



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-24

161 Poppasquash Road Plat 182 Lot
7

May 7, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	161 Poppasquash Road	Plat 182	Lot 7

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Accessory Structure
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,380 feet
Width in Feet	41.1 feet
Length in Feet	44.3 feet
Height Above Grade	31 feet
Number of Stories	2

Setbacks	
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	11 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Maximum size & height of accessory structure (Article IV Sec. 28-111) and Special Use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade (Article V Sec. 28-150 eee)

Describe the extent of the proposed alterations and the reasons for the requesting relief
Demolish existing structure (Existing overall building extents: 40'-4"x 43'-3 1/2"; Area:1,283 Gross SF; Height:12 feet +/-) & rebuild to match original footprint with an added second story (Proposed overall building extents: 41'-2"x 44'-4"; Building footprint: 1,370 SF; Total Building Area: 2,380 Gross SF; Building height: 31 feet +/-). Proposed structure will be elevated to be located out of the flood zone & moved slightly west to minimize impact on CRMC 50-Ft coastal feature setback.
Relief is requested from Article V Sec. 28-150 eee 4a . The second floor area is greater than two-thirds of the first floor area. The second floor are is 74% of the first floor area. Although, the overall building design meets the intent of the provision.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6.4
Lot Frontage	464
Lot Depth	712

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 5,157	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 1,283	Building/Structure Detail if Other:



TRANSMITTAL

TITLE **Dimensional Variance Application for Accessory Structure and Special Use Permit**

PROJECT **PBH | Poppasquash Boathouse**

DATE 05/08/2026

TO Edward Tanner & Bristol Zoning Board of Review
235 High Street
1st floor
Bristol, RI 02809

VIA:	☐ Mail	☐ Courier	☐ Overnight
	☒ E-mail	☐ By Hand	☐ Fax ☐ Other

CONTENTS

EXHIBIT	IDENTIFICATION	DESCRIPTION
A	Decision for Variance	July 2021 Variance decision
B	Pages from Zoning Board Minutes	Minutes from July 2021 Variance decision
C	Authorization of Agent	Affidavit form
D	Zoning Board Presentation	Site plans, Floor plans, Pictures, and 3d renderings

REMARKS

Exhibits A and B are included for reference as this is a resubmittal of a previously approved Zoning Application

ISSUED BY

Elliott Richmond

Associate

Union Studio Architecture & Community Design

5/8/2026

DATE

cc: file

EXHIBIT A



Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2021-32

RE: Application of: **Joseph M. Brito, Jr.**

For property located at **161 Poppasquash Road**, in Bristol, Rhode Island (Tax Assessor's Plat 182, Lot 7) in the following zoning district: **Residential R-40**.

This matter was heard before the Board at a public hearing on **July 12, 2021** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing residential guesthouse structure and construct a 41ft. 2in. x 44ft. 4in. x 31ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. The property is currently nonconforming by use as it contains a second residential dwelling unit within the existing guesthouse structure. The applicant proposes to demolish this structure and to replace it with an accessory "bunkhouse" structure that will not contain a complete dwelling unit. Thus, the nonconforming use will be eliminated. The existing building, reportedly constructed in the 1950's, is in need of repair and is located within the coastal flood zone. The new structure will be moved further from the shoreline and elevated for flood zone purposes. The proposed structure will occupy a similar footprint as the existing, but will accommodate the applicant's needs for additional space for his growing family to use during visits.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicant did not construct the existing guesthouse structure as it existed when he purchased the property; and he now proposes to remove that nonconforming use and construct a new structure to accommodate his growing extended family.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property contains 6.4 acres of land area within a residential neighborhood with many large parcels. The guesthouse building already exists, and the proposed structure would have a similar footprint and location as the existing structure. The design of the proposed accessory structure will actually enhance the surrounding area.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. From an architectural standpoint, the design has addressed a number of issues, including coastal and flood zone locations, and will still provide the utilization that the applicant requires while occupying a similar footprint and location to the existing structure.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure does not contain sufficient room for his growing family, and renovation of this structure would not address flood zone issues.

Therefore the Board voted **5 to 0** to **approve** the application as presented permitting the construction of a construct a 41' 2" wide x 44' 4" long x 30' high accessory bunkhouse / boathouse structure.

Voting to **Approve**: Asciola; Burke; Simoes; Brum; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This _____ day of _____, 2021.

Diane M. Williamson, Director of Community Development

EXHIBIT B

12 JULY 2021

4. 2021-32

JOSEPH M. BRITO, JR.

**161 Poppasquash Rd.: R-40
Pl. 182, Lot 7**

Dimensional Variances to demolish an existing residential guesthouse structure and construct a 41' 2" x 44' 4" x 31' high accessory bunkhouse/boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

Mr. Douglas Kallfelz, Architect and Mr. Joseph Brito presented the Petition to the Board. Mr. Kallfelz explained that on Mr. Brito's property has the main house and the property they would like to renovate is the existing small building down close to the water. The existing condition is a separate stand-alone residence with a kitchen, bathroom and two bedrooms. That building is largely used as a guest bunkhouse for his family and guest, which was existing when he purchased the property years ago. The existing building is in need of repair and more importantly was set below the existing flood zone and is now in harms way; so, they are looking to make it more feasible for use as a guest/bunkhouse and also protect it from the coastal environment. The Brito family has grown, and the two existing bedrooms are not really sufficient for their needs. The goal is to lift the structure out of the flood zone and expand the use to accommodate their needs. They would like to keep the footprint largely as it is, not to expand the footprint of the building in a sensitive coastal environment. Bring the building up and out of the flood zone and move it back a bit off the CRMC coastal feature and see if they can improve the location on the site, while providing the amenity that they are looking for. It is obviously an accessory structure, and the existing footprint is now larger than what the zoning allows for and they are asking for dimensional relief for the modified footprint of the building. They have spoken with CRMC and while it is a grandfathered condition and could be left where it is, they did encourage them to slide it back, which they did with trying to respect the existing

12 JULY 2021

conditions on the property. He noted that the height and positioning of the proposed building will have a de minimis impact on the surrounding neighbors.

Mr. Kallfelz reviewed the site plans in detail with the Board.

Mr. Asciola stated that from the plans it seems that Mr. Brito wants to make this less non-conforming, which the Board is always looking for and is a plus. This is a small very modest, 87 square feet from the original house.

Mr. Burke stated that the total property seems to be 6.2 acres and then two other addresses that abut the property. Mr. Kallfelz stated that he believes that is the case and how it is listed on the tax card. Mr. Burke stated that it is a substantial property and for him, he agrees that the application has plenty of information in it and has no further questions.

Mr. Kern asked if the proposed positioning of the house would bring it out of the flood zone. Mr. Kallfelz explained that they have elevated the bunkhouse above the flood zone and again reviewed the site plan showing the proposed location.

In response to questioning by Mr. Simoes on the height, Mr. Kallfelz explained that it will not be within the height limit for an accessory structure, which is 20'; and this is a two-story structure and will be taller than but will bring it out of the flood zone at 31'.

Mr. Greg Snider, Architect stated that he thinks the proposed structure is beautiful and thinks it will enhance the regional vernacular of Poppasquash Road and is in favor.

Mr. Burke stated that there was a similar application similar to this an oversized accessory structure and they weren't receptive. However, that was new construction. This is a legal non-conforming use and as pointed out it is asking for renovation. The applicant does need more space and its actually reducing the non-conformity and its addressing both the flood zone and the CRMC issues.

12 JULY 2021

Mr. Brum stated that to confirm that the property is proposed to be strictly domicile with no kitchen, its just bathrooms and bedrooms and living space. And it is replacing an existing structure and is only 87 square feet larger than the existing structure. The change in elevation would strictly be by gradient higher up in the lot. The first floor itself wouldn't be raised up any higher, there wouldn't be any change in grade or anything to that effect. Mr. Kallfelz stated that the first floor of the structure will be raised from existing, because the first floor of the structure is currently below the flood elevation, and they are trying to mitigate that by lifting it out. Mr. Brum stated that what he meant was that by moving it forward, away from the water, it is elevating the house without changing the grade of the property. Mr. Kallfelz stated he was correct.

Mr. Burke mentioned that there will be no kitchen facility and that's another reason he would support it.

Mr. Tanner noted to clarify when talking about building height. It was mentioned that the maximum height for an accessory structure is 20', which is correct in most of Bristol. However, State Law changed a year or so ago and the Town has now incorporated it into the new Zoning Ordinance Amendment that was adopted by the Council in January. When you have a structure in the flood zone, by Law, building height is measured at the base flood elevation with up to five feet of free board. By his calculations, he believes that their maximum height without any variance will be 26' because of the flood zone elevation. He believes this would only require five feet of relief.

X X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion to approve application 2021-32, Joseph M. Brito, Jr. at 161 Poppasquash Road to demolish an existing residential

guest house and construct a 41' 2" x 44' 4" x 30' high accessory bunkhouse and boathouse structure, at a size greater than permitted for accessory structures in a residential zoning district. In this zone, the actual accessory structure dimensions are 26' x 28'; therefore, in two dimensions it would be a 15' and a 16' variance required. And the height, given the new flood zone regulations, it requires a 5-foot height variance. 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, or to an economic disability of the applicant. What the applicant is doing as he renovates this building that was built according to the testimony, built in the 1950's, he's also addressing flood zone issues. The hardship is not the result of the prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. We heard testimony that it's to accommodate his growing extended family. That the granting of the requested dimensional variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town Bristol. This is a 6.4-acre parcel, the building already exists, and as was pointed out by some of the comments, it will actually enhance the surrounding area. That the relief requested to be granted is the least relief necessary. From an architectural standpoint, they have addressed a number of issues and will still provide the utilization that the applicant requires. The hardship that

12 JULY 2021

will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience, because the flood zone issues will not be addressed. As a condition, per the application, there will be no kitchen facility in the newly constructed residence. I so move.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor? (Roll Call)

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

EXHIBIT C

**AFFIDAVIT OF AUTHORIZATION OF AGENT
FOR VARIANCE APPLICATION**

State of Rhode Island
County of Bristol

I, Joseph Brito ("Owner"), the legal owner of the property located at 161 Poppasquash Road, Bristol Rhode Island (Assessors Plat/Lot: 182-7) "The Property" hereby authorize Union Studio Architecture and Community design (the "Agent"), an architecture firm with a principal place of business at: 160 Mathewson Street, Suite 201, Providence, RI 02903, to act as my authorized agent relating to the preparation & submission of an application for a **dimensional variance** before the **Town of Bristol Zoning Board of Review**.

1. Scope of Authority

This authorization includes, but is not limited to, the authority to:

- Prepare and submit all required applications, plans, and supporting documents;
- Communicate with municipal staff, boards, and officials;
- Attend hearings and meetings on my behalf;

2. Term of Authorization

This authorization shall remain in effect until the conclusion of the zoning application process, unless earlier revoked by me in writing.



5-7-2026

Owner Signature

Date:

JOSEPH M. BRITO, JR.

Printed Name

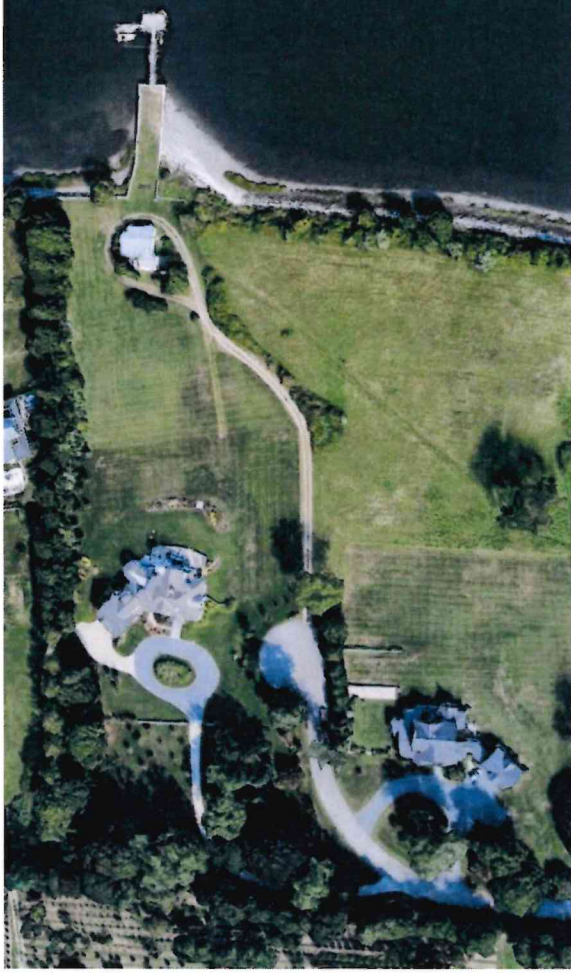
EXHIBIT D

POPPASQUASH BOAT HOUSE

ZONING BOARD PRESENTATION

161 POPPASQUASH ROAD
BRISTOL, RI

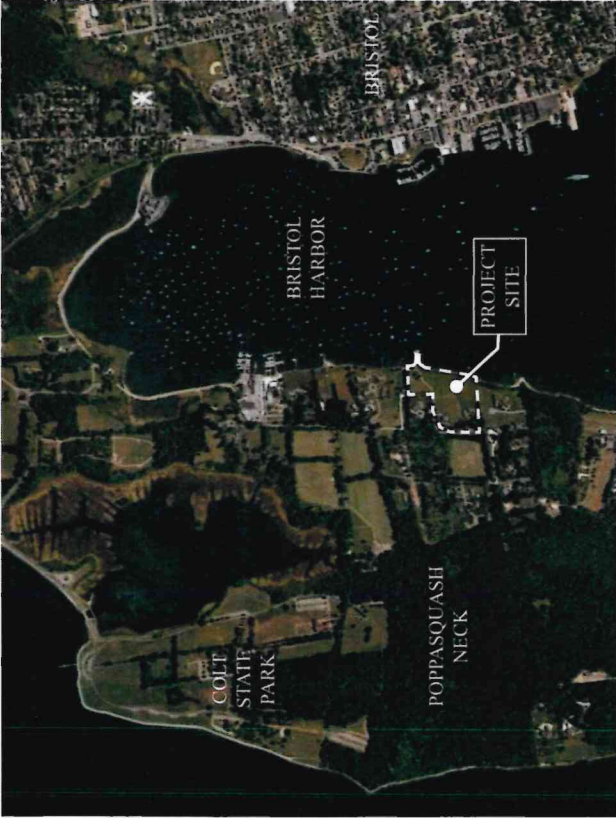
MAY 08, 2026



UNION

Places of Value. Value of Place.

(401) 272-4724 | unionstudioarch.com



VICINITY MAP



SATELLITE VIEW OF PROPERTY



EXISTING BUILDING (VIEW FROM NE)



EXISTING BUILDING (VIEW FROM SW)



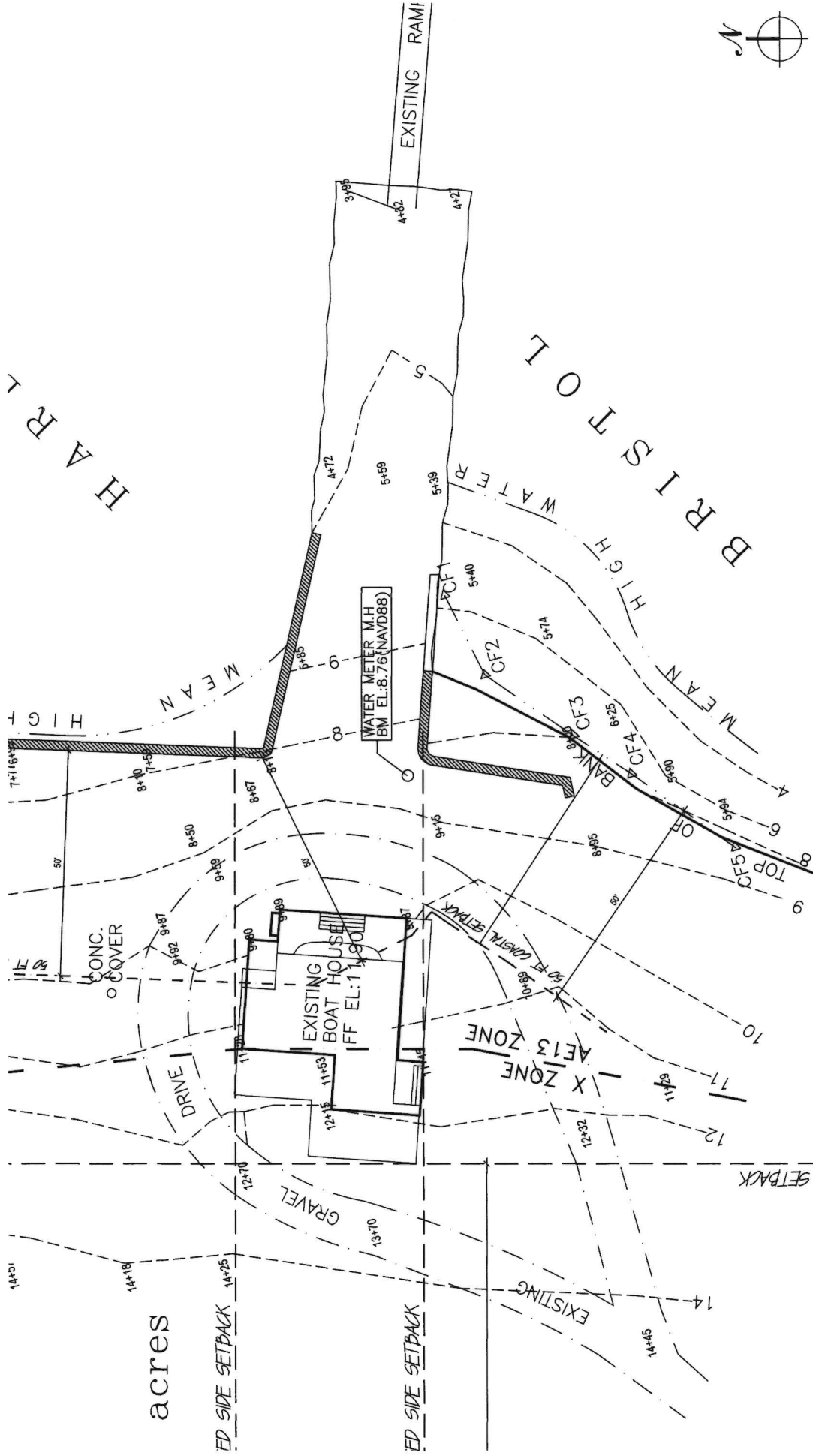
EXISTING BUILDING (VIEW FROM W)

POPPASQUASH BOAT HOUSE

EXISTING CONDITIONS
MAY 08, 2026

PAGE 2





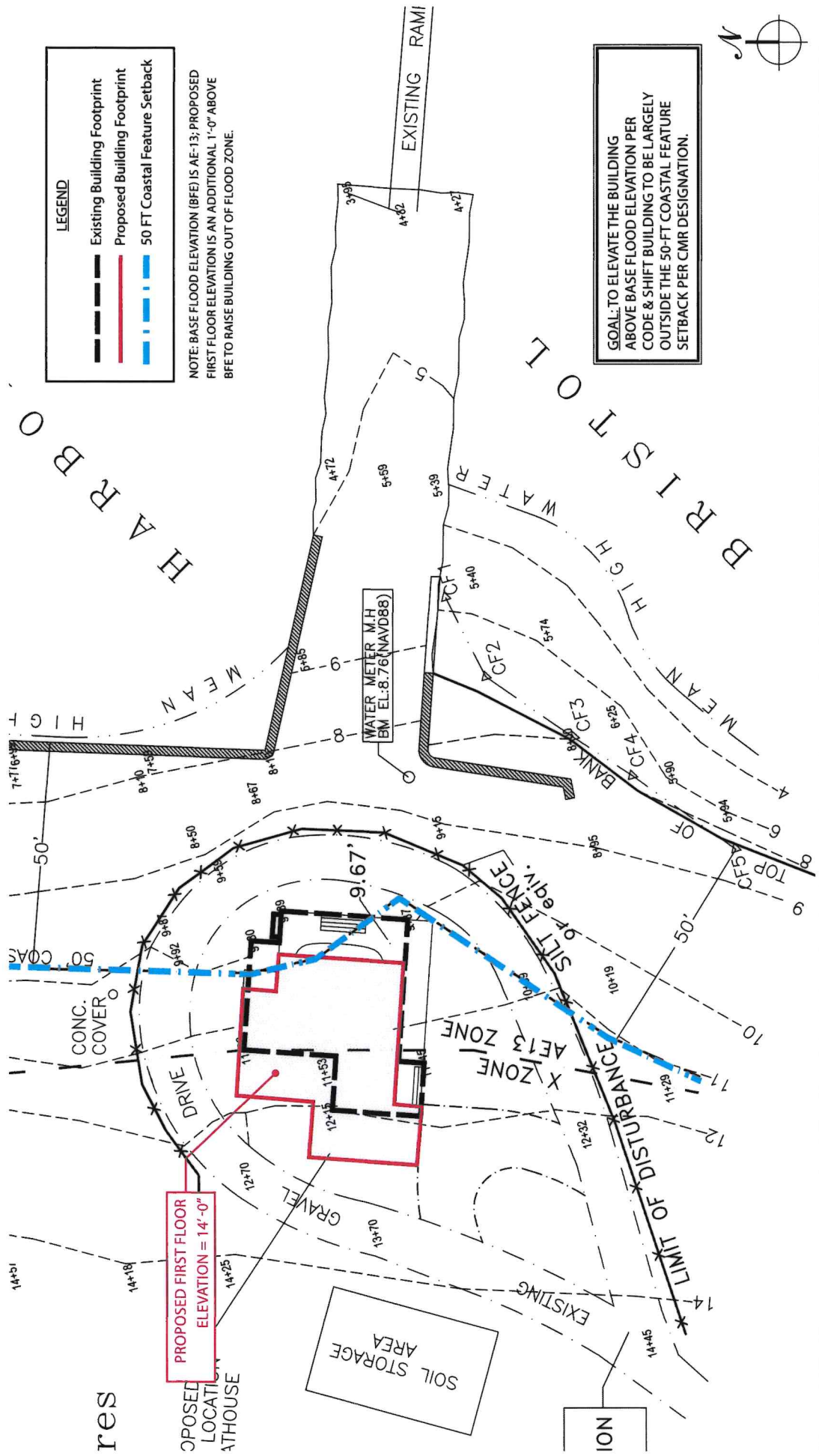
POPPASQUASH BOAT HOUSE

EXISTING SITE PLAN

MAY 08, 2026

SCALE: 1"=20'-0"





LEGEND

- Existing Building Footprint
- Proposed Building Footprint
- 50 FT Coastal Feature Setback

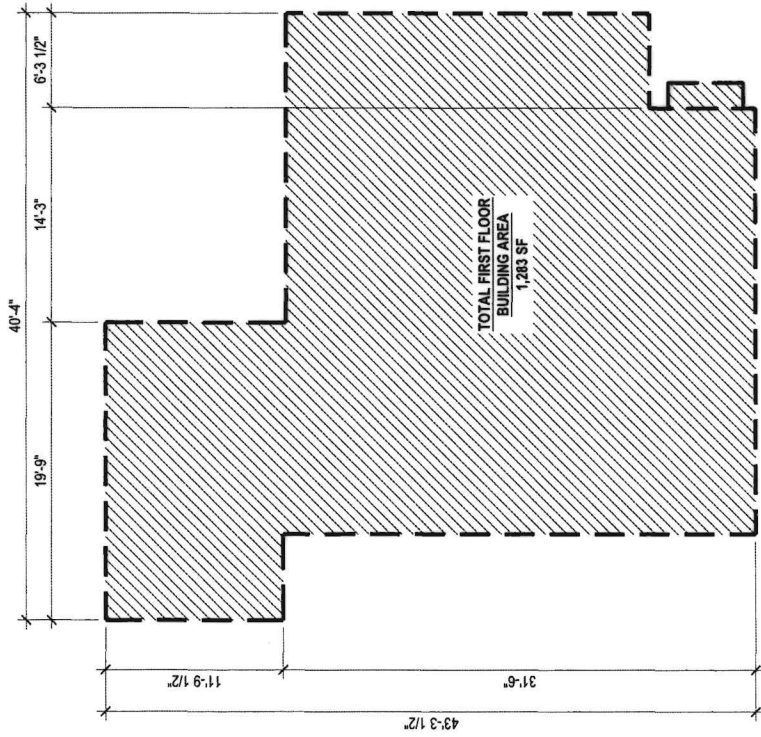
NOTE: BASE FLOOD ELEVATION (BFE) IS AE-13; PROPOSED FIRST FLOOR ELEVATION IS AN ADDITIONAL 1'-0" ABOVE BFE TO RAISE BUILDING OUT OF FLOOD ZONE.

GOAL: TO ELEVATE THE BUILDING ABOVE BASE FLOOD ELEVATION PER CODE & SHIFT BUILDING TO BE LARGELY OUTSIDE THE 50-FT COASTAL FEATURE SETBACK PER CMR DESIGNATION.

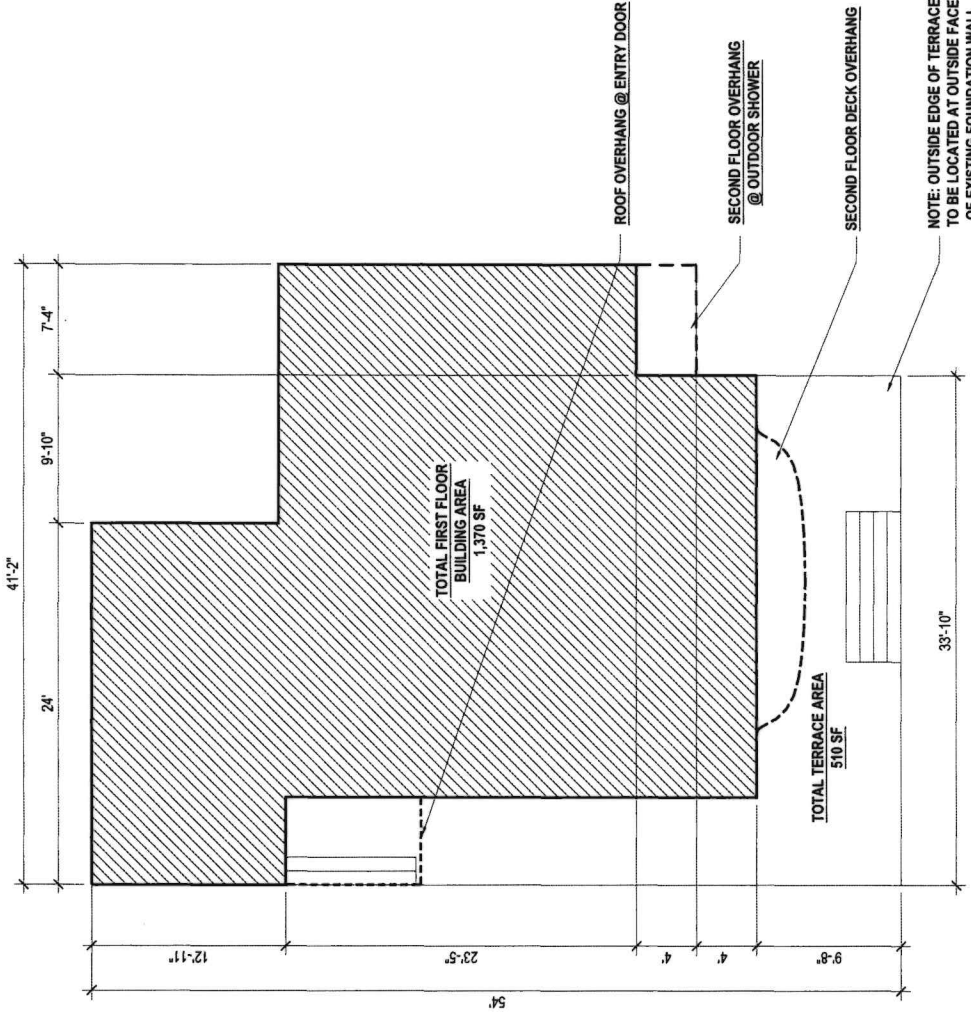
POPPASQUASH BOAT HOUSE

PROPOSED SITE PLAN
MAY 08, 2025
SCALE: 1"=20'-0"





EXISTING BUILDING FOOTPRINT



PROPOSED BUILDING FOOTPRINT



POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

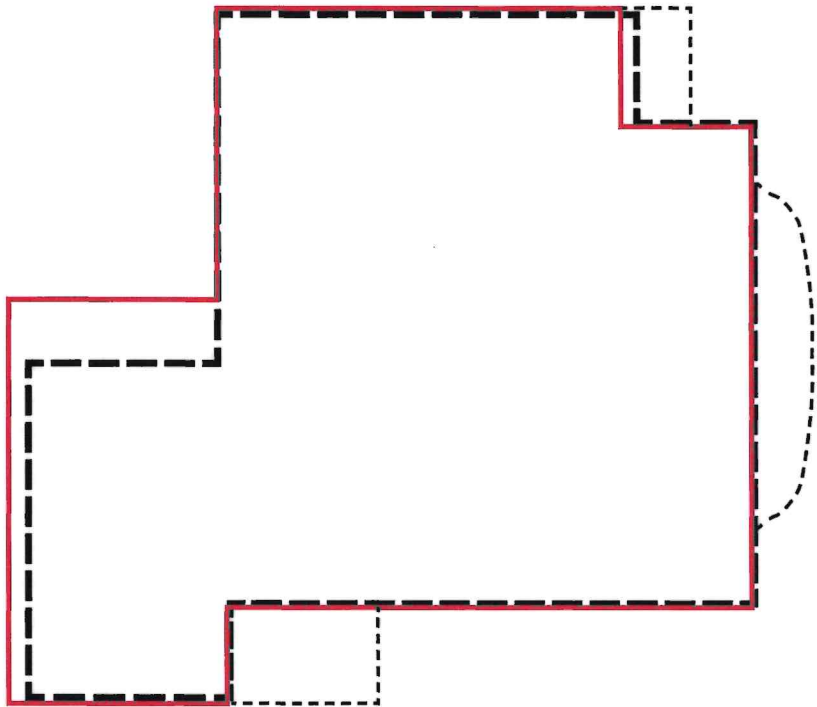
SCALE: 1/8"=1'-0"



<u>SQUARE FOOTAGE TOTALS</u>	
Existing Building Footprint:	1,283 SF
Allowable Increase:	642 SF
Proposed Building Footprint:	1,370 SF
TOTAL:	1,506 SF

*Allowable increase cannot exceed 50% of total existing lot coverage per CRMC regulations.

<u>LEGEND</u>	
	Existing Building Footprint
	Proposed Building Footprint
	Roof / Overhang Above



EXISTING & PROPOSED BUILDING FOOTPRINT OVERLAY



POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

SCALE: 1/8"=1'-0"

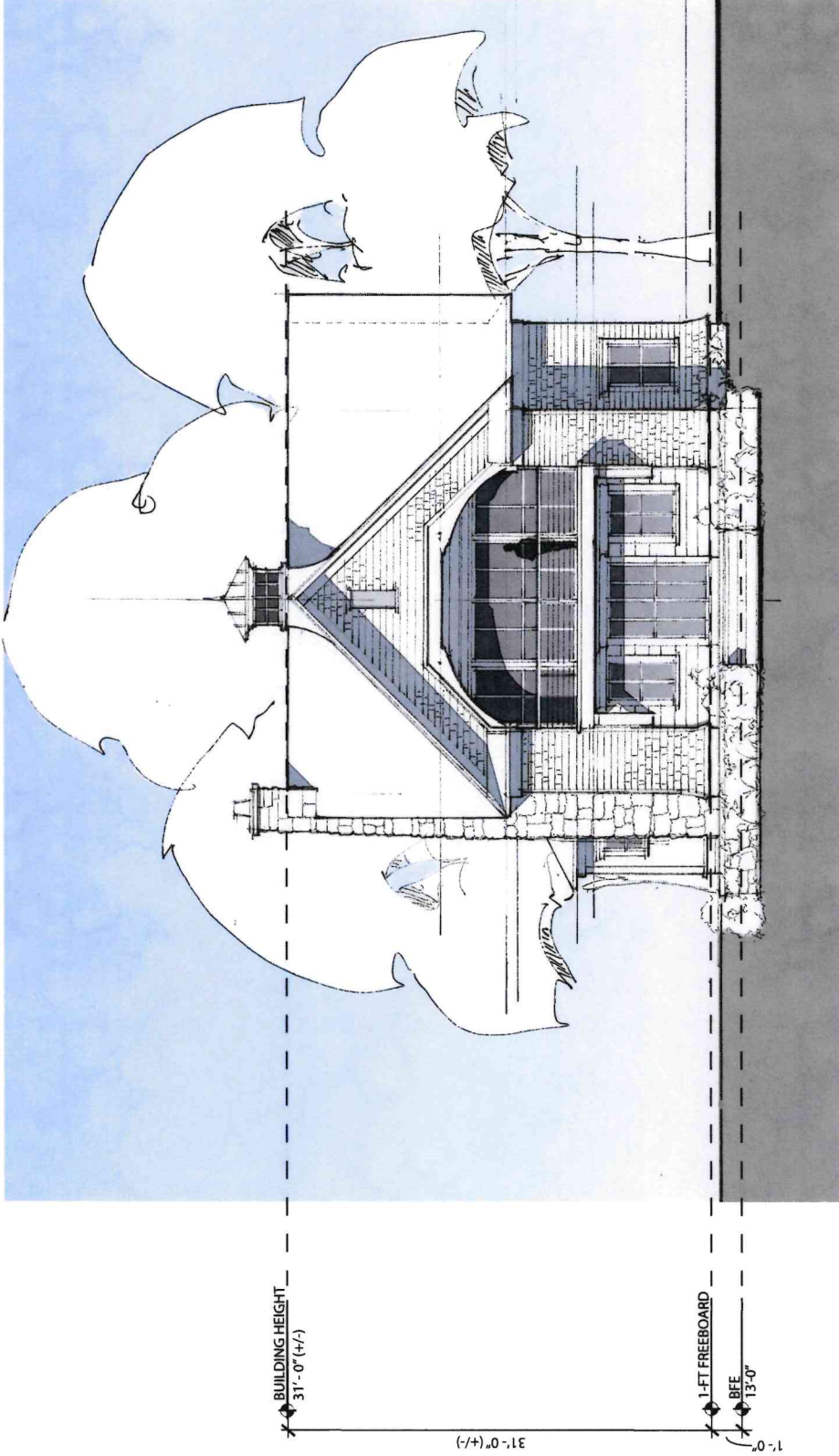




POPPASQUASH BOAT HOUSE

PROPOSED FLOOR PLANS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

PROPOSED WATERFRONT ELEVATION

MAY 08, 2026

SCALE: 1/8"=1'-0"



POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHWEST
MAY 08, 2026

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POPPASQUASH BOAT HOUSE

VIEW FROM SOUTH
MAY 08, 2026



POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHEAST
MAY 08, 2026

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POPPASQUASH BOAT HOUSE

VIEW FROM EAST (WATERSIDE)

MAY 08, 2026

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POPPASQUASH BOAT HOUSE

VIEW FROM NORTHEAST
MAY 08, 2026



161 Poppasquash Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Owner	Owner Account #: 02-3081-51	% Owned
Owner 1 BRITO, JOSEPH M JR - TRUSTEE		
Owner 2 JOSEPH M BRITO JR FAMILY TRUST		
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

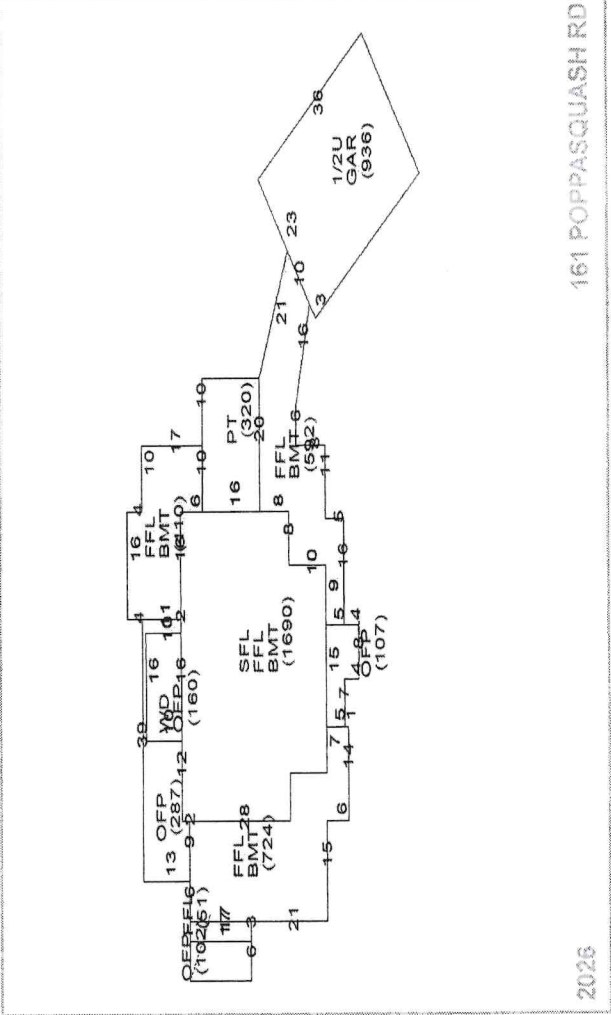
Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BRITO, JOSEPH M. JR. JMB LLC	11/19/2021	0	2145-79	K	Q
BRITO, JOSEPH M. SR., BRITO, JOSEPH M. SR., BETTER WATER SYSTEMS INC	08/22/2000	0	750-286		
	09/12/1995	0	553-189		Q
	09/12/1995	0	553-186		Q
	09/30/1992	0	451-7		

► Assessment							
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value	
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		416.48	VAL per SQ Unit/Parcel >		393.70

► Previous Assessments

Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	2,270,900	72,100	6	2,533,700	0	4,876,700	4,876,700
2024	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2023	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2022	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2021	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500
2020	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500



Land Information									
	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	
1	27	R Single F&	0.91827	AC	P	1.00	453,628	1,725,745	
2	27	R Single F&	5.50173	AC	EX	0.20	453,628	172,491	
3									
4									

Building Information

Description		Description	
BLDG Type	Contempora	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shlr	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q2	Q2	Flood Hazard
Year Built	2002	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
Depreciation			
Code	GD	Description	%
Condition	GD	GD - Good	16.9
Functional			
Economic			
Special			
OV			
Total Depreciation % > 16.9			
Bas \$/SQ 220.00			
Size Adj 0.89			
Constr Adj 1.01			
Adj \$/SQ 196.72			
Othr Feats 222,300			
Grade Fac 1.75			
Neigh Infl 1.00			
Land Factor 1.00			
Adj Total 2,433,807			
Depreciation 411,313			
Depr Total 2,022,494			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	3,467	3,467	196.72	682,028
SFL	2nd FLOOR	1,690	1,690	196.72	332,457
BMT	BASEMENT	3,416	0	29.51	100,806
GAR	GARAGE	936	0	34.27	32,077
OPF	OPEN PORCH	656	0	13.33	8,304
PT	PATIO	320	0	2.72	870
1/2U	UNF 1/2 STOR	468	0	19.67	9,206
WD	WOOD DECK	160	0	16.88	2,701
Total		11,113	5,157		1,168,449

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
7/27/2021	REVIEW	
5/9/2019	HEARING NC	
10/19/2018	REVIEW	
9/29/2018	MEASURED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/17/2024	B58613		BLDG	200,000	100	Closed	Remove existing red cedar siding shingles on house and garage. Install new T1
01/20/2021	M51621		MECH	57,500	100	Closed	Replacement includes: Manual J load calculation performed to ensure proper
04/25/2016	B40346		BLDG	0	100	Closed	INSTALL 40' X 100' TENT AND A 9' X 10' MARQUEE(COMMUNITY STRING PRO
04/25/2016	182-16-B	05/09/2016	BLDG	2,940	100	Closed	40 X 100 TENT 9 X 10 MARQUEE COMMUNITY STRING PROJECT
06/23/2014	E9119		ELEC	0	100	Closed	WIRING NEW GENERATOR
06/18/2014	M13920		MECH	0	100	Closed	SET 36 KW GENERATOR AND INSTALL GAS PIPING AND 500 GALLON PROP
04/17/2014	B39871		BLDG	0	100	Closed	INSTALL A 20' X 30' TENT WITH SIDEWALLS, LITE SIGN, FIRE EXIT AND TWO
08/28/2013	B39831		BLDG	0	100	Closed	SET UP ON 8-30-13 DOWN ON 9-02-13 INSTALL 20' X 30' TENT AND A 40' X 70'
11/12/2008	B23543		BLDG	0	100	Closed	RESHINGLE ROOF

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
15	Station Dk	1	Y	1			694	3	AV	2002	72,100
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	9	4
2			U
3			
4			
Totals	1	9	4

► Bristol

► 161 POPPASQUASH RD

Card 2 of 2

CATALIS

► Plat/Lot 182-0007-000

► Account: 9447

LUC 27

Zone R-40

► Assessment

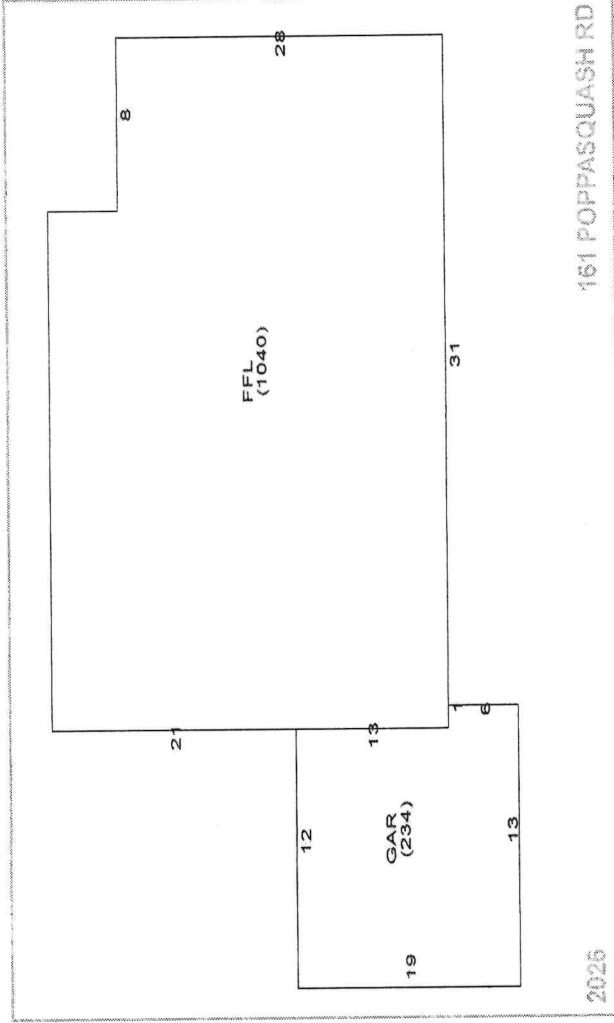
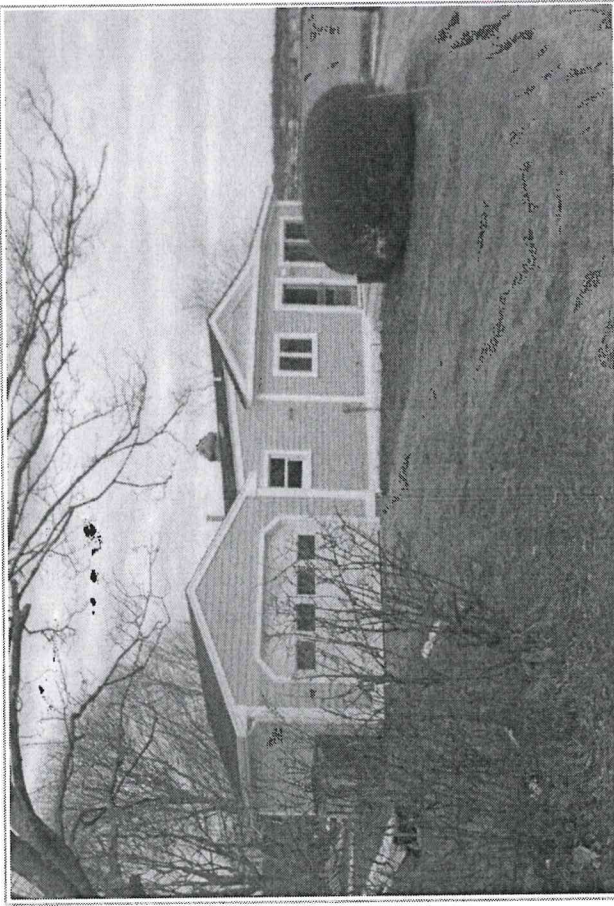
\$4,876,700

► Owner	► Owner Account #: 02-3081-51	% Owned
Owner 1	BRITO, JOSEPH M JR - TRUSTEE	
Owner 2	JOSEPH M BRITO JR FAMILY TRUST	
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

► Previous Owners & Sales Information						
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type	
BRITO, JOSEPH M. JR.	11/19/2021	0	2145-79	K	Q	
JMB LLC	08/22/2000	0	750-286			
BRITO, JOSEPH M. SR.,	09/12/1995	0	553-189		Q	
BRITO, JOSEPH M. SR.,	09/12/1995	0	553-186		Q	
BETTER WATER SYSTEMS INC	09/30/1992	0	451-7			

► Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
27	2,270,900	72,100	6.42	2,533,700	0
TOTAL	2,270,900	72,100	6.42	2,533,700	0
Source > Mkt Adj Cost					VAL per SQ Unit/Card > 194.98
					VAL per SQ Unit/Parcel > 393.70

► Previous Assessments						
Year	LUC	Building	SF/YI	Land Size	Land	Assessed Value
2025	27	2,270,900	72,100	6	2,533,700	4,876,700
2024	01	1,690,000	19,200	6	2,223,000	3,932,200
2023	01	1,690,000	19,200	6	2,223,000	3,932,200
2022	01	1,690,000	19,200	6	2,223,000	3,932,200
2021	01	1,342,200	19,200	6	2,639,100	4,000,500
2020	01	1,342,200	19,200	6	2,639,100	4,000,500



► Land Information									
Use Description	Units	Unit Price	LT Fact	Land Type	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2
1									
2									
3									
4									

Building Information

Description		Story Height		Description	
BLDG Type	Ranch	COM Units	0	1 Story	
RES Units	1	BMT Floor			
Foundation	Concrete	Frame 2			
Frame 1	Wood	EXT Wall 2			
EXT Wall 1	Clapboard	Roof Type 2			
Roof Type 1	Gable	Roof Cover 2			
Roof Cover 1	Asphalt Shn	INT Wall 2			
INT Wall 1	Drywall	Floors 2			
Floors 1	Hardwood				
BMT Garages		Color			
Plumbing		Electrical			
Insulation		INT vs EXT			
Heat Fuel	Oil	Heat Type			
# Heat Sys		% Heated			
% Solar HW		% A/C			
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

Grade

Grade	Q4	Q4
Year Built	1950	EFF Year
Alt LUC		Alt %

Other Factors

Flood Hazard	Topography	Street	Traffic
Bas \$/SQ	209.00	Size Adj	1.26
Constr Adj	1.01	Adj \$/SQ	266.30
Other Featrs	94,140	Grade Fac	1.00
Neigh Infil	1.00	Land Factor	1.00
Adj Total	382,111	Depreciation	133,739
Depr Total	248,372	Total Depreciation %	> 35.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,040	1,040	266.30	276,952
GAR	GARAGE	234	0	47.09	11,019
Total		1,274	1,040		287,971

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
7/27/2021	REVIEW	
5/9/2019	HEARING NC	
10/19/2018	REVIEW	
9/29/2018	MEASURED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

Complex				
Location				
Tot Units				
FL Level				
# Floors	0			
Bldg Seq	2			

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



161 Poppasquash Rd - 300' Radius

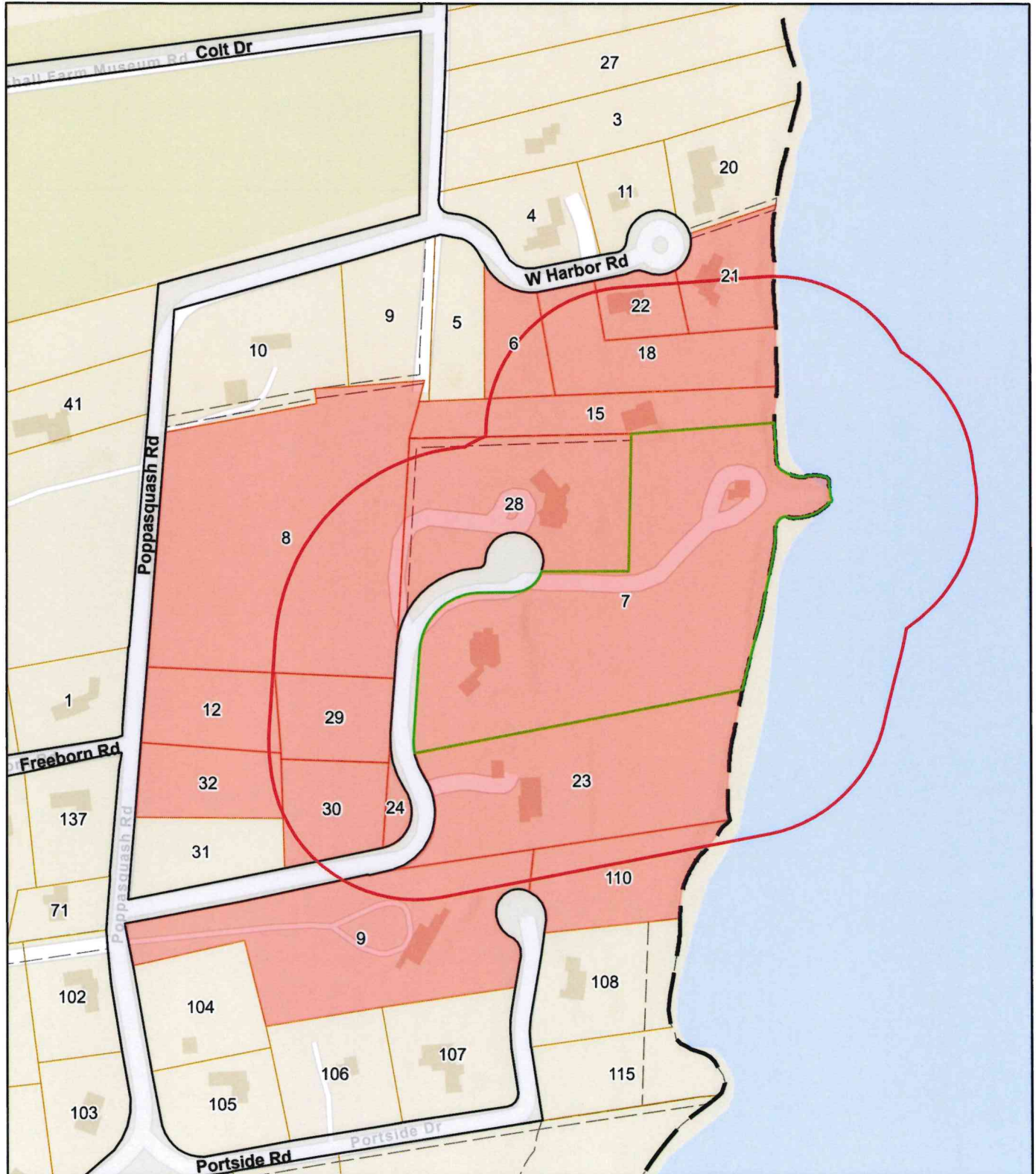
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

May 11, 2026



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300 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 178-110
CAMA Number: 178-110
Property Address: 12 PORTSIDE DR

Mailing Address: WHELAN, JOSEPH D & CATHLEEN A TE
12 PORTSIDE DR
BRISTOL, RI 02809

Parcel Number: 178-9
CAMA Number: 178-9
Property Address: 165 POPPASQUASH RD

Mailing Address: GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-12
CAMA Number: 182-12
Property Address: 171 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-15
CAMA Number: 182-15
Property Address: 153 POPPASQUASH RD

Mailing Address: WESTCOTT, JIL & BELL, JOHN G. TE
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

Parcel Number: 182-18
CAMA Number: 182-18
Property Address: 6 WEST HARBOR RD

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 182-21
CAMA Number: 182-21
Property Address: 12 WEST HARBOR RD

Mailing Address: MACDONALD, MARLIES H TRUSTEE &
MACDONALD, SUMNER B TRUSTEE
12 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-22
CAMA Number: 182-22
Property Address: 8 WEST HARBOR RD

Mailing Address: LEVICK, REBECCA A. TRUSTEE
REBECCA A. LEVICK REV TRUST -
8 W HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-23
CAMA Number: 182-23
Property Address: 163 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J. ETUX TE C/O
GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-24
CAMA Number: 182-24
Property Address: POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-28
CAMA Number: 182-28
Property Address: 159 POPPASQUASH RD

Mailing Address: THREEACRES LLC C/O MARK WILCOX
159 POPPASQUASH rd
BRISTOL, RI 02809



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5/11/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 182-6
CAMA Number: 182-6
Property Address: 4 WEST HARBOR RD

Mailing Address: WATT, DAVID B & DEBORAH TE
4 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-8
CAMA Number: 182-8
Property Address: POPPASQUASH RD

Mailing Address: KINDER, JANICE S - TRUSTEE JANICE S
KINDER LIVING TRUST
43 QUAIL ROAD
PORTSMOUTH, RI 02871



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5/11/2026

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AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

WESTCOTT, JIL & BELL, JOH
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

BRITO, JOSEPH M JR - TRUS
JOSEPH M BRITO JR FAMILY
161 POPPASQUASH RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & CATHLE
12 PORTSIDE DR
BRISTOL, RI 02809

GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J. ETUX TE
C/O GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

KINDER, JANICE S - TRUSTE
JANICE S KINDER LIVING TR
43 QUAIL ROAD
PORTSMOUTH, RI 02871

LEVICK, REBECCA A. TRUSTE
REBECCA A. LEVICK REV TRU
8 W HARBOR RD
BRISTOL, RI 02809

MACDONALD, MARLIES H TRUS
MACDONALD, SUMNER B TRUST
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