT ST  
BRISTOL, RI 02809

PIRES, EDMUND A JR, TRUST  
ARMITAGE-BRISTOW, MARSHA;  
41 COGGESHALL AVE  
BRISTOL, RI 02809

STANDISH, ADAM M  
ERICA L TE  
2 DYER ST  
BRISTOL, RI 02809

LUTHER, FRANCIS  
DEBORAH TRUSTEES & FRANCI  
38 DIVISION ST  
BRISTOL, RI 02809

RAPOSA, JOSEPH  
72 COGGESHALL AVE  
BRISTOL, RI 02809

VASQUEZ, CHRISTOPHER PAUL  
35 DIVISION ST  
BRISTOL, RI 02809

MACIEL, JOHN A.  
PO BOX 227  
81 KING PHILLIP AVENUE  
BRISTOL, RI 02809

RAYMOND, JOHN A. JR.  
CELIA R. TE  
24 DIVISION ST  
BRISTOL, RI 02809

VIERRA, JAMES M. & VIERRA  
60 COGGESHALL AVE  
BRISTOL, RI 02809

MARTIN, BRIAN A. &  
MARTIN, BRIAN A. JR TRUST  
31 LINDBERG AVE  
BRISTOL, RI 02809

REZENDES, ALFRED J  
44 COGGESHALL AVE  
BRISTOL, RI 02809

MCCAFFERTY, MARGARET M  
28 PAINE AVE  
BRISTOL, RI 02809

REZENDES, MARK F.  
15 DIVISION ST  
BRISTOL, RI 02809

MCGRATH, DANIEL J & BARAR  
11 PLATT ST  
BRISTOL, RI 02809

SALINARO, CYNTHIA TRUSTEE  
C/O CHARTIER, MONICA  
36 PLATT ST  
BRISTOL, RI 02809

MILOT, DANIEL G & SADIE M  
32 PLATT ST  
BRISTOL, RI 02809

SCHNEIDER, KAREN  
17 PLATT ST  
BRISTOL, RI 02809