



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-36

PUBLIC HEARING

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

Monday, October 2, 2023

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: TPG Architecture, LLP / Chase Bank

PROPERTY OWNER: Cobble Hill Development, LLC

LOCATION: 580 Metacom Avenue, Unit 21

PLAT: 150 LOT: 15

ZONE: General Business (GB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO: operate an automated teller machine (ATM) accessory drive thru use.

APPLICANT IS ALSO REQUESTING DIMENSIONAL VARIANCES: to install a freestanding commercial sign with the proposed sign having approximately 25 square feet of sign area, at a size greater than permitted and with less than the required ground clearance for a freestanding sign in the General Business zoning district; and to install two commercial wall signs having 36.9 square feet of sign area at a size greater than permitted and exceeding the number of permitted commercial wall signs in the General Business zoning district.

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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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, September 28, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP -8 PM 1:03

APPLICATION

File No: **2023-36**

Accepted by ZEO: **EMT 9/8/23**

APPLICANT	Name:	TPG Architecture, LLP		
	Address:	132 W 31st Street, 5th Floor		
	City:	New York	State:	NY Zip: 10001
	Phone #:	201-340-4468	Email:	Jkline@stonefieldeng.com
PROPERTY OWNER	Name:	Cobble Hill Development, LLC		
	Address:	132 Old River Road, Suite 103		
	City:	Lincoln	State:	RI Zip: 02865
	Phone #:	401-722-3600	Email:	office@sheklawfirm.com

1. Location of subject property: 580 Metacom Ave (portion of Unit 21)
Assessor's Plat(s) #: 150A Lot(s) #: 15
2. Zoning district in which property is located: General Business (GB)
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): Sections - 28-82, 28-150(c), 28-409(c)(2)
Special Use Permit Section(s): Sections - ARTICLE X; 28-372, 373 et seq.; 28-409 (c)(1)
Use Variance Section(s): _____
5. In a separate written statement, 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?: 2 Years (2021)
7. Present use of property: Shopping Center Use
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): Approx. 100' x 170' (irregular shape), Approx. 24,500 SF, & Approx. 14' to roof
10. Proposed use of property: Shopping Center with Chase Bank as new tenant and Drive-Up ATM in same location and drive thru for previous tenant, Rite Aid Pharmacy.

11. Give extent of proposed alterations: Conversion of internal space to a Chase Bank, approximate 3' x 10' building addition for through wall ATM (drive-up), lighting and landscape upgrades, and accessible parking and entrance upgrades.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 3' x 10' (30 SF) at ATM location on North side of existing building.
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: See Attached Narrative
- | | | |
|----------------------|-------------------------|-------------------------|
| 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: N/A Before N/A After
14. Have you submitted plans for the above alterations to the Building Official? Yes
 If yes, has he refused a permit? No If refused, on what grounds? _____
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: Yes Sewer: Yes
17. Is the property located in the Bristol Historic District or is it an individually listed property?: No
18. Is the property located in a flood zone? No If yes, which one?: N/A

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: by its Attorney [Signature] Date: 9-7-23

Print Name: TPG Architecture, LLP

Property Owner's Signature: by its Attorney [Signature] Date: 9-7-23

Print Name: CBBB LLC Development, LLC

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

Name: William P. Dennis, Esq. Telephone #: 401 254-2992

Address: 576 Metacomb Ave #2, Bristol, RI 02809

Exhibit "A"
Application 5.
Written Statement

SPECIAL USE PERMIT – DRIVE-THRU ATM

The Applicant is proposing a drive-thru ATM along the northerly side of the existing building. This is an EXISTING drive-thru location, once utilized by the former tenant – Rite Aid Pharmacy. The Applicant proposes only the construction of a 3 foot by 10 foot through wall to accommodate the ATM.

Under the Bristol Zoning Ordinance, the required standards are as follows:

(GENERAL STANDARDS)

(2) *Special Use permit.* In granting a special use permit the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

- a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;
- b. That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and
- c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.

(SPECIFIC STANDARDS)

(c) *Special use standards for drive-thru uses.* Drive-thru uses, whether accessory or principal uses, shall be permitted as a special permit use, subject to the requirements of section 28-409, when and only when all of the following requirements are also met:

- 1) In addition to the parking, loading, and stacking requirements of article VIII of this chapter, there must be stacking spaces located on the parcel for a minimum of five vehicles waiting to exit the site.
- 2) A sufficient number of stacking spaces for vehicles waiting for service must be provided in accordance with the following:
 - a. Fast-food restaurants – Ten vehicles;
 - b. Bank – Five vehicles at the first window plus two for each additional window;

- c. Other uses without a menu board – Four spaces per window.

Stacking lanes shall not cross or pass through off street parking spaces. Where pedestrians will intersect with a drive-thru lane, crosswalks shall be provided with striping and/or alternative paving materials.

- 3) A drive-thru window shall be properly located within the site's parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic; and, in no case shall a drive-thru window be located on any front building façade which faces a primary street (i.e., Metacom Avenue, Gooding Avenue, Hope Street).
- 4) A drive-thru window shall be provided with a bypass lane having a minimum width of ten feet.
- 5) Drive-thru lanes shall be physically separated from off-street parking areas and shall be striped, marked, or otherwise, distinctly delineated.
- 6) Drive-thru lanes shall be buffered against adjacent land use.
- 7) Menu boards or other informational boards shall face away from public rights-of-way.
- 8) The minimum lot area shall be no less than 40,000 square feet for a single-use building with a drive-thru use. This lot area requirement shall be exclusive of any other buildings or uses on the parcel.

THE APPLICANT MEETS ALL OF THE ABOVE STANDARDS.

a. The Special Use is specifically authorized as a special use permit use under Section 28-82(d) "drive-thrus" in a General Business zone.

b. The Special Use meets all of the standards of Section 28-150(c). Evidence that the Applicant satisfies the standards as highlighted below is contained in the plans provided as part of the Applicant's application package.

- The Chase Bank use meets all parking, loading and stacking requirements of Zoning Ordinance Article VIII.
- There are stacking spaces for at least 5 vehicles waiting to exit the site.
- There are stacking spaces for at least 5 vehicles waiting for service.
- The ATM is located within the site's parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic.
- The ATM provides a by-pass lane having a minimum width of 10 feet.
- The drive-thru lane is physically separated from off-street parking areas and is striped, marked, or otherwise, distinctly delineated.
- The drive-thru lane is buffered against adjacent land use.
- The menu boards and informational boards face away from public rights-of-way.

- The minimum lot area is greater than 40,000 square feet.
- c. The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the Town.

The proposed location of the Chase Bank branch and the subject ATM is located in a General Business Zone at the major intersection of Route 136, Narrows Road and Gooding Avenue. This is a location of many businesses and several financial institutions with drive-thru windows as well as ATM machines. In fact, the proposed ATM location actually existed as a pharmacy drive-thru window for many years.

DIMENSIONAL VARIANCES – SIGNAGE

The Applicant is requesting dimensional relief from the signage requirements of the Bristol Zoning Ordinance with respect to 3 specific proposed signs:

Under the Bristol Zoning Ordinance, the required standards are as follows:

- 1) *Variance*. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of proceedings:
 - a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant.
 - b. That such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
 - c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;
 - d. That the relief to be granted is the least relief necessary;
 - e. That the Board shall in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:
2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

THE PROPOSED SIGNS

- A. A free standing, double-faced, internally illuminated pylon sign of 25 square feet. A free standing sign in front of the building on Metacom Avenue already exists and was, historically, utilized by prior tenants. The Applicant proposes replacing the existing free standing sign with a design depicted on the attached plan.

Required Dimensions	Proposed Dimensions	Variance Relief
Area 15 square feet	25 square feet	10 foot variance
Maximum height 12 feet	12 feet	None
Ground clearance 4 feet	0 feet	4 feet
Lot line distance 10 feet	Westerly Lot Line 14.5 feet Northerly Lot Line 95 feet	None
Distance from R Zones 50 feet	Exceeds 50 feet	None

The existing free standing sign at this location is 21 inches wide and has zero ground clearance. The proposed sign is designed at 29 inches wide. The site has unique characteristics with regard to topography, multiple access points along the westerly and northerly boundaries and has multiple businesses. The proposed free standing is designed to address drivers at eye level and does not impact sight lines.

- B. An internally illuminated Primary wall sign of 36.9 square feet to be located on the west elevation of the building. Because of the significant building setback from Metacom Avenue (150 feet), additional sign area is permitted under the Code.

Required Dimensions	Proposed Dimensions	Variance Relief
Area 20.6 square feet	36.9 square feet	16.3 square feet

This primary sign is the key identifier of the bank and will assist with drivers accessing convenient parking within the plaza and will safely guide customers to the appropriate area of the parking lot – traffic safety.

- C. An internally illuminated additional wall sign of 36.9 square feet to be located on the south elevation of the building. The Bristol Zoning Ordinance provides for an additional wall sign for buildings with a public entrance and parking in the rear as well as the front. The additional sign is permitted at the rear entrance.

Required Dimensions	Proposed Dimensions	Variance Relief
Area 15 square feet	36.9 square feet	21.9 square feet

The Applicant does not enjoy a rear entrance, but does rely on a SIDE entrance on the southerly side of the building which accommodates more significant parking than does the front entrance to the bank. In addition the other 20 businesses of the plaza are located across from this SIDE entrance. The distance from the side entrance to the businesses across the parking lot exceeds 150 feet. For this reason, the additional wall sign is requested.

PROPERTY OWNER AUTHORIZATION

Cobble Hill Development, LLC of 132 Old River Road, Lincoln, Rhode Island, as owner of Unit 21, 580 Metacom Avenue, Bristol, Rhode Island (Assessor's Plat 150A, Lot 15) hereby authorizes TPG Architecture, LLP and its attorney William P. Dennis, Esq. to submit its application for Chase Bank., Said Application to the Town of Bristol Zoning Board of Review shall be for special use permit and variance relief.

WITNESS my hand and seal this 6th day of September, 2023.

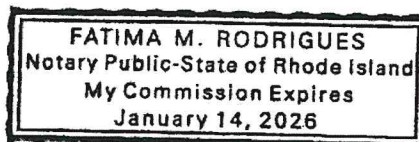
COBBLE HILL DEVELOPMENT, LLC

By [Signature]
John Shekarchi, Member

STATE OF RHODE ISLAND
COUNTY OF Kent

In Westerly on the 6th day of September, 2023, before me personally appeared John Shekarchi, Member of Cobble Hill Development, LLC to me known and known by me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said limited liability company, and acknowledged that he executed said instrument with proper authority for the purpose stated therein as his free act and deed in said capacity and the free act and deed of said limited liability company.

[Signature]
Notary Public
My commission expires on



Bristol

580 METACOM AVE

Card 1 of 1

580 METACOM AVE

Plat/Lot 150 15 021

Account: 7596

LUC 24

Zone GB

Assessment

\$927,100

Owner

Owner Account #:

Owner 1

COBBLE HILL DEVELOPMENT, LLC

Owner 2

320 DEXTER STREET LLC

Owner 3

Address

132 OLD RIVER RD, SUITE 103, LINCOLN, RI 02865

% Owned

Assessment

Use Code

Bldg Value

SF/Yr Value

Land Size

Land Value

AG Credit

Assessed Value

24

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TOTAL

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Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

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Previous Assessments

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Building

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Appraised Value

Assessed Value

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Previous Owners & Sales Information

Grantor

Date

Sale Price

Leg Ref

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Deed Type

BELL ACQUISITIONS LLC

06/23/2021

4,650,000

2119-165

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BELL TOWER PLAZA, LLC

01/29/2015

3,150,000

1788-174

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Assessment

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Assessment

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Land Information

Use Description



Building Information

Description		Description	
BLDG Type	Retail	Story Height	1 Story
RES Units	0	COM Units	1
Foundation	BMT Floor		
Frame 1	Wood	Frame 2	%
EXT Wall 1	Concrete Blk	EXT Wall 2	%
Roof Type 1	Flat	Roof Type 2	%
Roof Cover 1	Rubber	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Floors 2	Floors 2	%
BMT Garages	Color		
Plumbing	Electrical		
Insulation	INT vs EXT		
Heat Fuel	Oil	Heat Type	Pkg A/C
# Heat Sys	% Heated		
% Solar HW	% A/C		
% COM Wall	% Vacuum		
Ceiling Hght	12	Ceiling Type	
Parking Type	% Sprinkled		
EXT View	100		

Grade

Grade	Q3	Q3	Flood Hazard
Year Built	1995	EFF Year	LEVEL
Alt LUC	Alt %	Alt %	Street
Traffic			
Bas \$/SQ			
Size Adj			
Constr Adj			
Adj \$/SQ			
Other Featrs			
Grade Fac			
Neigh Infl			
Land Factor			
Adj Total			
Depreciation			
Depr Total			
Total Depreciation % >			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	10,332	####	93.89	970,071
CPY	CANOPY	648	0	7.11	4,418
Total		10,980	####		974,489

Notes

21.29% RITE AID - ASSESSMENT REDUCED BY BOARD #2012-028 12/12 EAS. FREE STANDING - CONDO: BELL TOWER. || FORMER RITE AID, VACANT 2021

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	580 METACOM
Location	FS
Total Units	
FL Level	1ST FLOOR
# Floors	0
Bldg Seq	1

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/16/2009	E10114		ELEC	0		Closed	INSTALL DUPLEX OUTLET ABOVE CEILING IN MANAGER'S OFFICE FOR SEC
02/06/2008	B27922		BLDG	0		Closed	REPLACE DAMAGED WALL METAL STUDS PLYWOOD, SHEET ROCK, WOOD
06/26/2007	SG22152		SIGN	0		Closed	CHANGES FROM BROOK SIGNS TO RITE AID -- SEE PLANS
06/26/2007	E6723		ELEC	0		Closed	WIRE NEWLY INSTALLED LETTERS TO RIDE-AID AND INSTALL TRANSFORMER
04/11/2007	SG22153		SIGN	0		Closed	APPROVED BY ZONING FOR ONE WEEK PER EVENT (ALLOWED FOUR TIME
03/08/2007	E6627		ELEC	0		Closed	INSTALL ON 98 METER SATELLITE SYSTEM FOR BUSINESS PURPOSES. RG-

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	87	Sign	1	Y	1			1	3	AV	2006
2											1,000
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			
2			
3			
4			
Totals			



580 Metacom Ave - 300' Radius

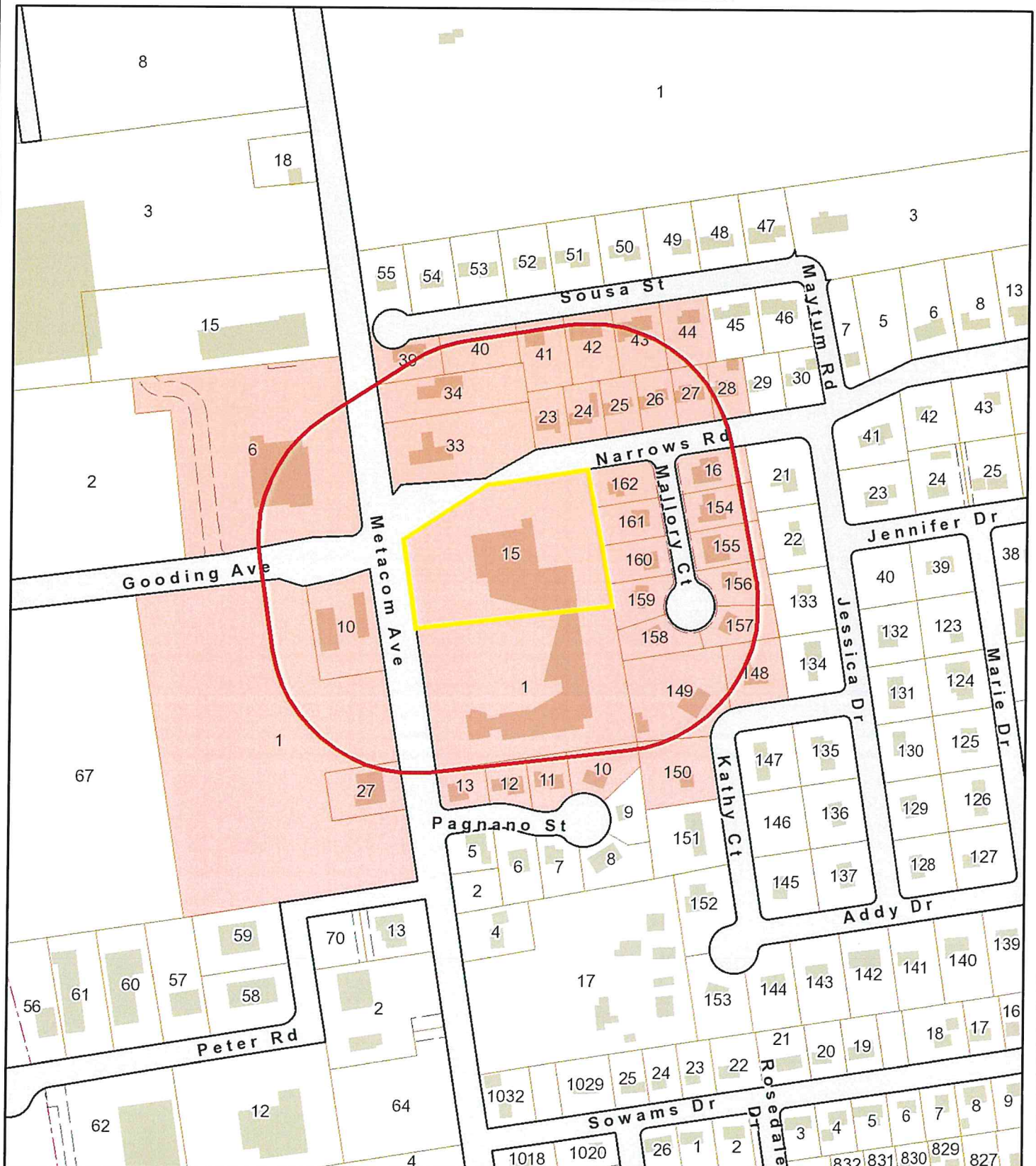
Bristol, RI



September 8, 2023

1 inch = 281 Feet

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300 foot Abutters List Report

Bristol, RI

September 08, 2023

Subject Properties:

Parcel Number: 150-15 CAMA Number: 150-15-015 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-016 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-017 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-018 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-019 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-020 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-021 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865

Abutters:

Parcel Number: 108-1 CAMA Number: 108-1 Property Address: GOODING AVE	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 108-10 CAMA Number: 108-10 Property Address: 579 METACOM AVE	Mailing Address: COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865
Parcel Number: 108-27 CAMA Number: 108-27 Property Address: 585 METACOM AVE	Mailing Address: CABRAL. PAUL JOSEPH 8 VIRGINIA ST WARREN, RI 02885



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

Parcel Number: 138-23
CAMA Number: 138-23
Property Address: 7 NARROWS RD

Mailing Address: CAVALIERI, DOMENIC A
7 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 138-24
CAMA Number: 138-24
Property Address: 9 NARROWS RD

Mailing Address: PALMIERI, RAYMOND F. JR. ST
9 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 138-25
CAMA Number: 138-25
Property Address: 11 NARROWS RD

Mailing Address: DANIELSON, EUGENE RAYMOND
11 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 138-26
CAMA Number: 138-26
Property Address: 15 NARROWS RD

Mailing Address: FARIA, VICTORIA
15 NARROWS ROAD
BRISTOL, RI 02809

Parcel Number: 138-27
CAMA Number: 138-27
Property Address: 17 NARROWS RD

Mailing Address: DUTRA, MICHAEL J. ET UX LORI A.
DUTRA TE
17 NARROWS ROAD
BRISTOL, RI 02809

Parcel Number: 138-28
CAMA Number: 138-28
Property Address: 19 NARROWS RD

Mailing Address: MARSH, KAREN J - TRUSTEE KAREN J
MARSH FAMILY TRUST
19 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 138-33
CAMA Number: 138-33
Property Address: 590 METACOM AVE

Mailing Address: MLR INVESTMENTS, LLC
C/O BANK FIVE ATTN: FINANCE DEPT 79
N MAIN ST
FALL RIVER, MA 02720

Parcel Number: 138-34
CAMA Number: 138-34
Property Address: 594 METACOM AVE

Mailing Address: FRANCIS, DAVID M & GENEVIEVE LE
FRANCIS, MATTHEW D & LISA J TE
2 SOUSA ST
BRISTOL, RI 02809

Parcel Number: 138-39
CAMA Number: 138-39
Property Address: 2 SOUSA ST

Mailing Address: FRANCIS, MATTHEW D. & LISA J. TE
2 SOUSA ST
BRISTOL, RI 02809

Parcel Number: 138-40
CAMA Number: 138-40
Property Address: SOUSA ST

Mailing Address: FRANCIS, MATTHEW D & LISA J TE
2 SOUSA ST
BRISTOL, RI 02809

Parcel Number: 138-41
CAMA Number: 138-41
Property Address: 6 SOUSA ST

Mailing Address: NERONE, KEVIN ET UX DEBORAH TE
6 SOUSA ST
BRISTOL, RI 02809

Parcel Number: 138-42
CAMA Number: 138-42
Property Address: 8 SOUSA ST

Mailing Address: LAMORA, ANDREW M
8 SOUSA ST.
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

Parcel Number: 138-43 CAMA Number: 138-43 Property Address: 10 SOUSA ST	Mailing Address: SOUSA, RICHARD C ET UX SOUSA, FRANCINE TE 10 SOUSA ST BRISTOL, RI 02809
Parcel Number: 138-44 CAMA Number: 138-44 Property Address: 12 SOUSA ST	Mailing Address: GRIFKA, JEFFREY L KATIE E ETUX TE 12 SOUSA ST BRISTOL, RI 02809
Parcel Number: 150-10 CAMA Number: 150-10 Property Address: 6 PAGNANO ST	Mailing Address: FERREIRA, WILLIAM JR 5 ALBION ST BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-002 Property Address: 576 METACOM AVE	Mailing Address: DENNIS, WILLIAM P, TRUSTEE THE WILLIAM P DENNIS IRREV RE 576 METACOM AVE UNIT 2 BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-003 Property Address: 576 METACOM AVE	Mailing Address: DI REALTY LLC 1719 GAR HIGHWAY SWANSEA, MA 02777
Parcel Number: 150-1 CAMA Number: 150-1-004 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-005 Property Address: 576 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & JENNINGS. AN 44 THAYER ST BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-006 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-007 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-008 Property Address: 576 METACOM AVE	Mailing Address: ALANO, MARK V. 47 GARFIELD AVE BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-009 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-010 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

Parcel Number: 150-1 CAMA Number: 150-1-011 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-012 Property Address: 576 METACOM AVE	Mailing Address: MAIN SAIL PROPERTIES 576 METACOM AVE. UNIT 12 BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-013 Property Address: 576 METACOM AVE	Mailing Address: HAIR EXPERTS, INC. 576 METACOM AVE UNIT 13 BRISTOL, RI 02809
Parcel Number: 150-1 CAMA Number: 150-1-014 Property Address: 576 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-1 CAMA Number: 150-1-022 Property Address: 576 METACOM AVE	Mailing Address: GABLINSKE, DOUGLAS W. 5 Pokanoket Trail Warren, RI 02885
Parcel Number: 150-11 CAMA Number: 150-11 Property Address: 4 PAGNANO ST	Mailing Address: MEDEIROS-LUTHER, KARIN A & LUTHER, THEODORE JT 4 PAGNANO ST BRISTOL, RI 02809
Parcel Number: 150-12 CAMA Number: 150-12 Property Address: 2 PAGNANO ST	Mailing Address: MARTIN, HERMAN JR TRUSTEE STEELE, PAMELA J TRUSTEE 2 PAGNANO ST BRISTOL, RI 02809
Parcel Number: 150-13 CAMA Number: 150-13 Property Address: 568 METACOM AVE	Mailing Address: PACHECO, DINIS F & MARIA TE 568 METACOM AVE BRISTOL, RI 02809
Parcel Number: 150-148 CAMA Number: 150-148 Property Address: 4 KATHY CT	Mailing Address: RAPOSO, LUIS M & MARIA G CO- TRUSTEES 4 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-149 CAMA Number: 150-149 Property Address: 6 KATHY CT	Mailing Address: LOTERO, DAVID SANDRA TE 6 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-150 CAMA Number: 150-150 Property Address: 8 KATHY CT	Mailing Address: MALAFRONTA, FRANK L & PAMELA TRUSTEES 8 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-15 CAMA Number: 150-15-015 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865



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Bristol, RI
September 08, 2023

Parcel Number: 150-15 CAMA Number: 150-15-016 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-017 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-018 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-019 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-020 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-15 CAMA Number: 150-15-021 Property Address: 580 METACOM AVE	Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865
Parcel Number: 150-154 CAMA Number: 150-154 Property Address: 4 MALLORY CT	Mailing Address: MORRIS, PAUL M. ET UX EILEEN E. TE 4 MALLORY CT BRISTOL, RI 02809
Parcel Number: 150-155 CAMA Number: 150-155 Property Address: 6 MALLORY CT	Mailing Address: CLOUTIER, JOHN PAUL ETUX CLOUTIER, TRISHA A. 6 MALLORY CT BRISTOL, RI 02809
Parcel Number: 150-156 CAMA Number: 150-156 Property Address: 8 MALLORY CT	Mailing Address: MACHADO, KEVIN & BETHANY TE 84 MAIN ST RIVERSIDE, RI 02915
Parcel Number: 150-157 CAMA Number: 150-157 Property Address: 10 MALLORY CT	Mailing Address: ANDRADE, NORBERT A JR ETUX NANCY L. ANDRADE TE 10 MALLORY CT BRISTOL, RI 02809
Parcel Number: 150-158 CAMA Number: 150-158 Property Address: 9 MALLORY CT	Mailing Address: ALLEN, WILLIAM & MAGGIE TE 9 MALLORY CT BRISTOL, RI 02809
Parcel Number: 150-159 CAMA Number: 150-159 Property Address: 7 MALLORY CT	Mailing Address: PEDULLA, THOMAS & SUSAN A TE 7 MALLORY CT BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI

September 08, 2023

Parcel Number: 150-16
CAMA Number: 150-16
Property Address: 2 MALLORY CT

Mailing Address: ARCHAMBAULT, PETER A.
2 MALLORY CT
BRISTOL, RI 02809

Parcel Number: 150-160
CAMA Number: 150-160
Property Address: 5 MALLORY CT

Mailing Address: SHEA, JAMES
5 MALLORY CRT
BRISTOL, RI 02809

Parcel Number: 150-161
CAMA Number: 150-161
Property Address: 3 MALLORY CT

Mailing Address: LIMA, MICHAEL P & ELIZABETH DENNIS
TE
3 MALLORY CT
BRISTOL, RI 02809

Parcel Number: 150-162
CAMA Number: 150-162
Property Address: 12 NARROWS RD

Mailing Address: CORREIA, CHRISTINE L- TRUSTEE
FORMISANO FAMILY TRUST
12 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 98-6
CAMA Number: 98-6
Property Address: 591 METACOM AVE

Mailing Address: SEDER, J ROBERT C/O WALGREEN CO
PO BOX 1159
DEERFIELD, IL 60015



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ALANO, MARK V.
47 GARFIELD AVE
BRISTOL, RI 02809

DANIELSON, EUGENE RAYMOND
11 NARROWS RD
BRISTOL, RI 02809

GRIFKA, JEFFREY L
KATIE E ETUX TE
12 SOUSA ST
BRISTOL, RI 02809

ALLEN, WILLIAM & MAGGIE
9 MALLORY CT
BRISTOL, RI 02809

DENNIS, WILLIAM P, TRUSTE
THE WILLIAM P DENNIS IRRE
576 METACOM AVE UNIT 2
BRISTOL, RI 02809

HAIR EXPERTS, INC.
576 METACOM AVE
UNIT 13
BRISTOL, RI 02809

ANDRADE, NORBERT A JR ETU
NANCY L. ANDRADE TE
10 MALLORY CT
BRISTOL, RI 02809

DI REALTY LLC
1719 GAR HIGHWAY
SWANSEA, MA 02777

LAMORA, ANDREW M
8 SOUSA ST.
BRISTOL, RI 02809

ARCHAMBAULT, PETER A.
2 MALLORY CT
BRISTOL, RI 02809

DUTRA, MICHAEL J. ET UX
LORI A. DUTRA TE
17 NARROWS ROAD
BRISTOL, RI 02809

LIMA, MICHAEL P &
ELIZABETH DENNIS TE
3 MALLORY CT
BRISTOL, RI 02809

CABRAL. PAUL JOSEPH
8 VIRGINIA ST
WARREN, RI 02885

FARIA, VICTORIA
15 NARROWS ROAD
BRISTOL, RI 02809

LOTERO, DAVID
SANDRA TE
6 KATHY CT
BRISTOL, RI 02809

CAVALIERI, DOMENIC A
7 NARROWS RD
BRISTOL, RI 02809

FERREIRA, WILLIAM JR
5 ALBION ST
BRISTOL, RI 02809

MACHADO, KEVIN &
BETHANY TE
84 MAIN ST
RIVERSIDE, RI 02915

CLOUTIER, JOHN PAUL ETUX
CLOUTIER, TRISHA A.
6 MALLORY CT
BRISTOL, RI 02809

FRANCIS, DAVID M & GENEVI
FRANCIS, MATTHEW D & LISA
2 SOUSA ST
BRISTOL, RI 02809

MAIN SAIL PROPERTIES
576 METACOM AVE. UNIT 12
BRISTOL, RI 02809

COBBLE HILL DEVELOPMENT,
320 DEXTER STREET LLC
132 OLD RIVER RD, SUITE 103
LINCOLN, RI 02865

FRANCIS, MATTHEW D & LISA
2 SOUSA ST
BRISTOL, RI 02809

MALAFRONTI, FRANK L &
PAMELA TRUSTEES
8 KATHY CT
BRISTOL, RI 02809

COLBEA ENTERPRISES, LLC
695 GEORGE WASHINGTON
HIGHWAY
LINCOLN, RI 02865

FRANCIS, MATTHEW D. &
LISA J. TE
2 SOUSA ST
BRISTOL, RI 02809

MARSH, KAREN J - TRUSTEE
KAREN J MARSH FAMILY TRUS
19 NARROWS RD
BRISTOL, RI 02809

CORREIA, CHRISTINE L- TRU
FORMISANO FAMILY TRUST
12 NARROWS RD
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W.
5 Pokanoket Trail
Warren, RI 02885

MARTIN, HERMAN JR TRUSTEE
STEELE, PAMELA J TRUSTEE
2 PAGNANO ST
BRISTOL, RI 02809

MEDEIROS-LUTHER, KARIN A
4 PAGNANO ST
BRISTOL, RI 02809

SOUSA, RICHARD C ET UX
SOUSA, FRANCINE TE
10 SOUSA ST
BRISTOL, RI 02809

MLR INVESTMENTS, LLC
C/O BANK FIVE ATTN: FINANCE
DEPT
79 N MAIN ST
FALL RIVER, MA 02720

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

MORRIS, PAUL M. ET UX
EILEEN E. TE
4 MALLORY CT
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE EST
BYRNES, VIVIAN & JENNINGS
44 THAYER ST
BRISTOL, RI 02809

NERONE, KEVIN ET UX
DEBORAH TE
6 SOUSA ST
BRISTOL, RI 02809

PACHECO, DINIS F & MARIA
568 METACOM AVE
BRISTOL, RI 02809

PALMIERI, RAYMOND F. JR. S
9 NARROWS RD
BRISTOL, RI 02809

PEDULLA, THOMAS & SUSAN A
7 MALLORY CT
BRISTOL, RI 02809

RAPOSO, LUIS M &
MARIA G CO-TRUSTEES
4 KATHY CT
BRISTOL, RI 02809

SEDER, J ROBERT
C/O WALGREEN CO
PO BOX 1159
DEERFIELD, IL 60015

SHEA, JAMES
5 MALLORY CRT
BRISTOL, RI 02809