



# 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-26-7

## 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:** Town of Bristol

**Owner of Record:** Town of Bristol

**Location:** 235 HIGH ST , BRISTOL, RI, 02809

Plat: 14 Lot: 27

**Zoning District:** R-6

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

**construct a ten foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential 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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-7

235 High St 14 27

February 3, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	235 High St	14	27

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Addition of a fence above the height limit (10') to address HVAC acoustic concerns by the neighbors
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	575 feet
Width in Feet	0 feet
Length in Feet	57 feet
Height Above Grade	10 feet
Number of Stories	0

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	4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Sec. 28-146 (b) (3) The maximum height of a fence located in all other areas is six feet, except as approved by the planning board as part of a subdivision or development plan approval.

Describe the extent of the proposed alterations and the reasons for the requesting relief
The Reynolds School Building recently installed HVAC units on the southwest corner. Installing the units on the roof (originally planned) was not feasible due to unsuitable structure found during construction. A fence was planned to go around

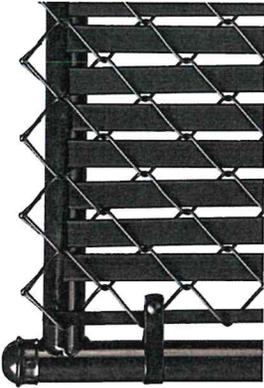
these units, but given recent neighbor noise complaints, a higher fence and the addition of an acoustic barrier is being proposed.

**Existing Lot Specifications**

Current Use of Premises	Other
	If other, explain: Public Institutional
Number of Units	
Lot Area	0.4337
Lot Frontage	206.5
Lot Depth	102

**Existing Buildings & Structures**

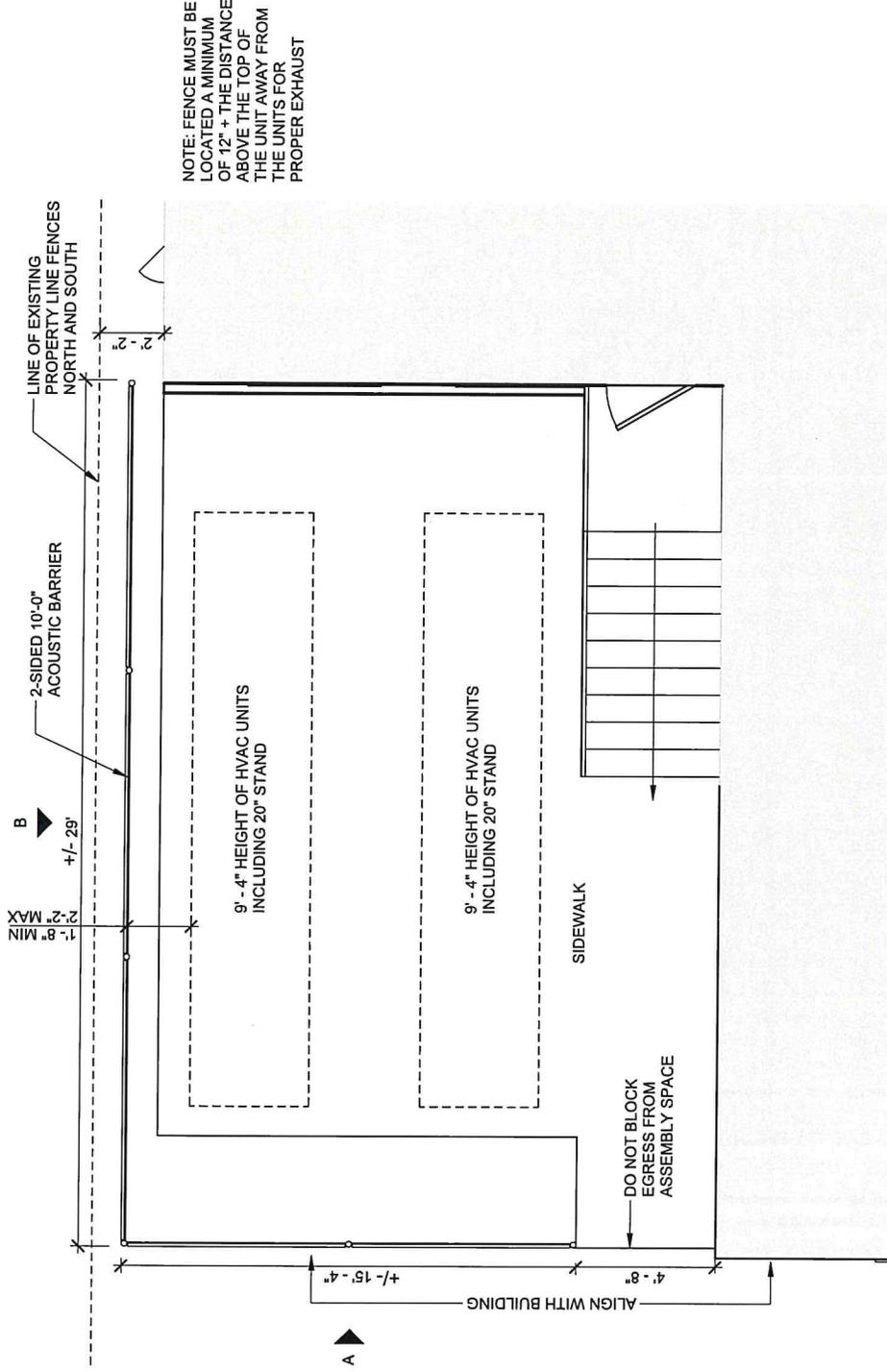
Structure: Other	Square Footage: 10,430	Building/Structure Detail if Other: Public Institutional Offices
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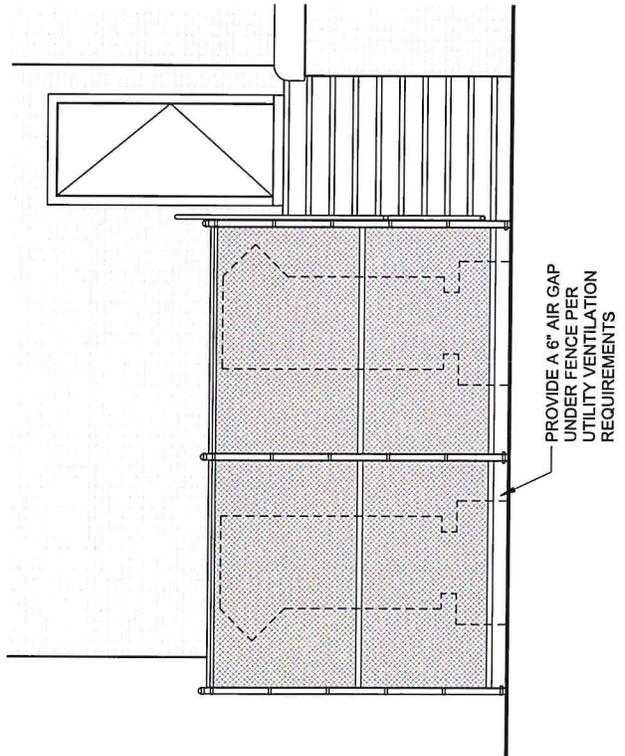


**BLACK CHAINLINK FENCE WITH  
OPTIONAL BLACK PRIVACY SLATS  
(EXTERIOR)**

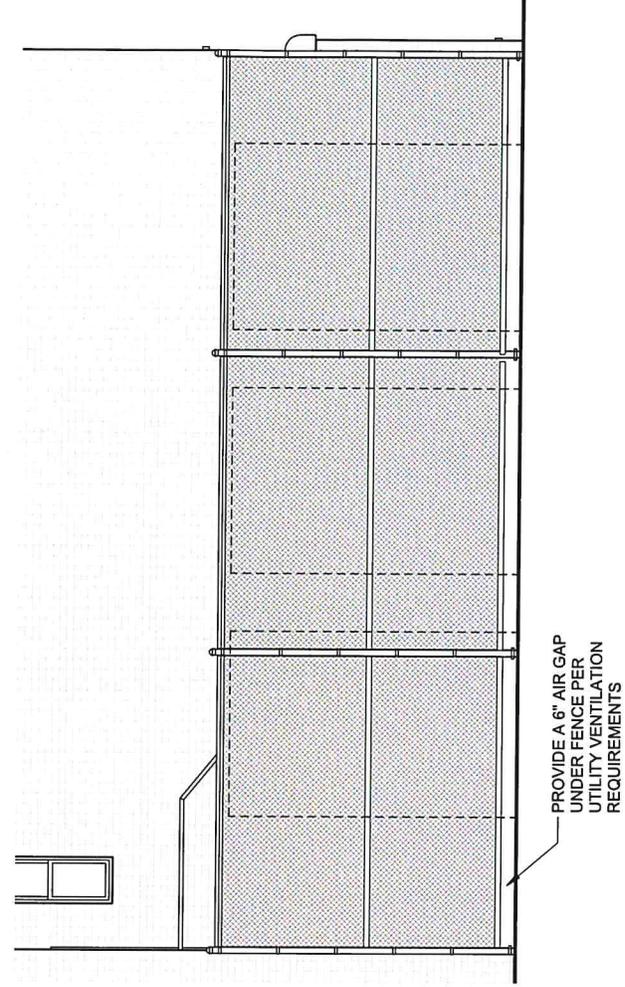


**ACOUSTICBLOK SOUND DAMPENING  
PANELS (INTERIOR)**





A - SOUTH ELEVATION



B - WEST ELEVATION



317 Iron Horse Way  
 Suite 202  
 Providence, RI 02908  
 401.861.1600  
 brewsterthornton.com

# REYNOLDS SCHOOL BUILDING

235 HIGH STREET,  
 BRISTOL, RI 02809

# UTILITY FENCE

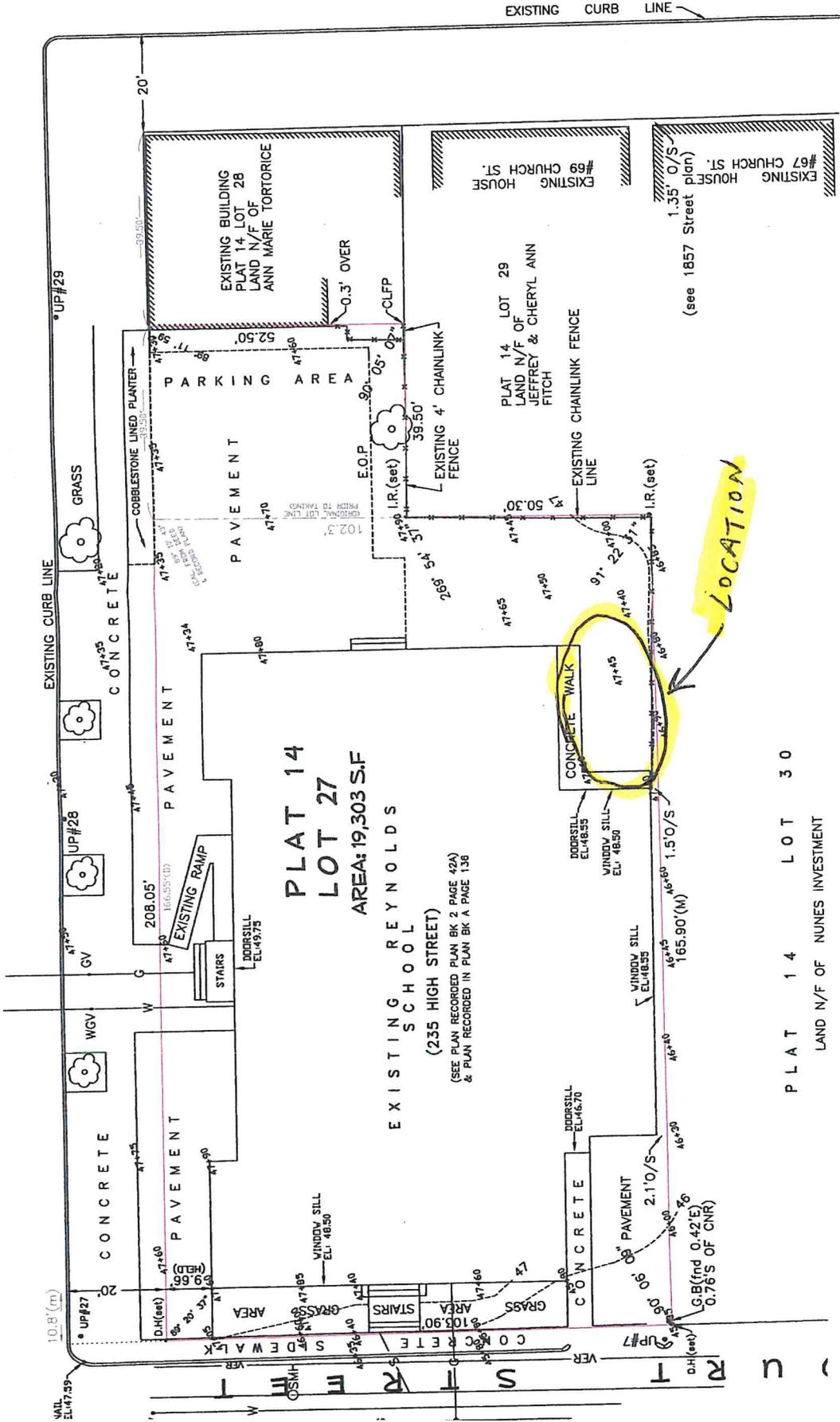
1/4" = 1'-0"  
 03/10/26

C H U R C H S T

S T R E E T

(82.50')

H I G H



PLAT 14  
 LOT 27  
 AREA: 19,303 S.F.

EXISTING REYNOLDS  
 (235 HIGH STREET)  
 (SEE PLAN RECORDED IN PLAN BK 2 PAGE 42A)  
 & PLAN RECORDED IN PLAN BK A PAGE 136

LOCATION

PLAT 14 LOT 30

LAND N/F OF NUNES INVESTMENT

EXISTING CURB LINE

EXISTING HOUSE #67 CHURCH ST. (see 1857 Street plan)

EXISTING HOUSE #69 CHURCH ST.

PLAT 14 LOT 29 LAND N/F OF JEFFREY & CHERYL ANN FITCH

EXISTING BUILDING PLAT 14 LOT 28 LAND N/F OF ANN MARIE TORTORICE

PARKING AREA

PAVEMENT

GRASS

CONCRETE

EXISTING RAMP

STAIRS

PAVEMENT

CONCRETE

CONCRETE

EXISTING CHAINLINK FENCE

EXISTING 4' CHAINLINK FENCE

CONCRETE WALK

DOORSILL

WINDOW SILL

WINDOW SILL

CONCRETE

PAVEMENT

CONCRETE

UP#27

UP#28

UP#29

UP#7

WALL EL47.59

GV

WGV

D.H.(set)

WINDOV SILL EL. 48.50

WINDOV SILL EL. 48.50

WINDOV SILL EL. 48.50

DOORSILL EL.48.55

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# Sales Contract

core drill

**EAST BAY**  
(401) 247 - 0707

**FENCE DEPOT**  
249 Child Street  
Warren, Rhode Island 02885  
www.fencedepotri.com  
fencedepot@verizon.net

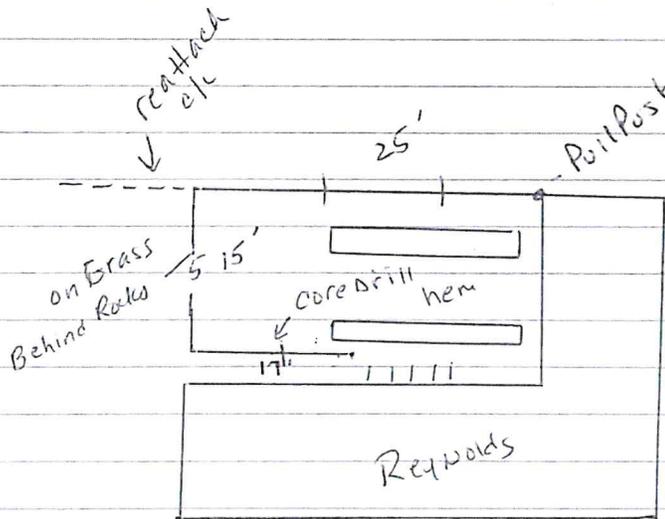
**FAX**  
(401) 247-0000

PROPOSAL SUBMITTED TO <b>Roman Wozney</b>		PHONE <b>641-2767</b>	DATE <b>9/26/25</b>
STREET <b>235 High St</b>		JOB NAME <b>rwozny@bristolri.gov</b>	
CITY, STATE and ZIP CODE <b>Bristol RI</b>		JOB LOCATION <b>Reynolds School</b>	
TAKE DOWN OLD FENCE	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FAX #
REMOVE OLD FENCE	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FACE IN
			FACE OUT
			JOB PHONE

Furnish + install approx ~~57'~~ <sup>57'</sup> of 8' high Black chain link by wire using 40wt 2 1/2" posts - 1 5/8 40wt top & mid rail - 1- 8x5 walk gate 8' high Black wing slats. + twist ties.

Prevailing Rates  
NO TAX

\$ 6310<sup>00</sup>



deposit  
\$  
bal due \$

We propose to furnish material and labor - complete in accordance with above specifications, for the sum of:

dollars (\$ 6310<sup>-</sup> ).

Payment to be made as follows:

Deposit Required - \$ 3310<sup>00</sup> Balance Due Upon Completion - \$ 3000<sup>-</sup>

The Customer is responsible to provide and file for fees, licenses, building permits and/or code or zoning approvals as well as DigSafe Number prior to the start of the job. I have read and fully understand the terms and conditions as stated on the back of this contract. The parties in this contract agree to personal jurisdiction in Providence, Rhode Island. Fax is as original

Authorized Signature(s) Paula Stephenson

Note: This proposal may be withdrawn by us if not accepted within -10- days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: X

Signature X

Owner 1	REYNOLDS SCHOOL	
Owner 2	C/O BRISTOL SCHOOL DEPT	0.00
Owner 3		0.00
Address 151 STATE ST, BRISTOL, RI 02809-0000		

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TOWN OF BRISTOL	01/01/1916	0	75-513		
TOWN OF BRISTOL	01/01/1916	0	74-265		
TOWN OF BRISTOL	01/01/1916	0	74-159		
TOWN OF BRISTOL	01/01/1916	0	74-158		
TOWN OF BRISTOL	01/01/1916	0	74-155		

**Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
79	2,515,900	11,800	0.43	642,900	0	3,170,600
TOTAL	2,515,900	11,800	0.43	642,900	0	3,170,600

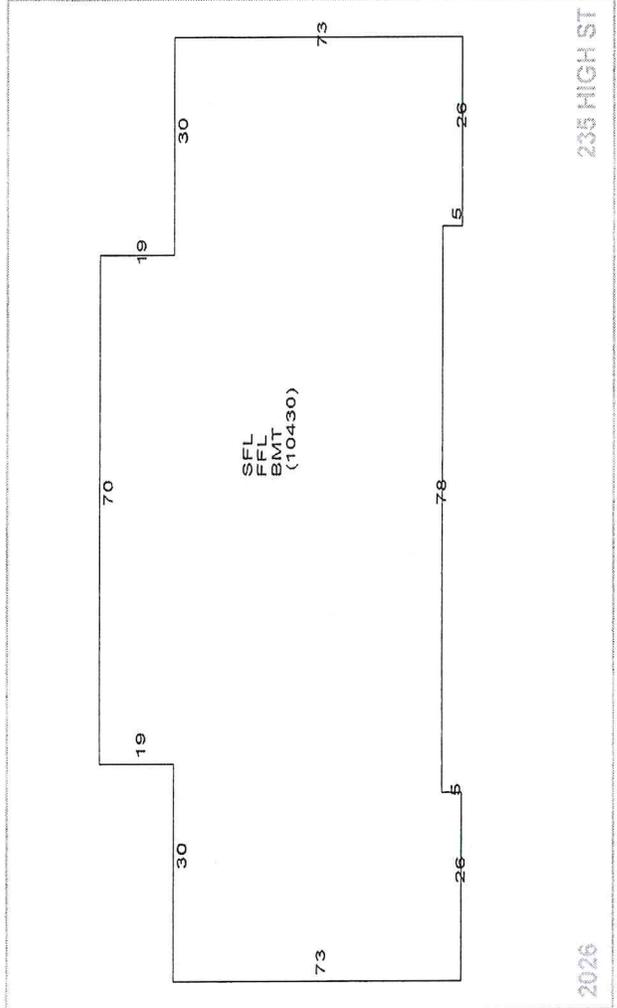
Source > Mkt Adj Cost VAL per SQ Unit/Card > 101.33 VAL per SQ Unit/Parcel > 101.33

**Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	79	2,516,000	11,800	0	642,900	0	3,170,700	3,170,700
2024	79	2,581,300	11,800	0	494,900	0	3,088,000	3,088,000
2023	79	2,516,000	11,800	0	494,900	0	3,022,700	3,022,700
2022	79	2,417,900	11,800	0	494,900	0	2,924,600	2,924,600
2021	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100
2020	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100

**Assessment**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	79	2,516,000	11,800	0	642,900	0	3,170,700	3,170,700
2024	79	2,581,300	11,800	0	494,900	0	3,088,000	3,088,000
2023	79	2,516,000	11,800	0	494,900	0	3,022,700	3,022,700
2022	79	2,417,900	11,800	0	494,900	0	2,924,600	2,924,600
2021	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100
2020	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	79 School	0.22957	AC P	1.00	800,000	2,404,060	C13	200			551,900		1.00	1.00	0
2	79 School	0.20408	AC R	0.25	800,000	445,904	C13	100			91,000		1.00	1.00	0
3															
4															

Plat/Lot 014-0027-000

Account: 824

LUC79 Zone R-6

Assessment \$3,170,60

Building Information

Table with columns: BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View, 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, Quality

Grade

Table with columns: Grade, Q4+, Q4+, Year Built, EFF Year, Alt LUC, Alt %

Depreciation

Table with columns: Code, Description, % GD, GD - Good, Functional, Economic, Special, OV, Bas \$/SQ, Size Adj, Const Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total

Remodeling History

Table with columns: Additions, Interior, Exterior, Kitchen, Baths(s), Plumbing, Electric, Heating, General

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, 2nd FLOOR, BASEMENT, Total

Notes

GYM 44 X 48 2S HEIGHT Install new exit & emegency lights install 3 phrase panel on 2nd flr install 5 outlets for AC wire 60 amp line

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic

Visit History

Table with columns: Date, Result, By, 1/10/2025, REVIEW, MP, 10/20/2021, REVIEW, 10/5/2018, REVIEW, MEASURED, 8/7/2018, MEASURED, 1/8/2008, MEASURED, 1/8/2008, LISTED

Building Permits

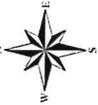
Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level



# 235 High Street - 200' Radius

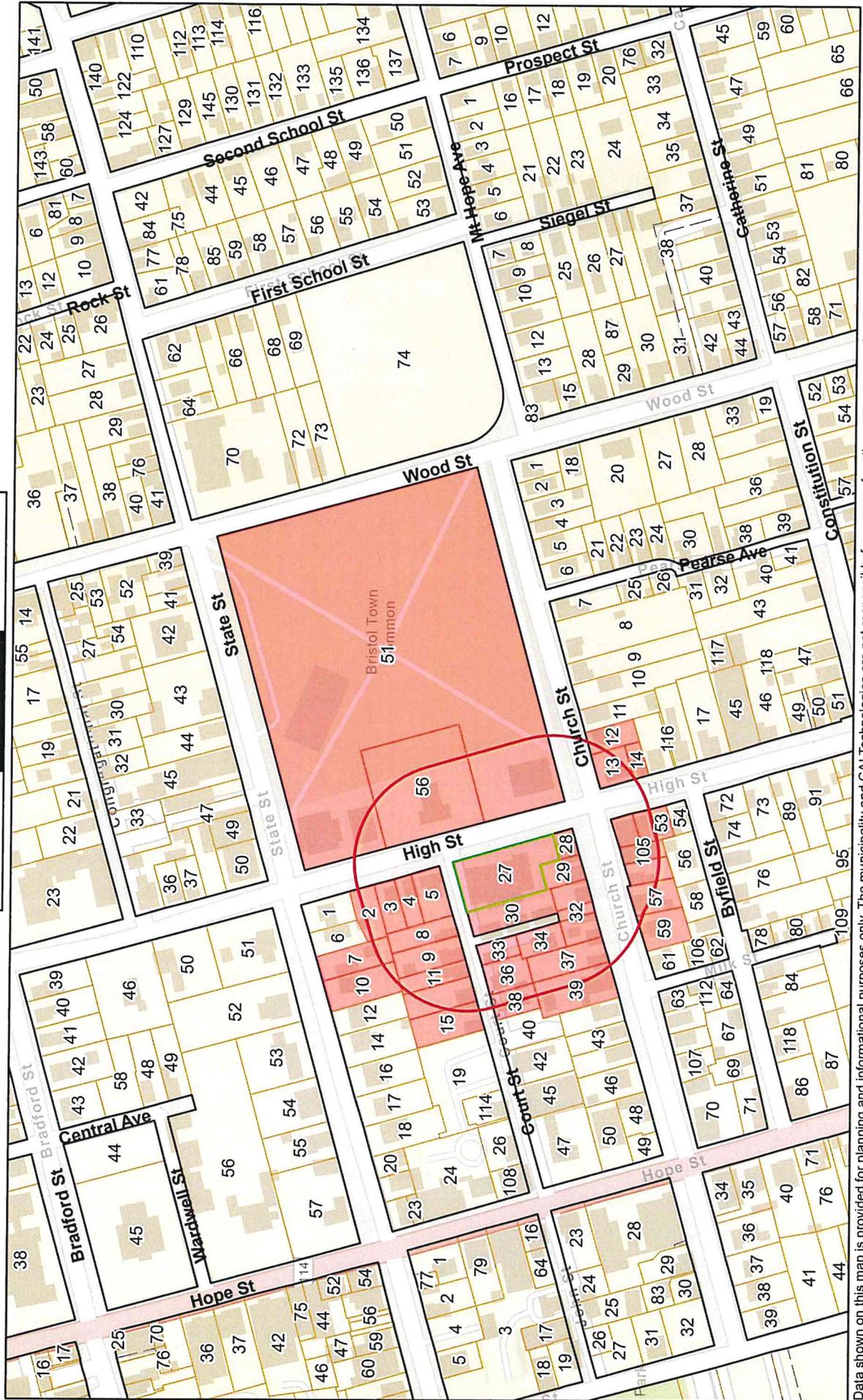
Town of Bristol, RI

1 inch = 282 Feet

March 12, 2026



www.cai-tech.com



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# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number: 14-27  
CAMA Number: 14-27  
Property Address: 235 HIGH ST

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

## Abutters:

Parcel Number: 14-10  
CAMA Number: 14-10  
Property Address: 106 STATE ST

Mailing Address: MORRELL, MICHAEL F CAROLE M TE  
106 STATE ST  
BRISTOL, RI 02809

Parcel Number: 14-105  
CAMA Number: 14-105  
Property Address: CHURCH ST

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

Parcel Number: 14-11  
CAMA Number: 14-11  
Property Address: 61 COURT ST

Mailing Address: WORDELL, SEBASTIAN J  
51 UNION STREET  
BRISTOL, RI 02809

Parcel Number: 14-13  
CAMA Number: 14-13  
Property Address: 59 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC  
5 PHEASANT DR  
E GREENWICH, RI 02818

Parcel Number: 14-15  
CAMA Number: 14-15  
Property Address: 55 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC  
5 PHEASANT DR  
E GREENWICH, RI 02818

Parcel Number: 14-2  
CAMA Number: 14-2  
Property Address: HIGH ST

Mailing Address: PARELLA, MARY A. TRUSTEE  
249 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 14-27  
CAMA Number: 14-27  
Property Address: 235 HIGH ST

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

Parcel Number: 14-28  
CAMA Number: 14-28  
Property Address: 73 CHURCH ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE  
TORTORICE LIV TRST 11  
43 BYFIELD ST  
BRISTOL, RI 02809

Parcel Number: 14-29  
CAMA Number: 14-29  
Property Address: 69 CHURCH ST

Mailing Address: FITCH, JEFFERY & CHERYLANNE TE  
645 STEPHEN RD  
BURBANK, CA 91504

Parcel Number: 14-3  
CAMA Number: 14-3  
Property Address: 249 HIGH ST

Mailing Address: PARELLA, MARY A. TRUSTEE  
249 HIGH ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 14-30 CAMA Number: 14-30 Property Address: 2 SCHOOL CT	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-31 CAMA Number: 14-31 Property Address: 67 CHURCH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-32 CAMA Number: 14-32 Property Address: 63 CHURCH ST	Mailing Address: FLYNN, JAMES M & ELIZABETH C TRUSTEES 63 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-33 CAMA Number: 14-33 Property Address: 62 COURT ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-34 CAMA Number: 14-34 Property Address: 7 SCHOOL CT	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-35 CAMA Number: 14-35 Property Address: 61 CHURCH ST	Mailing Address: SALLEY, NEIL B. JR. ENGRACIA 61 CHURCH ST. BRISTOL, RI 02809
Parcel Number: 14-36 CAMA Number: 14-36 Property Address: 60 COURT ST	Mailing Address: MCKENNA, ROBERT W & DONNA M TRUSTEES 62 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 14-37 CAMA Number: 14-37 Property Address: 57 CHURCH ST	Mailing Address: VASCONCELOS, ALAN 57 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-38 CAMA Number: 14-38 Property Address: 56 COURT ST	Mailing Address: ZNAMIROWSKI, PAUL A. JR. 56 COURT ST BRISTOL, RI 02809
Parcel Number: 14-39 CAMA Number: 14-39 Property Address: 51 CHURCH ST	Mailing Address: DAVIDSON, JOSHUA B. & DAVIDSON, KATHERINE N. TRUST 51 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-4 CAMA Number: 14-4 Property Address: 245 HIGH ST	Mailing Address: BURNHAM, H. BENNETT III 33 CENTRAL ST BRISTOL, RI 02809
Parcel Number: 14-5 CAMA Number: 14-5 Property Address: 241 HIGH ST	Mailing Address: BURTON STREET PROPERTIES, LLC 490 RIVERSIDE DR TIVERTON, RI 02878



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# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 14-51 CAMA Number: 14-51 Property Address: 72 CHURCH ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-52 CAMA Number: 14-52 Property Address: 213 HIGH ST	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-53 CAMA Number: 14-53 Property Address: 205 HIGH ST	Mailing Address: CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA 205 HIGH STREET BRISTOL, RI 02809
Parcel Number: 14-55 CAMA Number: 14-55 Property Address: 74 CHURCH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-57 CAMA Number: 14-57 Property Address: 64 CHURCH ST	Mailing Address: DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-7 CAMA Number: 14-7 Property Address: 108 STATE ST	Mailing Address: PIRRI, ROBERT E. 108 STATE ST BRISTOL, RI 02809
Parcel Number: 14-8 CAMA Number: 14-8 Property Address: 69 COURT ST	Mailing Address: SCHOREN ENTERPRISES, LLC Kimberly Walsh-Sorensen 20952 Monarch Lane Huntington Beach, CA 92646-5554
Parcel Number: 14-9 CAMA Number: 14-9 Property Address: 65 COURT ST	Mailing Address: 65 COURT STREET, LLC 5 PROSPECT ST BRISTOL, RI 02809
Parcel Number: 18-51 CAMA Number: 18-51 Property Address: 220 HIGH ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 18-56 CAMA Number: 18-56 Property Address: 240 HIGH ST	Mailing Address: BRISTOL STATE HOUSE FOUNDATION PO BOX 383 BRISTOL, RI 02809
Parcel Number: 19-12 CAMA Number: 19-12 Property Address: 88 CHURCH ST	Mailing Address: CAVALCONTE, CHARLES C. CHERYL D. 88 CHURCH STREET BRISTOL, RI 02809



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3/12/2026

Page 3 of 4



# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 19-13  
CAMA Number: 19-13  
Property Address: 82 CHURCH ST

Mailing Address: HASLEHURST, ERICH E & SWEENEY  
TIMOTHY E TE  
82 CHURCH ST  
BRISTOL, RI 02809

Parcel Number: 19-14  
CAMA Number: 19-14  
Property Address: 210 HIGH ST

Mailing Address: PARE, DAVID G.  
210 HIGH ST  
BRISTOL, RI 02809



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65 COURT STREET, LLC  
5 PROSPECT ST  
BRISTOL, RI 02809

HASLEHURST, ERICH E & SWE  
82 CHURCH ST  
BRISTOL, RI 02809

TORTORICE, ANN MARIE, TRU  
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10 COURT ST  
BRISTOL, RI 02809

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CAROLE M TE  
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TIVERTON, RI 02878

NASSIMS PROPERTIES, LLC  
5 PHEASANT DR  
E GREENWICH, RI 02818

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CHERYL D.  
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NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
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51 UNION STREET  
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CONGREGATIONAL CHEVRA  
205 HIGH STREET  
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ELIZABETH C TRUSTEES  
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BRISTOL, RI 02809

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