



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 25, 2026
File #: ZBR-26-38

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Paul J. and MaryAnn Salesi

Owner of Record: Camille A. Teixeira

Location: 66 COLLINS ST , BRISTOL, RI, 02809

Plat: 26 Lot: 72

Zoning District: R-6

Applicant is requesting a **Dimensional Variance** to:

construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 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 website at <https://bristol-ri.municodemeetings.com/>. 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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-38

66 Collins 26 72

August 3, 2026

Applicant

Name of Applicant	Paul J. and MaryAnn Salesi
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Camille A. Teixeira

Location for Application

Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	66 Collins	26	72

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	880 feet
Width in Feet	20 feet
Length in Feet	41 feet
Height Above Grade	17 feet
Number of Stories	1

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	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Overall size of accessory structure in R-6 zoning district per Section 28-111, Table B. Dimensional Table

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

Construct ADU connected to the existing garage for disabled veteran and wife to have 1 floor living and be able to go from the garage to their ADU without going into outside into the elements.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,411
Lot Frontage	75
Lot Depth	139

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

July 25, 2026

Dear Members of the Zoning Board:

I am writing in full support of my aunt and uncle's (Paul & Mary Ann Salesi) application to construct an Accessory Dwelling Unit (ADU) on my property at 66 Collins Street.

I purchased this home six years ago, and it has been one of the most meaningful investments in my life. The opportunity to have my aunt and uncle build their forever home on this property is something I wholeheartedly support and am incredibly grateful for. I am truly excited to welcome them as my neighbors.

As their goddaughter, this means far more than simply living close to family. Knowing they will be just steps away brings me tremendous comfort. I will be able to check on them as they get older, and they will be nearby to check on me as well. Having this kind of mutual support is invaluable and reflects the importance of maintaining close family connections.

This property also holds a very special significance for both my godmother and me. 66 Collins Street represents both of our first homes, making this a true full-circle moment for our family. We each share a deep emotional connection to this property, and the opportunity for us to continue building memories here together is incredibly meaningful. It is more than just a piece of land—it is a place filled with love, history, and family.

Approving this application would allow us to preserve and strengthen our family bond while ensuring my aunt and uncle have a safe, comfortable, and permanent home surrounded by loved ones. It would also allow us to continue caring for one another in a way that reflects the values of family, community, and compassion.

Thank you for your time and thoughtful consideration of this application.

Sincerely,

A handwritten signature in cursive script, reading "Camille A. Teixeira". The signature is fluid and elegant, with a large initial "C" and a distinct "A" and "T".

Camille A. Teixeira
Property Owner
66 Collins Street

“Coming Home, Circle of Life”
Application for Zoning Board Consideration
for Accessory Dwelling Unit (ADU)
at 66 Collins Street, Bristol

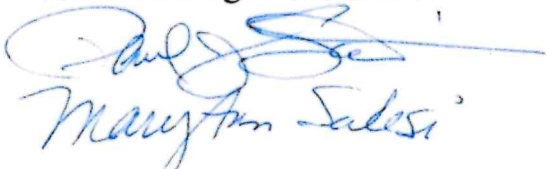
My wife, MaryAnn (Lifelong Bristolian) and I, were married in Bristol 39 years ago and because of my Navy career I took her away from the home her parents built and she grew up in at 66 Collins St. In order to be “cleared” to marry MaryAnn, I had to promise her parents to bring her home when I fulfilled my military commitment. I am happy to report that I completed my 23 year military career and kept my promise. Nick & Mary Mascagna are no longer with us, but I know they would be very happy that MaryAnn & Paul are “coming home.”

Life comes full circle. The house at 66 Collins remains in the family as our niece, Camille Teixeira, is now the proud owner.

With MaryAnn and I approaching our “golden years” and having experienced some health hardships, in my case I have a 50% disability rating with the Veterans Administration, we realized that we needed to adjust our lifestyle, especially in the case of mobility issues. As such, we approached Camille regarding the possibility of building an ADU on her property and MaryAnn’s childhood home. She graciously embraced the idea and welcomed us as her future “neighbors,” and adopted us as we have no children of our own to look after us. The peace of mind this afforded us is something not everyone can experience. For MaryAnn to leave her family home to support my military career and be able to come “home” again is a wonderful and a unique experience and one we cherish and embrace.

With that said, we put forth to the Bristol Zoning Board for consideration and approval, our ADU design in compliance with the Americans with Disabilities criteria and accommodate our changing lifestyle that will allow us to “age in place.” Our design is such as to not disturb the character of Camille’s property and the neighborhood and to be as unobtrusive as possible, taking into consideration our neighbors.

Thank you for your consideration in helping us to achieve our objective and live our life according to our needs.

A handwritten signature in blue ink, appearing to read "Paul J. Salesi", with a stylized flourish above it.

Sincerely,
Paul J. & MaryAnn Salesi



Department of Veterans Affairs

PO BOX 4444
JANESVILLE WI 53547-4444



December 6, 2025

Veteran's Name:
Salesi, Paul, J

3016843_14315*****AUTO**5-DIGIT 02777

T40 P 

PAUL J SALESI
249 HOPE ST APT 3
BRISTOL, RI 02809-2053



This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

--America is Grateful to You for Your Service--

Our records contain the following information:

Personal Claim Information:

Your VA claim number is: 

You are the Veteran

Military Information:

Your character(s) of discharge and service date(s) include:

Navy, Honorable, 07-Mar-1974 - 31-Mar-1997

(You may have additional periods of service not listed above)



VA Benefits Information:

Service-connected disability: Yes

Your combined service-connected evaluation is: 50 PERCENT

The effective date of the last change to your current award was: 12/01/2025

Your current monthly award amount is: 

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <https://www.va.gov/statedva.htm>.

Need Additional Information or Verification?

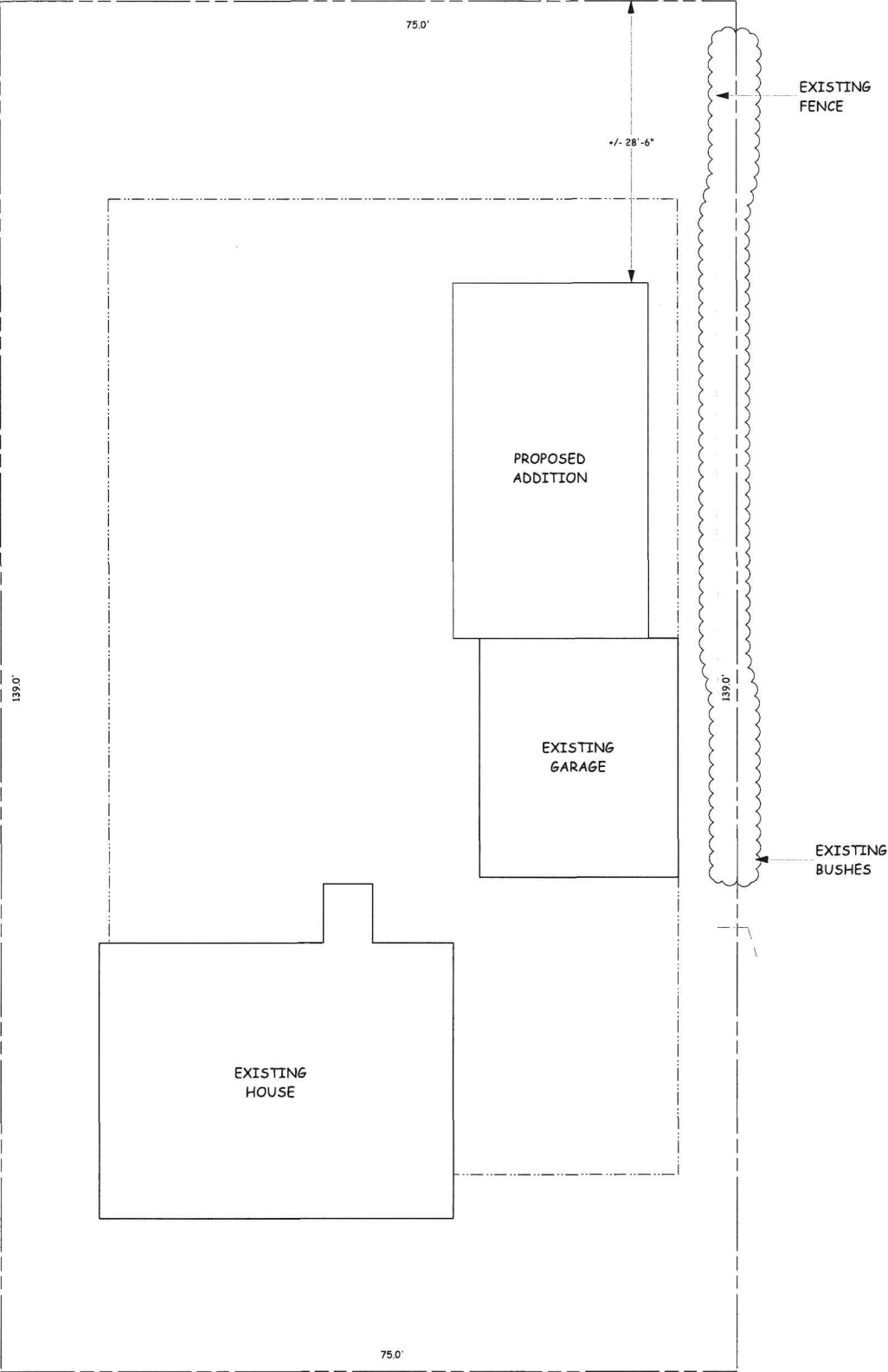
If you have any questions about this letter or need additional verification of VA benefits, you may visit our website at <https://www.va.gov> or call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the federal relay number is 711. Send electronic inquiries through the Internet at <https://ask.va.gov>.

Sincerely yours,

Regional Office Director

Enclosure(s): What Things Affect Your Rights To Payment

NE201221



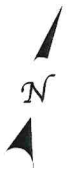
MAP:	26
LOT:	72
SITE SIZE:	10,411 S.F.
ZONE:	R-6
SETBACKS (MIN.):	
FRONT:	20 FT. (OR AVERAGE OF BLOCK - WHICHEVER IS LESS)
SIDE:	10 FT.
REAR:	20 FT.
MAXIMUM HEIGHT:	35 FT.
MAX. ACCESSORY HEIGHT:	20 FT.
MAX. ACCESSORY SIZE:	22' X 24'
MIN. ACCESSORY SETBACK:	6 FT.
MAX. 1-BEDRM. ADU SIZE:	900 S.F. (OR 60% OF PRINCIPLE DWELLING = 907.2 S.F.)
PROPOSED ADU SIZE:	800 S.F. (720 S.F. LIVING SPACE +80 S.F. ENTRY/UTILITY SPACE)

LIST OF DRAWINGS:	
Z-1	SITE PLAN
Z-2	SITE AERIAL VIEW
Z-3	FIRST FLOOR PLAN
Z-4	ELEVATIONS



EXISTING PHOTOS OF HOUSE NEXT DOOR AND LOCATION OF PROPOSED ADDITION

C O L L I N S S T R E E T



1 SITE PLAN
Z-1 Scale: 1" = 10'-0"

Structural Engineer:

Civil Engineer:

SALES PROJECT
66 COLLINGS STREET
BRISTOL, RHODE ISLAND
PAUL & MARYANN SALES

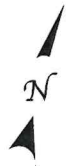
Dwg Date: 7/23/26
Scale: 1" = 10'-0"
Architect: GAIL CARLEY
Drawn By:

SITE PLAN
Z-1
1 OF 5

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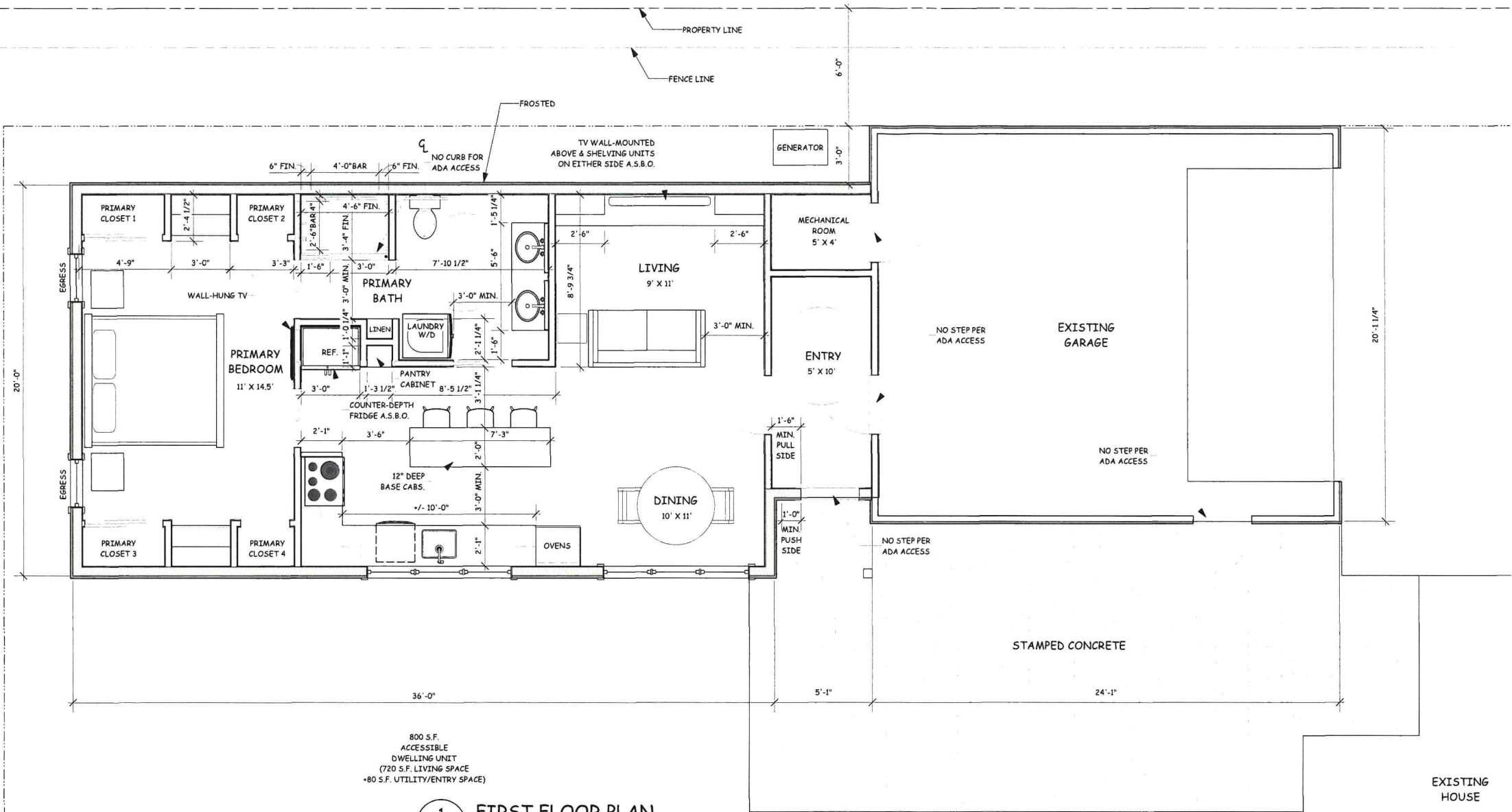


1 SITE AERIAL VIEW
Z-2 Scale: 1" = 10'-0"



CBD Capital Building and Design	Structural Engineer:	Civil Engineer:	SALES/PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES!	Dwg Date 7/23/26 Scale 1" = 10'-0" Architect GAIL CARLEY Drawn By		SITE AERIAL VIEW Z-2 2 OF 5
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800 S.F.
ACCESSIBLE
DWELLING UNIT
(720 S.F. LIVING SPACE
+80 S.F. UTILITY/ENTRY SPACE)

1 FIRST FLOOR PLAN
Z-3 Scale: 1/4" = 1'-0"



PLAN TO BE IN COMPLIANCE WITH
ALL ADA REGULATIONS

MAP: 26
LOT: 72
SITE SIZE: 10,411 S.F.
ZONE: R-6
SETBACKS (MIN.):
FRONT: 20 FT. (OR AVERAGE OF BLOCK
- WHICHEVER IS LESS)
SIDE: 10 FT.
REAR: 20 FT.
MAXIMUM HEIGHT: 35 FT.
MAX. ACCESSORY HEIGHT: 20 FT.
MAX. ACCESSORY SIZE: 22' X 24'
MIN. ACCESSORY SETBACK: 6 FT.
MAX. 1-BEDRM. ADU SIZE: 900 S.F. (OR 60% OF PRINCIPLE
DWELLING = 907.2 S.F.)
PROPOSED ADU SIZE: 800 S.F. (720 S.F. LIVING SPACE
+80 S.F. ENTRY/MECHANICAL SPACE)

FIRST FLOOR PLAN

Z-3

3 OF 5

Drawn By: GAIL CARLEY

Architect: GAIL CARLEY

Scale: 1/4" = 1'-0"

Dwg Date: 7/22/26

SALES PROJECT

66 COLLINGS STREET
BRISTOL, RHODE ISLAND

PAUL & MARYANN SALES

Civil Engineer:

Structural Engineer:

CBD
Capital Building
and Design

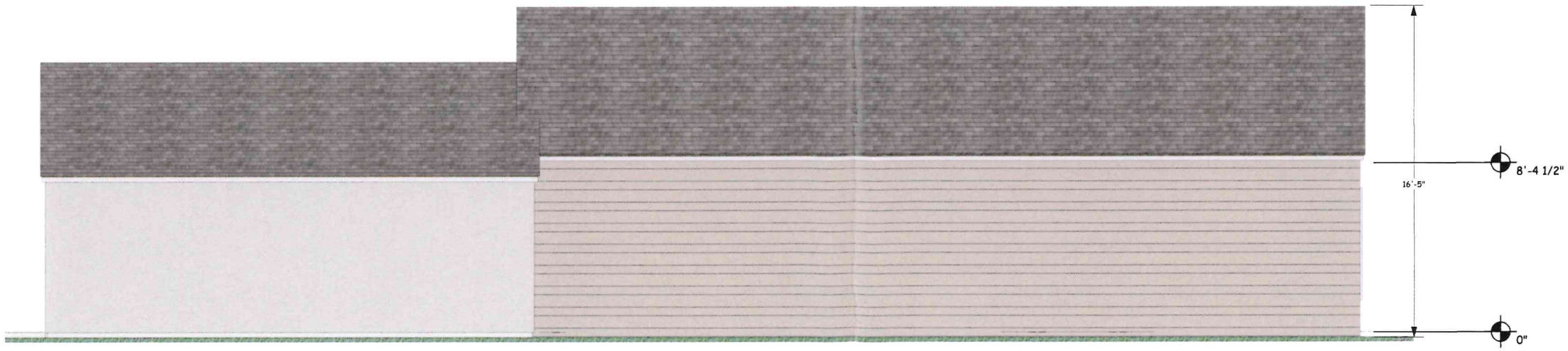
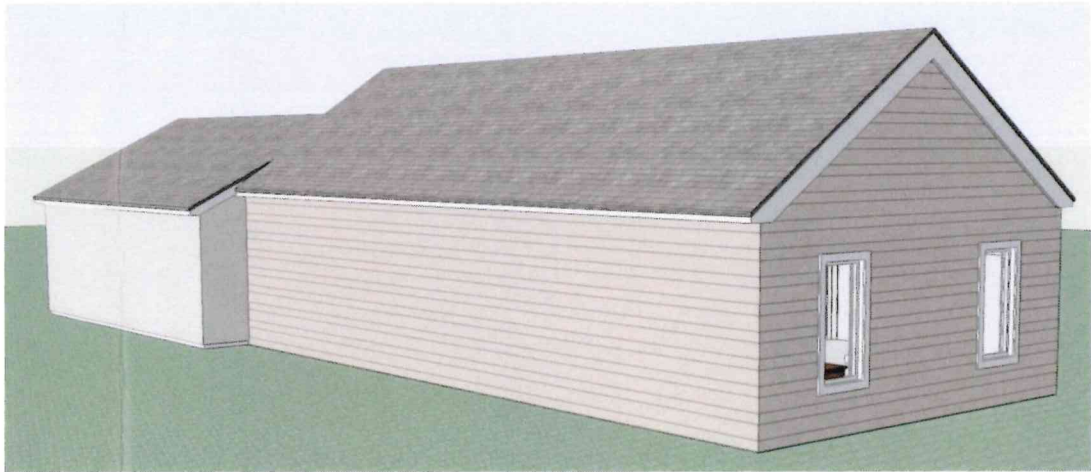
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1 WEST ELEVATION
Z-4 Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Z-4 Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Z-4 Scale: 1/4" = 1'-0"

CBD Capital Building and Design	Structural Engineer:	Civil Engineer:	SALES PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES	ELEVATIONS Z-4 4 OF 5 Dwg Date: 7/22/26 Scale: 1/4" = 1'-0" Architect: GAIL CARLEY Drawn By:
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66 Collins St, Bristol, RI

Map/Lot: 26-72

1 inch = 24 Feet



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August 25, 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 #: 50-0073-55	% Owned
Owner 1	TEIXEIRA, CAMILLE A		
Owner 2			
Owner 3			
Address		66 COLLINS ST, BRISTOL, RI 02809	

Previous Owners & Sales Information

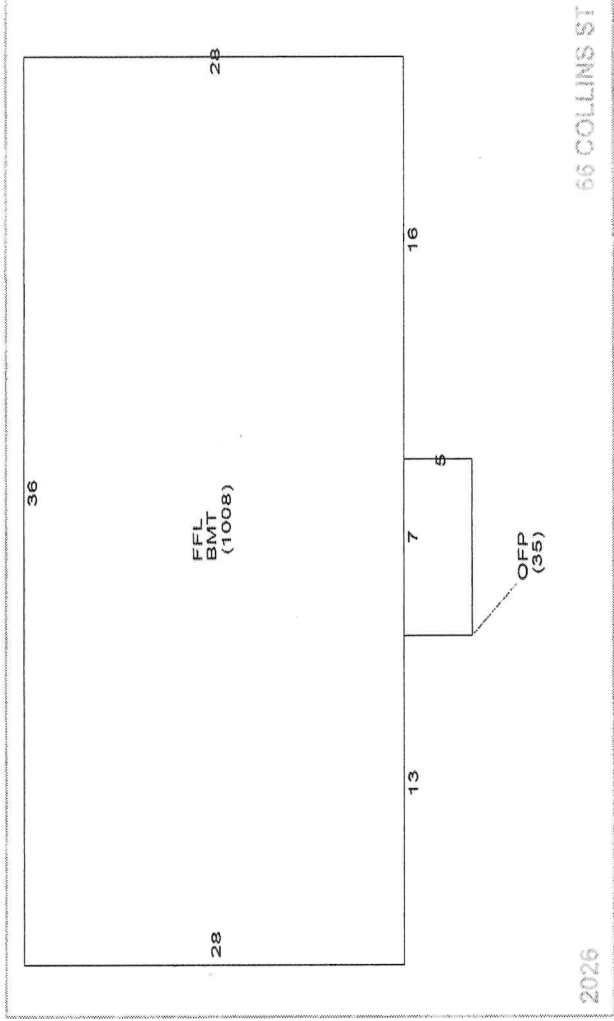
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TEIXEIRA, JAQUELINE &	12/23/2020	240,000	2079-211	A	W
MASCAGNA, MARY A. LIFE ESTATE	05/22/2020	0	2035-142		Q
SALES, MARYANN et al	08/27/2018	118,750	1953-215	A	Q
LOT 73 MERGED INTO THIS LOT	11/08/2005	0	1254-144		
MASCAGNA, NICHOLAS P. & MARY A.	07/01/1998	0	656-232		

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	236,700	13,800	0.24	171,000	0	421,500
TOTAL	236,700	13,800	0.24	171,000	0	421,500
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		205.51		VAL per SQ Unit/Parcel > 205.51

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	236,700	13,800	0	171,000	0	421,500	421,500
2025	01	236,700	13,800	0	171,000	0	421,500	421,500
2024	01	133,500	13,800	0	142,500	0	289,800	289,800
2023	01	133,500	13,800	0	142,500	0	289,800	289,800
2022	01	133,500	13,800	0	142,500	0	289,800	289,800
2021	01	102,600	13,800	0	127,200	0	243,600	243,600



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	0.13774	AC	P	1.00	1,092,000	J	Wet	-5					144,700			1.00	0
2	01	NR Single I	0.10158	AC	EX	0.20	1,092,000	J	Wet	-5					26,300			1.00	0
3																			
4																			

Building Information

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

Grade

Grade	Q4	Q4
Year Built	1963	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	%
AG	AG - Avg-Goo	30.8
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		30.8

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
09/20/2006	B31661		BLDG	0	100	Closed	RESHINGLE ROOF ON GARGE
06/20/2005	B32784		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
1	Garage	1	Y	1	24	20	480	3	AV	1963	13,800

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,008	1,008	269.39	271,545
BMT	BASEMENT	1,008	0	40.41	40,733
OFF	OPEN PORCH	35	0	24.00	840
Total		2,051	1,008		313,118

Notes

TANYARD BROOK IMPACT - LOT 73 DROPPED INTO THIS LOT 705 - NEW ROOF ON GARAGE 12/06 EAS. REPL WINDOWS + VINYL SIDING.

Visit History

Date	Result	By
12/20/2024	REVIEW	MP
8/10/2021	REVIEW	
6/15/2018	REVIEW	
6/7/2018	MEASURED	
1/23/2008	MEASURE	
1/23/2008	LISTED	

Room Counts by Floor

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



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 26-72
CAMA Number: 26-72
Property Address: 66 COLLINS ST

Mailing Address: TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 26-113
CAMA Number: 26-113
Property Address: 57 GARFIELD CT

Mailing Address: ARCHAMBAULT, PAULA J
57 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-120
CAMA Number: 26-120
Property Address: 59 GARFIELD CT

Mailing Address: BURNS, ZACHARY
59 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-121
CAMA Number: 26-121
Property Address: 61 GARFIELD CT

Mailing Address: DELUCA, GREGORY MICHAEL
61 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-122
CAMA Number: 26-122
Property Address: GARFIELD CT

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 26-40
CAMA Number: 26-40
Property Address: 55 GARFIELD AVE

Mailing Address: PIZZI, KATHRYN E.
55 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-41
CAMA Number: 26-41
Property Address: 53 GARFIELD AVE

Mailing Address: DUFFY, TYLER J
53 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-42
CAMA Number: 26-42
Property Address: GARFIELD AVE

Mailing Address: ALANO, MARK MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-68
CAMA Number: 26-68
Property Address: 52 COLLINS ST

Mailing Address: CABRAL, STEVEN J TRUSTEE C/O
ANTHONY P. CABRAL STEVEN J
CABRAL LIVING TRUST
14 STUART STREET
WARREN, RI 02885

Parcel Number: 26-70
CAMA Number: 26-70
Property Address: 58 COLLINS ST

Mailing Address: WARD, EDWARD J & CASEY, THERESA
S JT
58 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-71
CAMA Number: 26-71
Property Address: 62 COLLINS ST

Mailing Address: PEREIRA, EDUARDO J & FILOMENA F.
TE
62 COLLINS ST
BRISTOL, RI 02809



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8/13/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-72
CAMA Number: 26-72
Property Address: 66 COLLINS ST

Mailing Address: TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-74
CAMA Number: 26-74
Property Address: 68 COLLINS ST

Mailing Address: PEREIRA, JOSE C & ELZIRA LE
SWANSEY, FATIMA C. & PEREIRA, RUE
JOSE TC
68 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-75
CAMA Number: 26-75
Property Address: 70 COLLINS ST

Mailing Address: ALVES, ROGER ET UX DEBORAH J. TE
70 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-76
CAMA Number: 26-76
Property Address: 72 COLLINS ST

Mailing Address: SOUSA, JULIETA LIFE ESTATE SOUSA,
PETER A. ET AL JT
72 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-85
CAMA Number: 26-85
Property Address: 54 COLE ST

Mailing Address: SCHINIGOI, DOROTHY LE SARASIN,
CANDACE R. & ROBERT R SCHINIGOI
JR.
54 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-86
CAMA Number: 26-86
Property Address: 52 COLE ST

Mailing Address: SANTOS, BRENDA L.
52 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-88
CAMA Number: 26-88
Property Address: 48 COLE ST

Mailing Address: MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

Parcel Number: 26-89
CAMA Number: 26-89
Property Address: 67 COLLINS ST

Mailing Address: BRYANT, KENNETH W. ETAL TC
67 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-90
CAMA Number: 26-90
Property Address: 46 COLE ST

Mailing Address: SWANSEY, TIMOTHY P & FATIMA C TE
46 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-91
CAMA Number: 26-91
Property Address: 65 COLLINS ST

Mailing Address: SCOLAMIERO, STEPHEN K.
65 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-92
CAMA Number: 26-92
Property Address: 59 COLLINS ST

Mailing Address: DAY, JEFFREY M. & DONNA TC
33 ANTONY AVE
BRISTOL, RI 02809

Parcel Number: 26-93
CAMA Number: 26-93
Property Address: 42 COLE ST

Mailing Address: MITNIK COLE LLC
25 BAYFIELD RD
WAYLAND, MA 01778



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8/13/2026

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-94
CAMA Number: 26-94
Property Address: 51 COLLINS ST

Mailing Address: COTE, GREGORY P
5 ROSE ST
NEWPORT, RI 02840



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8/13/2026

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Page 3 of 3

ALANO, MARK
MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

MITNIK COLE LLC
25 BAYFIELD RD
WAYLAND, MA 01778

TEIXEIRA, CAMILLE A
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