



# Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809  
Telephone: (401) 253-7000  
[www.bristolri.gov](http://www.bristolri.gov)

March 17, 2026  
File #: ZBR-26-10

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** The Franklin, LLC  
**Owner of Record:** 195 Franklin St, LLC  
**Location:** 195 FRANKLIN ST , BRISTOL, RI, 02809  
Plat: 23 Lot: 31  
**Zoning District:** GB

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

**add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces**

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-10

195 Franklin St 23 31

March 11, 2026

<b>Applicant</b>	
Name of Applicant	The Franklin, LLC
Who is Submitting this Application	Other
	If other, Describe: Director of Operations
Owner's Name (If Different than Applicant)	David Fierabend

<b>Location for Application</b>			
Property Type	Both		
Zoning District	GB		
Address, Plat, Lot	Address	Plat	Lot
	195 Franklin St	23	31

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 28-252(c) minimum number of of street parking spaces
New Building Type	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	450 feet
Width in Feet	9 feet
Length in Feet	46 feet
Height Above Grade	0 feet
Number of Stories	1

<b>Setbacks</b>	
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	

<b>Provisions of Zoning Ordinance (If Known)</b>
28-252(c) minimum number of of street parking spaces

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
We like to add 24 additional seats outside where the current planter box is located. This will not effect current parking.

<b>Existing Lot Specifications</b>
------------------------------------

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	2,162
Lot Frontage	46
Lot Depth	47

<b>Existing Buildings &amp; Structures</b>		
Structure:	Square Footage:	Building/Structure Detail if Other:

Dear Zoning Board,

I am writing you today to request a parking variance (section 28-409 c) *standards for relief*) that is necessary to add an additional 24 outdoor dining seats. We are requesting relief from the number of required off street parking spaces. We are requesting to add the proposed seating in what is currently our planter bed. Per section 28-409 c 1) c, this will change or alter the current 7 parking spaces we have now. During construction of the restaurant, we did also add an additional parking space taking them from 6 to 7. When considering our variance, we hope that you will consider the total number of parking spaces available on Franklin Street as there is ample. We have also spoken with Joe Brito and local valet companies and will be adding valet services on busier nights in peak season to accommodate any additional parking needs. Per section 28-409 c 1 a, we are making this request due to requests by local Bristolians to add outdoor dining during peak season (May – December). This proposal is due to hardship of not being able to provide outdoor dining to local clientele. Though we are adding seats we are not necessarily looking to add customers but rather offer an outdoor space to accommodate guest requests. Per section c 1 b, this is not a result of any prior action of the applicant. Per section 28-409 c 1 d 2, not granting the variance would provide guests reasonable enjoyment of the permitted use to which the property is proposed to be devoted. We believe that because of the ample street parking and addition of valet services there will be no effect to parking in the area. Please let me know if I can provide any additional information to assist with our request.

Sincerely,

Todd Renner

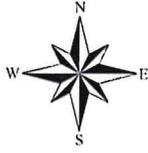
Director of Operations

Groundswell Guild

The Franklin Restaurant

c. 619.933.7102

e. todd@groundswellcafeandgarden.com



# 195 FRANKLIN ST, Bristol, RI

Map/Lot: 23-31

1 inch = 18 Feet

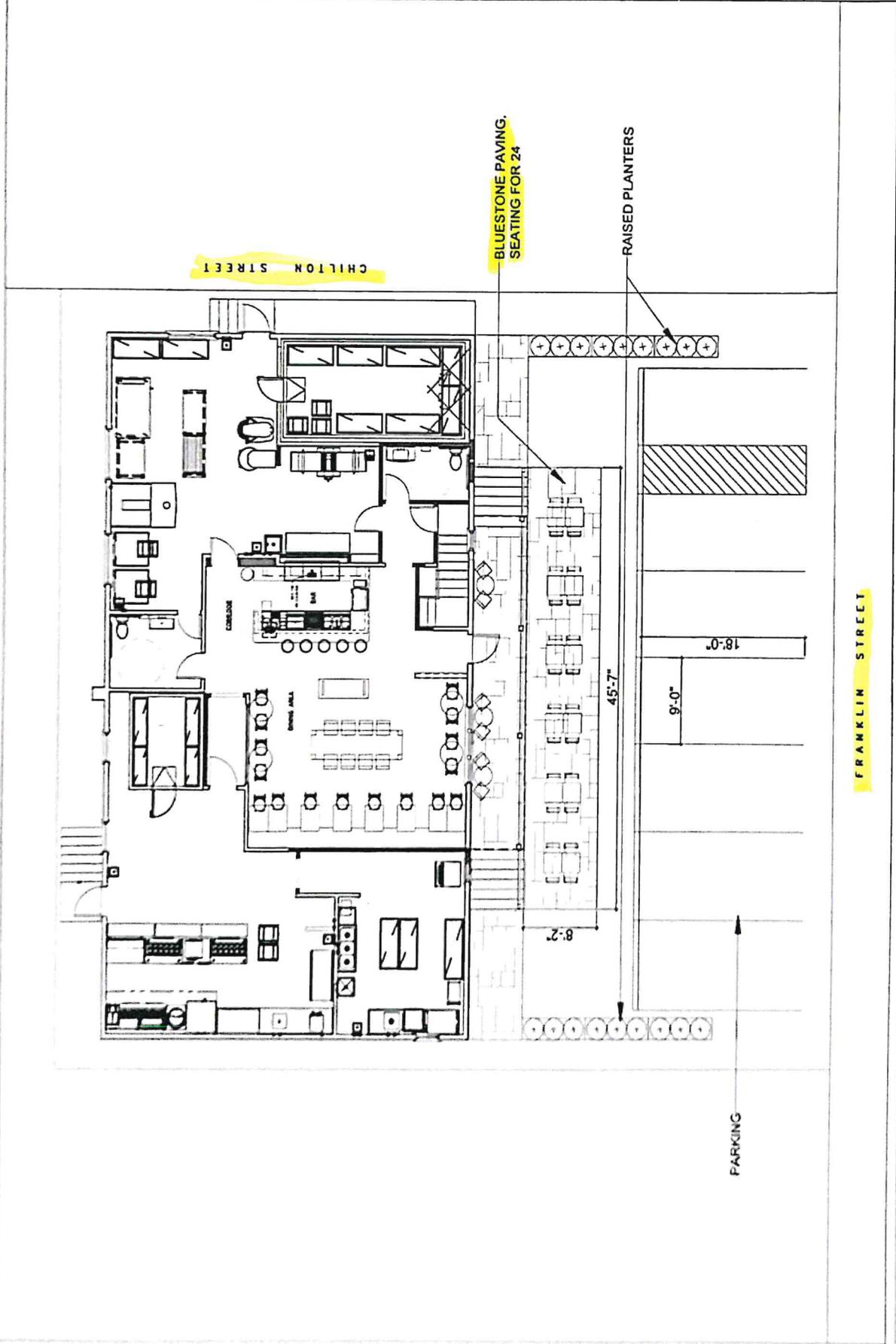


www.cai-tech.com

March 16, 2026



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CHILTON STREET

BLUESTONE PAVING,  
SEATING FOR 24

RAISED PLANTERS

FRANKLIN STREET

PARKING

8'-2"

45'-7"

9'-0"

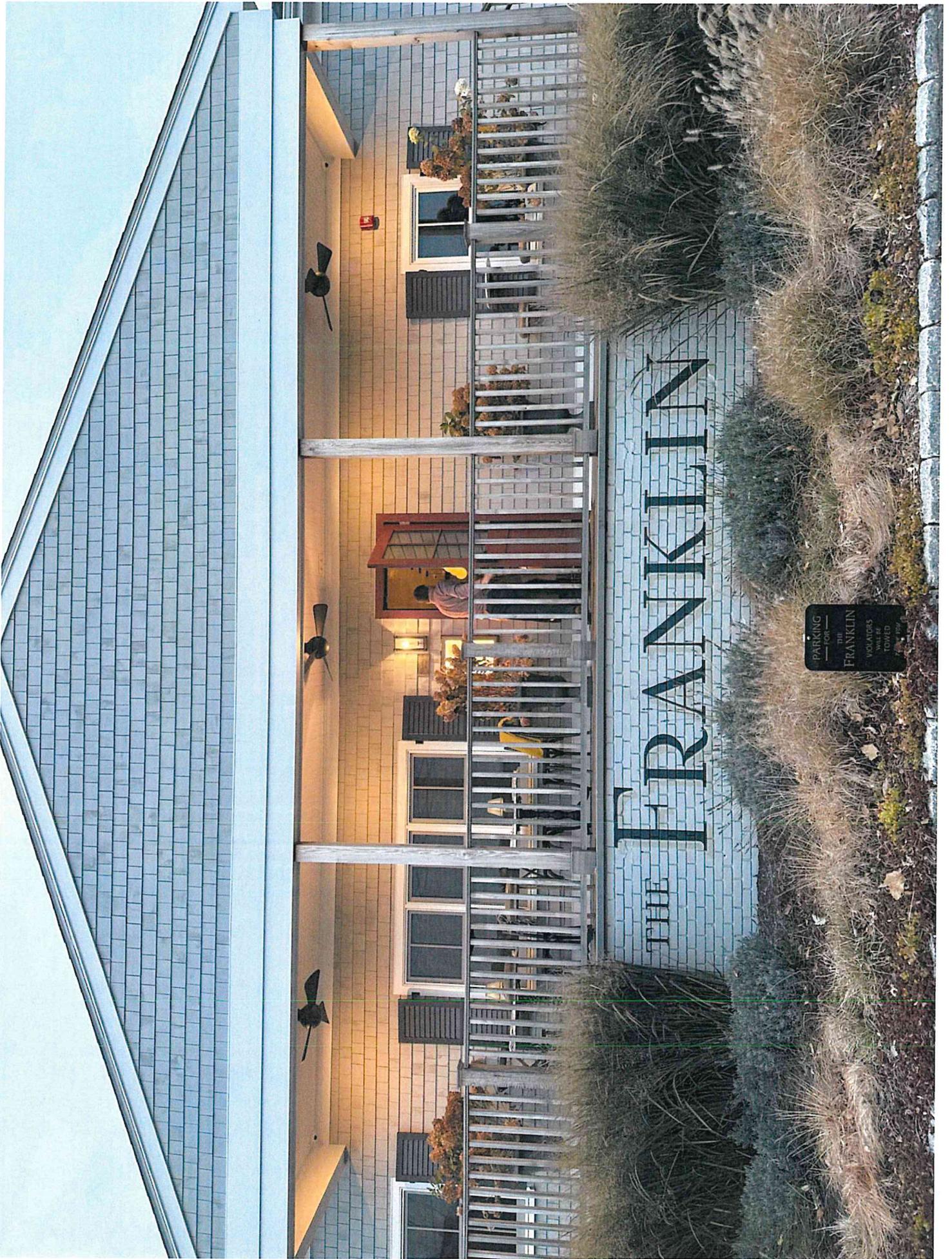
18'-0"



THE FRANKLIN

PARKING  
FRANKLIN





# THE FRANKLIN

PARKING  
FOR  
THE  
FRANKLIN  
VOLUNTEERS  
WILL BE  
TOWED  
BY  
THE  
CITY



LICENSE REQUEST: BV INTOXICATING BEVERAGE LICENSE  
REQUEST FOR EXTENSION OF PREMISES

PETITION TO THE TOWN COUNCIL:

To the Honorable Town Council of the Town of Bristol:  
The undersigned hereby respectfully requests of your Honorable Body to  
be granted a BV INTOXICATING BEVERAGE LICENSE

NAME OF ESTABLISHMENT: THE FRANKLIN, LLC

ADDRESS: 195 FRANKLIN ST. BRISTOL, RI 02809

APPLICANT NAME: DAVID FIERABEND

CURRENT HOURS OF OPERATION: WED., THURS., FRI., SAT., SUN 5PM-12AM  
(LAST RECEPTION 10PM)

\*\* PLEASE ATTACH A SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED HIGHLIGHTING THE SPECIFIC LOCATION WHERE THE DINING AREA IS INTENDED TO EXPAND.

Fee for License: \$1300 per year plus advertising  
Also required is Victualling License: \$75/year  
(Payable after Council approves the license.)

Please attend the Council Meeting on:

\*SIGNATURE: David Fierabend

NAME: DAVID FIERABEND  
(PLEASE PRINT NAME OF APPLICANT)

ADDRESS: POB 275 CARVERSVILLE, PA 18913  
(ADDRESS OF APPLICANT)

TOWN: BUCKS COUNTY, PA

DATE OF BIRTH: JUNE 26, 1959

BUSINESS TELEPHONE #: 401-396-5057

HOME TELEPHONE #: 609-240-5262

PETITION MUST BE RETURNED BY WEDNESDAY AT 4PM TWO WEEKS PRIOR TO COUNCIL MEETING.

Date Received: \_\_\_\_\_

EMAIL: DAVID@GROUNDSWELLDESIGNGROUP.COM

TAX STAMP



TO BE USED BY FINANCE DEPARTMENT

\*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.

**Owner** **Owner Account #: 50-0099-29** **% Owned**

Owner 1	195 FRANKLIN ST, LLC	
Owner 2		
Owner 3		
Address	268 NANAQUAKET RD, TIVERTON, RI 02878	

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TURNBULL, EDWARD G.	05/12/2022	599,900	2172-136		
KATES, HENRY E.	10/22/2002	0	924-57		W
PORTUGUESE, COLONIAL SANTO CRISTO CLUB	09/28/2000	0	755-294		
CHURCH SAINT ELIZABETH OF BRISTOL	04/07/1988	0	315-201		
	01/01/1951	0	120-210		

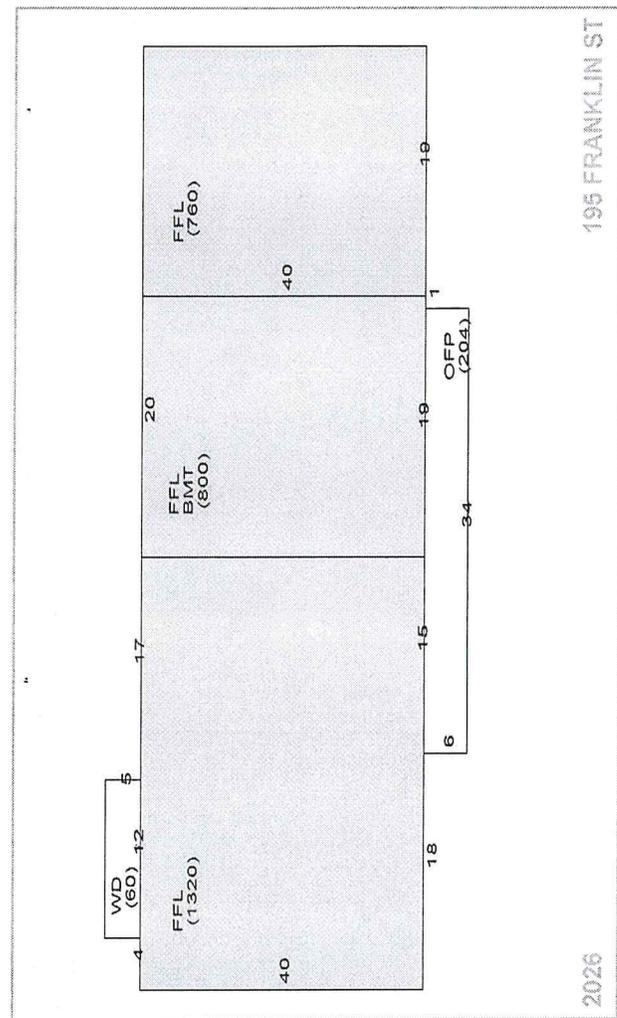
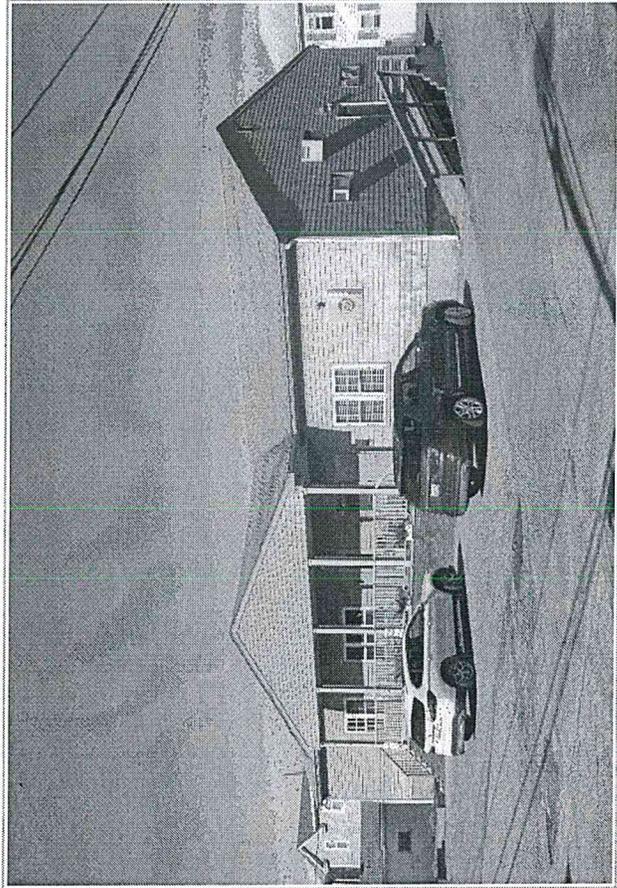
**Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	399,100	6,200	0.18	179,900	0	585,200
TOTAL	399,100	6,200	0.18	179,900	0	585,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.38 VAL per SQ Unit/Parcel > 148.38

**Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	399,100	6,200	0	179,900	0	585,200	585,200
2024	06	197,900	6,200	0	138,500	0	342,600	342,600
2023	06	279,500	6,200	0	138,500	0	424,200	424,200
2022	06	279,500	6,200	0	138,500	0	424,200	424,200
2021	06	258,000	6,200	0	142,800	0	407,000	407,000
2020	06	258,000	6,200	0	142,800	0	407,000	407,000



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.17895	AC	P	1.00	800,000	1,005,309	C13
2							
3							
4							

Inf 1 %	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
				179,900			1.00	0

**Plat/Lot 023-0031-000** **Account: 1696** **LUC.06** **Zone GB** **Assessment \$585,200**

**Building Information**

Description	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2	Color	Electrical	INT vs EXT	Heat Type	% Heated	% A/C	% Vacuum	Ceiling Type	% Sprinkled
BLDG Type	Restaurant	1 Story	1															
RES Units	0	COM Units	1															
Foundation	Wood	BMT Floor																
Frame 1	Wood Shngl	EXT Wall 2																
EXT Wall 1	Gable	Roof Type 2																
Roof Type 1	Asphalt Shin	Roof Cover 2																
Roof Cover 1	Plaster	INT Wall 2																
INT Wall 1	Floors 1	Floors 2																
Floors 1	BMT Garages	Color																
BMT Garages	Plumbing	Electrical																
Plumbing	Insulation	INT vs EXT																
Insulation	Heat Fuel	Oil																
Heat Fuel	# Heat Sys	% Heated																
# Heat Sys	% Solar HW	% A/C																
% Solar HW	% COM Wall	% Vacuum																
% COM Wall	Ceil HGH	Ceiling Type																
Ceil HGH	Parking Type	% Sprinkled																
Parking Type	EXT View	Quality																
EXT View	Full Bath	Quantity																
Full Bath	Ext Full Bath	Quality																
Ext Full Bath	Half Bath	Quantity																
Half Bath	Ext Half Bath	Quality																
Ext Half Bath	Ext Fixtures	Quantity																
Ext Fixtures	Kitchens	Quality																
Kitchens	Ext Kitchens	Quantity																
Ext Kitchens	Fireplaces	Quality																
Fireplaces	W.S. Flues	Quantity																
W.S. Flues		Quality																

**Room Counts by Floor**

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2	1	0	
3	1	0	
4	1	0	
Totals	1	0	

**Grade**

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	Topography
Alt LUC	Alt %	0.00	Street
			Traffic

**Other Factors**

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	AV - Average	35.0	175.00	1.18	0.96	198.92	13,504	1.00	1.00	1.00	614,051	214,918	399,133
Functional		0.0											
Economic		0.0											
Special													
OV													
Total Depreciation %	> 35.0												

**Remodeling History**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
04/22/2024	M58647		MECH	7,500
03/27/2024	F58449		FNC	5,500
02/09/2024	M58170		MECH	60,000
01/18/2024	E58045		ELEC	5,500
12/07/2023	M57828		MECH	6,000
12/07/2023	P57826		PLMB	40,000
10/17/2023	E57544		ELEC	35,000
08/08/2023	B57111		BLDG	120,000
06/20/2022	B54305		BLDG	20,000

**Building Permits**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Status	Description/Directions
04/22/2024	M58647		MECH	7,500	Closed	Labor and materials to provide and install a Captive Aire kitchen exhaust fan b
03/27/2024	F58449		FNC	5,500	Closed	Install new Cedar Picket fence where existing chainlink fence is between prop
02/09/2024	M58170		MECH	60,000	Closed	Install 3 zones of HVAC, 3 natural gas furnaces with air conditioning.
01/18/2024	E58045		ELEC	5,500	Closed	Installation Of Fire Alarm
12/07/2023	M57828		MECH	6,000	Closed	Install gas piping to kitchen equipment.
12/07/2023	P57826		PLMB	40,000	Closed	Renovate area to become a bakery.
10/17/2023	E57544		ELEC	35,000	Closed	Wire restaurant, new 400A 3P Service
08/08/2023	B57111		BLDG	120,000	Closed	Exterior=Patch up Concrete stairs and brick entrance patio, replace railings ar
06/20/2022	B54305		BLDG	20,000	Closed	Demo existing staircase to basement. Construct new staircase to code. Dem

**Special Features & Yard Items**

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
1	56 Paving-Aspt	1	Y	1			4,500	3	AV	1940	6,200	

**Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	2,880	2,880	198.92	572,889
BMT	BASEMENT	800	0	29.84	23,872
OPF	OPEN PORCH	204	0	11.94	2,436
WD	WOOD DECK	60	0	22.50	1,350
Total		3,944	2,880		600,547

**Notes**  
ONE NINETY FIVE FRANKLIN LOT 0032 DROPPED INTO THIS LOT BK 1494 PG 98 - NEW BOILER 12/09 EAS re shingle roof 2012 mcb



# 195 Franklin St - 300' Radius

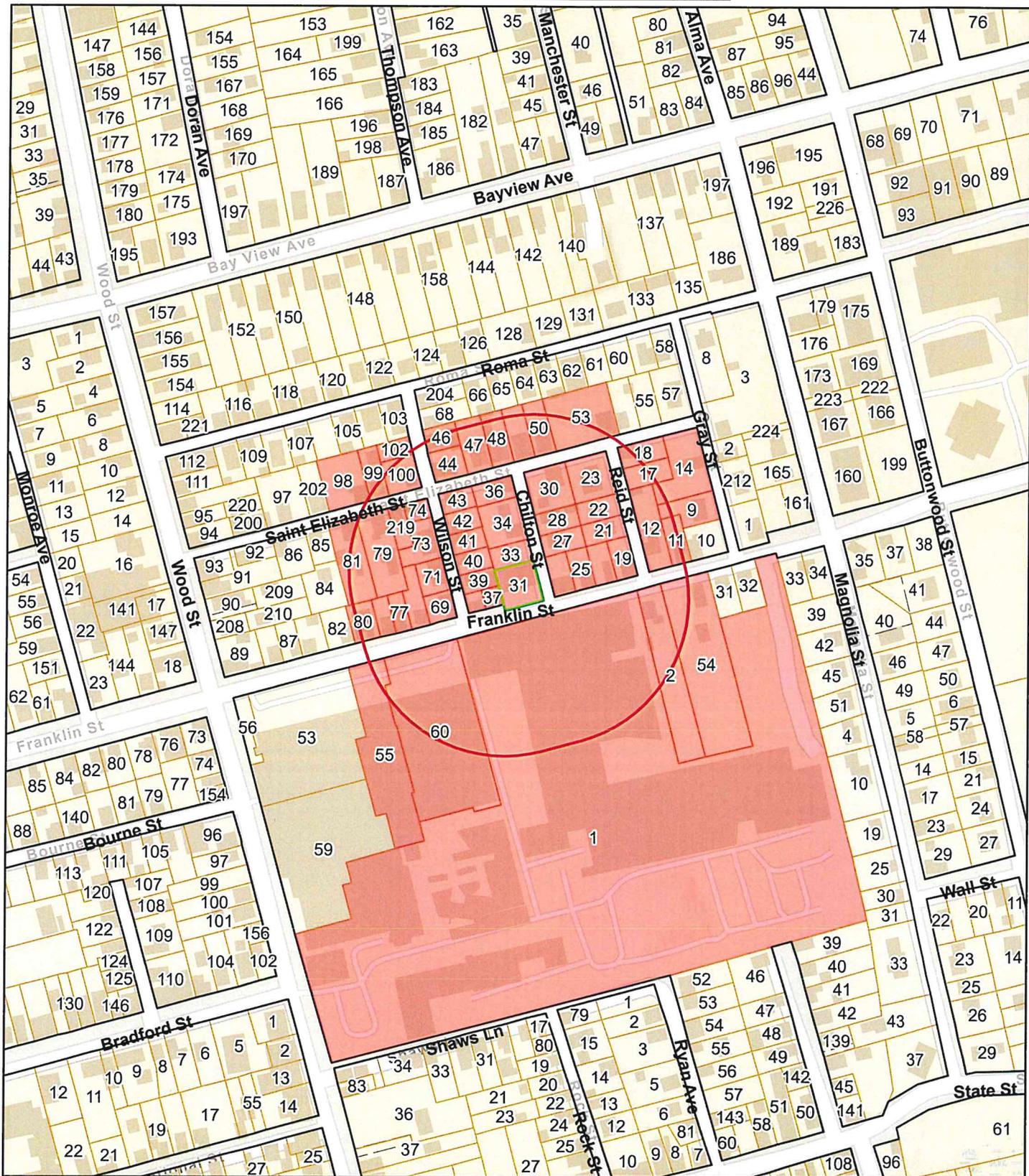
Town of Bristol, RI

1 inch = 282 Feet



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March 12, 2026



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number: 23-31  
CAMA Number: 23-31  
Property Address: 195 FRANKLIN ST

Mailing Address: 195 FRANKLIN ST, LLC  
268 NANAQUAKET RD  
TIVERTON, RI 02878

## Abutters:

Parcel Number: 23-100  
CAMA Number: 23-100  
Property Address: 37 ST ELIZABETH ST

Mailing Address: CAMPOS, JOAO MARIA  
37 ST ELIZABETH ST.  
BRISTOL, RI 02809

Parcel Number: 23-102  
CAMA Number: 23-102  
Property Address: 15 WILSON ST

Mailing Address: AG ENTERPRISES, INC.  
50 RICHMOND ST  
BRISTOL, RI 02809

Parcel Number: 23-11  
CAMA Number: 23-11  
Property Address: 213 FRANKLIN ST

Mailing Address: GARDINER, TIMOTHY A. LORI A.  
27 LISA LANE  
BRISTOL, RI 02809

Parcel Number: 23-12  
CAMA Number: 23-12  
Property Address: 211 FRANKLIN ST

Mailing Address: VIEIRA, JOSE M. & MARIA TE  
211 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 23-14  
CAMA Number: 23-14  
Property Address: 9 GRAY ST

Mailing Address: 9 GRAY ST LLC  
9 GRAY ST  
BRISTOL, RI 02809

Parcel Number: 23-17  
CAMA Number: 23-17  
Property Address: REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

Parcel Number: 23-18  
CAMA Number: 23-18  
Property Address: 10 REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

Parcel Number: 23-19  
CAMA Number: 23-19  
Property Address: 209 FRANKLIN ST

Mailing Address: RIBEIRO MARIA J LE  
209 FRANKLIN ST  
Bristol, RI 02809

Parcel Number: 23-20  
CAMA Number: 23-20  
Property Address: 175 FRANKLIN ST

Mailing Address: PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 23-21  
CAMA Number: 23-21  
Property Address: 5 REID ST

Mailing Address: NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-219 CAMA Number: 23-219 Property Address: 34 ST ELIZABETH ST	Mailing Address: ALMEIDA JOSE F RAPOSA & HELENA S TE 7 JENNY LANE BRISTOL, RI 02809
Parcel Number: 23-22 CAMA Number: 23-22 Property Address: REID ST	Mailing Address: DUARTE, JESSICA L & RAYMOND L 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-23 CAMA Number: 23-23 Property Address: 9 REID ST	Mailing Address: CAROTENUTI, JASON 9 REID ST BRISTOL, RI 02809
Parcel Number: 23-25 CAMA Number: 23-25 Property Address: 205 FRANKLIN ST	Mailing Address: OLIVEIRA, MARY E, TRUSTEE, MARY E OLIVEIRA LIVING 9 FRANCESCA LN BRISTOL, RI 02809
Parcel Number: 23-26 CAMA Number: 23-26 Property Address: 2 CHILTON ST	Mailing Address: MONROE, DAVID R & MARCIA M TRUSTEES 297 CHASES LANE MIDDLETOWN, RI 02842
Parcel Number: 23-27 CAMA Number: 23-27 Property Address: 8 CHILTON ST	Mailing Address: SIMAS, PAULO & FILOMENA C LE SIMAS, SAMANTHA & ALYSSA 8 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-28 CAMA Number: 23-28 Property Address: 10 CHILTON ST	Mailing Address: DUARTE, JESSICA L. RAYMOND L. TC 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-30 CAMA Number: 23-30 Property Address: 58 ST ELIZABETH ST	Mailing Address: VIEIRA, ANTONIO P ERMELINDA ETUX TE 16 DEER RUN RD BRISTOL, RI 02809
Parcel Number: 23-31 CAMA Number: 23-31 Property Address: 195 FRANKLIN ST	Mailing Address: 195 FRANKLIN ST, LLC 268 NANAQUAKET RD TIVERTON, RI 02878
Parcel Number: 23-33 CAMA Number: 23-33 Property Address: 5 CHILTON ST	Mailing Address: ZEITLER, JOHN M. TRUSTEE 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 23-34 CAMA Number: 23-34 Property Address: 9 CHILTON ST	Mailing Address: ALMEIDA, RYAN C 9 VILLAGE LN NARRAGANSETT, RI 02882
Parcel Number: 23-36 CAMA Number: 23-36 Property Address: 6 CHILTON ST	Mailing Address: CHILTON ROMA REALTY 17 JESSICA DR BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-37 CAMA Number: 23-37 Property Address: 170 FRANKLIN ST	Mailing Address: BENEVIDES, CARMINA C. TRUSTEE 2 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-38 CAMA Number: 23-38 Property Address: 169 FRANKLIN ST	Mailing Address: VLACO, DUANE 11 TROUT WAY WEST WAREHAM, MA 02576
Parcel Number: 23-39 CAMA Number: 23-39 Property Address: 2 WILSON ST	Mailing Address: BENEVIDES, CARMINA C. TRUSTEE 2 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-40 CAMA Number: 23-40 Property Address: 4 WILSON ST	Mailing Address: BORTONE, FABIO 4 Wilson Street Bristol, RI 02809
Parcel Number: 23-41 CAMA Number: 23-41 Property Address: 6 WILSON ST	Mailing Address: SAO REALTY COMPANY 63 POND STREET SOUTH ATTLEBORO, MA 02703
Parcel Number: 23-42 CAMA Number: 23-42 Property Address: WILSON ST	Mailing Address: SAO REALTY COMPANY 63 POND ST SOUTH ATTLEBORO, MA 02703
Parcel Number: 23-43 CAMA Number: 23-43 Property Address: 46 ST ELIZABETH ST	Mailing Address: CAMERON, ROBERT D 46 ST ELIZABETH STREET BRISTOL, RI 02809
Parcel Number: 23-44 CAMA Number: 23-44 Property Address: 49 ST ELIZABETH ST	Mailing Address: MURPHY, WILLIAM H JR 8 MOUNTAIN LAUREL PA MILTON, MA 02186
Parcel Number: 23-46 CAMA Number: 23-46 Property Address: 16 WILSON ST	Mailing Address: CORY, JAMIE ROSS 16 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-47 CAMA Number: 23-47 Property Address: 53 ST ELIZABETH ST	Mailing Address: PACHECO, JOHN M & ROSALIE LE PACHECO, NICOLE S etal TC 53 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-48 CAMA Number: 23-48 Property Address: 55 ST ELIZABETH ST	Mailing Address: SALZANO, NICHOLAS 55 ST. ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-49 CAMA Number: 23-49 Property Address: 57 ST ELIZABETH ST	Mailing Address: LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 23-50 CAMA Number: 23-50 Property Address: 59 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-53 CAMA Number: 23-53 Property Address: 65 ST ELIZABETH ST	Mailing Address: THOW, PHILLIP B & SUSAN TE & THOW, DAVID A 1425 GREEN END AVE MIDDLETOWN, RI 02842
Parcel Number: 23-69 CAMA Number: 23-69 Property Address: 165 FRANKLIN ST	Mailing Address: FERRO, KEVIN J. 165 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 23-71 CAMA Number: 23-71 Property Address: 1 WILSON ST	Mailing Address: MACHADO REALTY, LLC 22 CENTER STREET BRISTOL, RI 02809
Parcel Number: 23-73 CAMA Number: 23-73 Property Address: 5 WILSON ST	Mailing Address: GIROLAMO, STEPHEN F. C/O DYNAMIC PROPERTY MANAGEMENT 203 WASHINGTON ST, SUITE 316 SALEM, MA 01970
Parcel Number: 23-74 CAMA Number: 23-74 Property Address: 11 WILSON ST	Mailing Address: BASILE, KEITH A 11 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-75 CAMA Number: 23-75 Property Address: 163 FRANKLIN ST	Mailing Address: MEDEIROS, ANDREW J. 163 FRANKLIN STREET BRISTOL, RI 02809
Parcel Number: 23-77 CAMA Number: 23-77 Property Address: 161 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-007 Property Address: 159 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-008 Property Address: 159 FRANKLIN ST	Mailing Address: FILIPE, JOAO A. MARIA F. 159 FRANKLIN ST UNIT 8C BRISTOL, RI 02809
Parcel Number: 23-79 CAMA Number: 23-79 Property Address: 32 ST ELIZABETH ST	Mailing Address: ROBERTS, MELANIE F. (1/3) ROBERTS, FRANCES & DEAN 32 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-001 Property Address: 155 FRANKLIN ST	Mailing Address: HOLTER, DUNCAN 155 FRANKLIN ST, UNIT 1F BRISTOL, RI 02809



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Bristol, RI  
March 12, 2026

Parcel Number: 23-80 CAMA Number: 23-80-002 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-003 Property Address: 155 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-004 Property Address: 155 FRANKLIN ST	Mailing Address: GARCIA, GILBERT 155 FRANKLIN ST, UNIT 4R BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-005 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-006 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 155 FRANKLIN ST, UNIT 6R BRISTOL, RI 02809
Parcel Number: 23-81 CAMA Number: 23-81 Property Address: 26 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-9 CAMA Number: 23-9 Property Address: 7 GRAY ST	Mailing Address: CABRAL, KEVIN J 7 GRAY ST BRISTOL, RI 02809
Parcel Number: 23-98 CAMA Number: 23-98 Property Address: 29 ST ELIZABETH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 23-99 CAMA Number: 23-99 Property Address: 33 ST ELIZABETH ST	Mailing Address: PESTANA, CANDIDA FREITAS & HUGO TE 33 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-010 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-020 Property Address: 500 WOOD ST	Mailing Address: BRISTOL PROPERTIES ASSOC LLC 1 GRACIE TERRACE APT. 11D NEW YORK, NY 10028
Parcel Number: 29-1 CAMA Number: 29-1-021 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809



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Bristol, RI  
March 12, 2026

Parcel Number: 29-1  
CAMA Number: 29-1-030  
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-1  
CAMA Number: 29-1-045  
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-2  
CAMA Number: 29-2  
Property Address: 208 FRANKLIN ST

Mailing Address: MARTINS, ANTONIO A. TRUSTEE  
ANTONIO A. MARTINS REV LIV TR  
208 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-54  
CAMA Number: 29-54  
Property Address: 214 FRANKLIN ST

Mailing Address: 214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-55  
CAMA Number: 29-55  
Property Address: 160 FRANKLIN ST

Mailing Address: ELDER CARE TWO, INC.  
160 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-60  
CAMA Number: 29-60  
Property Address: 160 FRANKLIN ST

Mailing Address: BRISTOL ASSISTED LIVING, LP C/O  
FRANKLIN COURT ASSIST LIV  
180 FRANKLIN ST  
BRISTOL, RI 02809



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195 FRANKLIN ST, LLC  
268 NANAQUAKET RD  
TIVERTON, RI 02878

BRISTOL ASSISTED LIVING,  
C/O FRANKLIN COURT ASSIST  
180 FRANKLIN ST  
BRISTOL, RI 02809

ELDER CARE TWO, INC.  
160 FRANKLIN ST  
BRISTOL, RI 02809

214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

BRISTOL PROPERTIES ASSOC  
1 GRACIE TERRACE APT. 11D  
NEW YORK, NY 10028

FERRO, KEVIN J.  
165 FRANKLIN ST  
BRISTOL, RI 02809

23-33 BROADCOMMON LLC  
99 TUPELO ST  
BRISTOL, RI 02809

CABRAL, KEVIN J  
7 GRAY ST  
BRISTOL, RI 02809

FILIFE, JOAO A.  
MARIA F.  
159 FRANKLIN ST UNIT 8C  
BRISTOL, RI 02809

9 GRAY ST LLC  
9 GRAY ST  
BRISTOL, RI 02809

CAMERON, ROBERT D  
46 ST ELIZABETH STREET  
BRISTOL, RI 02809

GARCIA, GILBERT  
155 FRANKLIN ST, UNIT 4R  
BRISTOL, RI 02809

AG ENTERPRISES, INC.  
50 RICHMOND ST  
BRISTOL, RI 02809

CAMPOS, JOAO  
MARIA  
37 ST ELIZABETH ST.  
BRISTOL, RI 02809

GARDINER, TIMOTHY A.  
LORI A.  
27 LISA LANE  
BRISTOL, RI 02809

ALMEIDA JOSE F RAPOSA &  
HELENA S TE  
7 JENNY LANE  
BRISTOL, RI 02809

CAROTENUTI, JASON  
9 REID ST  
BRISTOL, RI 02809

GIROLAMO, STEPHEN F.  
C/O DYNAMIC PROPERTY  
MANAGEMENT  
203 WASHINGTON ST, SUITE 316  
SALEM, MA 01970

ALMEIDA, RYAN C  
9 VILLAGE LN  
NARRAGANSETT, RI 02882

CHILTON ROMA REALTY  
17 JESSICA DR  
BRISTOL, RI 02809

HOLTER, DUNCAN  
155 FRANKLIN ST, UNIT 1F  
BRISTOL, RI 02809

BASILE, KEITH A  
11 WILSON ST  
BRISTOL, RI 02809

CORY, JAMIE ROSS  
16 WILSON ST  
BRISTOL, RI 02809

LABAO, MARY JANE LIFE EST  
LABAO, CINDY LEE  
10 REID ST  
BRISTOL, RI 02809

BENEVIDES, CARMINA C. TRU  
2 WILSON ST  
BRISTOL, RI 02809

DUARTE, JESSICA L & RAYMO  
10 CHILTON ST  
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE  
150 FRANKLIN ST  
BRISTOL, RI 02809

BORTONE, FABIO  
4 Wilson Street  
Bristol, RI 02809

DUARTE, JESSICA L.  
RAYMOND L. TC  
10 CHILTON ST  
BRISTOL, RI 02809

MACHADO REALTY, LLC  
22 CENTER STREET  
BRISTOL, RI 02809

MARTINS, ANTONIO A. TRUST  
ANTONIO A. MARTINS REV LI  
208 FRANKLIN ST  
BRISTOL, RI 02809

PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG  
APRILE, LUKE R. TC  
1808 MAIN RD  
TIVERTON, RI 02878

MEDEIROS, ANDREW J.  
163 FRANKLIN STREET  
BRISTOL, RI 02809

RIBEIRO MARIA J LE  
209 FRANKLIN ST  
Bristol, RI 02809

THOW, PHILLIP B & SUSAN T  
THOW, DAVID A  
1425 GREEN END AVE  
MIDDLETOWN, RI 02842

MONIZ, NELSON J.  
2 BORGES ST  
BRISTOL, RI 02809

ROBERTS, MELANIE F. (1/3)  
32 ST ELIZABETH ST  
BRISTOL, RI 02809

UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

MONROE, DAVID R &  
MARCIA M TRUSTEES  
297 CHASES LANE  
MIDDLETOWN, RI 02842

RODRIGUES, JOYCE C.  
209 HOPE ST  
BRISTOL, RI 02809

VIEIRA, ANTONIO P  
ERMELINDA ETUX TE  
16 DEER RUN RD  
BRISTOL, RI 02809

MURPHY, WILLIAM H JR  
8 MOUNTAIN LAUREL PA  
MILTON, MA 02186

SALZANO, NICHOLAS  
55 ST. ELIZABETH ST  
BRISTOL, RI 02809

VIEIRA, JOSE M. & MARIA T  
211 FRANKLIN ST  
BRISTOL, RI 02809

NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND ST  
SOUTH ATTLEBORO, MA 02703

VLACO, DUANE  
11 TROUT WAY  
WEST WAREHAM, MA 02576

NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND STREET  
SOUTH ATTLEBORO, MA 02703

ZEITLER, JOHN M. TRUSTEE  
38 KING PHILLIP AVE  
BRISTOL, RI 02809

OLIVEIRA, MARY E, TRUSTEE  
9 FRANCESCA LN  
BRISTOL, RI 02809

SHIYU BRISTOL, LLC  
111 HORIZON DR  
TIVERTON, RI 02878

PACHECO, JOHN M & ROSALIE  
PACHECO, NICOLE S etal TC  
53 ST ELIZABETH ST  
BRISTOL, RI 02809

SIMAS, PAULO & FILOMENA C  
SIMAS, SAMANTHA & ALYSSA  
8 CHILTON ST  
BRISTOL, RI 02809

PESTANA, CANDIDA FREITAS  
33 ST ELIZABETH ST  
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG  
APRILE, LUKE R. TC  
155 FRANKLIN ST, UNIT 6R  
BRISTOL, RI 02809