



# 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-26-4

## 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:** Kendall Reiss  
**Owner of Record:** 469 Wood Street, LLC  
**Location:** 469 WOOD ST , BRISTOL, RI, 02809  
Plat: 017 Lot: 0156  
**Zoning District:** LB

Applicant is requesting **Dimensional Variances** to:

**construct a 25ft. 2in. x 29ft. 2in. one and one-half story residential dwelling unit addition above an existing single-story commercial building with less than the required front yard, rear yard, and right side yard; and 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-26-4

469 Wood Street 017 0156

January 21, 2026

<b>Applicant</b>	
Name of Applicant	Kendall Reiss
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

<b>Location for Application</b>			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	469 Wood Street	017	0156

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	923.5 feet
Width in Feet	28.6 feet
Length in Feet	34.5 feet
Height Above Grade	32 feet
Number of Stories	2

<b>Setbacks</b>	
Front Yard in Feet	2.5 feet
Rear Yard in Feet	9 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	1.25 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
Relief requested for front, rear, and right side yard setbacks per Dimensional Table in Section 28-112 of zoning ordinance. Note reduced setbacks for nonconforming lot. Relief is also requested for off street parking per Section 28-252 of the zoning ordinance.

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
See attached narrative.

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

Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	1,512
Lot Frontage	43
Lot Depth	35.69

Existing Buildings & Structures		
Structure: Other	Square Footage: 800	Building/Structure Detail if Other: One story commercial building

# Kendall Reiss

GALLERY & STUDIO

Town of Bristol  
Zoning Board of Review  
10 Court Street,  
Bristol, RI 02809

March 13, 2026

To the Esteemed Members of the Town of Bristol Zoning Board of Review,

First, thank you for your service to our town in your role with the Zoning Board of Review, and secondly, thank you in advance for your time and attention in reviewing the following proposal for zoning relief.

I come before you, as a Bristol business owner and life-long Bristol resident, with a proposal for zoning relief at 469 Wood Street. I am a Professor of the Practice at the School of the Museum of Fine Arts at Tufts University in Boston, MA (SMFA) where I teach a variety of studio-based courses in the Metals Area, and a course on Art Entrepreneurship through the Derby Entrepreneurship Center at Tufts.

The property at 469 Wood Street, totaling 1522 square feet and zoned as Limited Business, was developed by William Maisano; the building, 800 square feet, was built in 1950. I purchased the property at 469 & 467 Wood Street in 2017 to serve as an art gallery and studio space for my multi-media practice. For the past nine years, this modest 800 square foot commercial space has hosted numerous exhibitions of artists, namely contemporary jewelers, from across the U.S. and abroad. The gallery has welcomed collaborative exhibitions and class visits with area colleges and universities, held fundraisers for local organizations, run small courses and offered free demonstrations, hosted community events and conversations, participated in and helped organize Art Night events, been the recipient of several grants (Rhode Island Commerce Corporation *Minority Business Accelerator Grant* and Rhode Island State Council on the Arts *Artist Open Studio Tour Grant*), and been officially designated as a Woman Business Enterprise by the State of Rhode Island. It is a pleasure to be part of a growing artistic and entrepreneurial energy in Bristol, specifically on Wood Street, that I believe is of benefit to all Bristol's residents.

In line with Bristol's comprehensive plan and a State identified need for housing, I am proposing to the Zoning Board of Review the addition of a second-floor residential living space at 469 Wood Street. To access the second floor, I am proposing the construction of an outdoor staircase located in the current driveway, along the south side of the building. The stairway does not alter the current number of available parking spaces in the driveway (2). The site plan included in my proposal shows the footprint of the proposed staircase, as well as the proposed addition, which is within the buildings existing 800 square footprint. I am applying for relief on two zoning ordinances: building setbacks and parking. With this 2<sup>nd</sup> floor addition, my aim is to add to the vitality of the area, to construct a space that will maintain the mid-century character of 469 Wood Street and add to the surrounding neighborhood in terms of its existing residential, industrial, and commercial architecture and atmosphere.



# Kendall Reiss

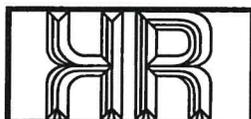
GALLERY & STUDIO

Setback relief request: I am requesting zoning relief for setbacks on the front (2.7'), rear (8.7'), and right (north) sides of the building (1.5'). The basis for hardship being the size of the lot and the location of the existing building. The property is grandfathered in to have one dwelling unit, yet it predates current square footage requirements. As such, I am requesting zoning relief to construct a second-floor addition that maintains the current footprint of the building. In consideration of the setbacks and the position of the building with regards to it's proximity to Wood Street, the design incorporates a set-back within the design of the 2<sup>nd</sup> floor. This space on the front of the building creates a setback in the design that allows the commercial space on the 1<sup>st</sup> floor to maintain its identity, while building a green buffer space between Wood Street and the 2<sup>nd</sup> floor. Additionally, in consideration of adjacent buildings, the tallest section of the design is set back to align with the neighboring building to the north.

Parking relief request: Additionally, I am requesting zoning relief for three parking spaces. Current zoning requires the business to provide one parking space per 300 square feet, so three space for an 800 square foot building. I currently have two off-street parking spaces in the driveway located to the south of the building (see GIS map image of two cars parked at 469 Wood Street). With the addition of a second floor there would be a requirement for two additional parking spaces per dwelling unit. Regarding the request for relief, I conduct mostly one-on-one work with clients in the gallery, so I generally only need one parking space for gallery patrons at any given time based on general traffic. We also get local traffic with visitors taking public transport, biking, or walking from locations close by. This leaves space for my car in the driveway, plus one client. For the nine years I've been in this location, ample on-street parking along Wood Street and in the surrounding area has been more than sufficient when needed for occasional events.

Thank you for your consideration. I look forward to speaking with you further and answering any questions you might have.

Sincerely,  
Kendall Reiss





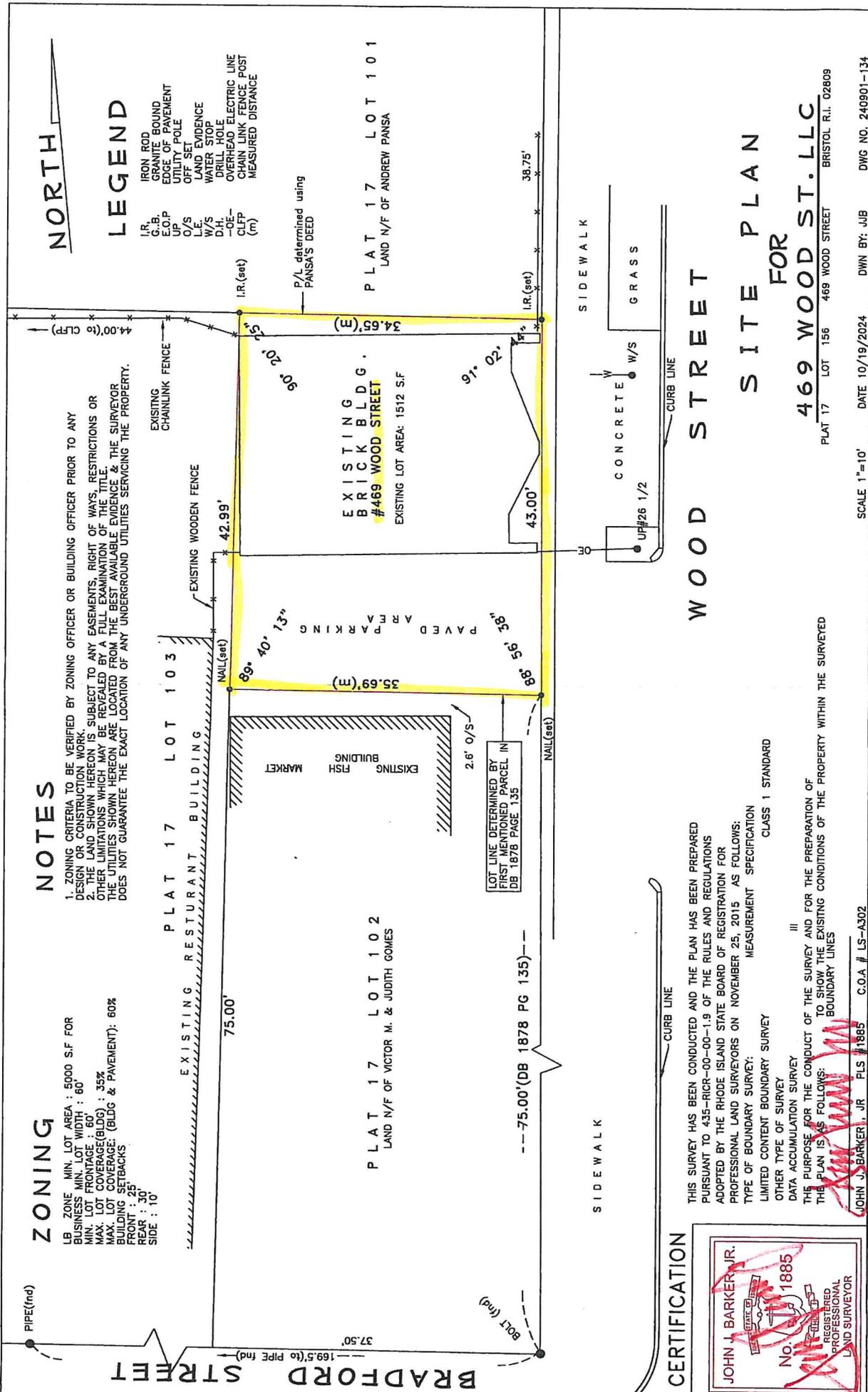
### ZONING

LB ZONE MIN. LOT AREA : 5000 S.F FOR  
 BUSINESS MIN. LOT WIDTH : 60'  
 MIN. LOT FRONTAGE : 60'  
 MAX. LOT COVERAGE(BLDG.) : 35%  
 BUILDING SETBACKS (BLDG & PAVEMENT): 60%  
 FRONT : 25'  
 REAR : 30'  
 SIDE : 10'

### NOTES

1. ZONING CRITERIA TO BE VERIFIED BY ZONING OFFICER OR BUILDING OFFICER PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.  
 2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE & THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.

BRADFORD STREET



### LEGEND

- I.R. IRON ROD
- G.B. GRANITE BOUND
- E.O.P. EDGE OF PAVEMENT
- U.P. UTILITY POLE
- O/S OFF SET
- L.E. LAND EVIDENCE
- W/S WATER STOP
- D.H. DRILL HOLE
- OE- OVERHEAD ELECTRIC LINE
- CLFP CHAIN LINK FENCE POST
- (m) MEASURED DISTANCE

PLAT 17 LOT 101  
 LAND N/F OF ANDREW PANSA

PLAT 17 LOT 102  
 LAND N/F OF VICTOR M. & JUDITH GOMES

EXISTING LOT AREA: 1512 S.F.  
 EXISTING BRICK BLDG.  
 #469 WOOD STREET

### CERTIFICATION

JOHN J. BARKER, JR.  
 No. 1885  
 PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD  
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY  
 III  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES

## WOOD STREET SITE PLAN FOR 469 WOOD STREET

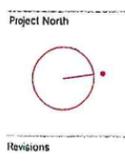
PLAT 17 LOT 156 469 WOOD STREET  
 BRISTOL R.I. 02809

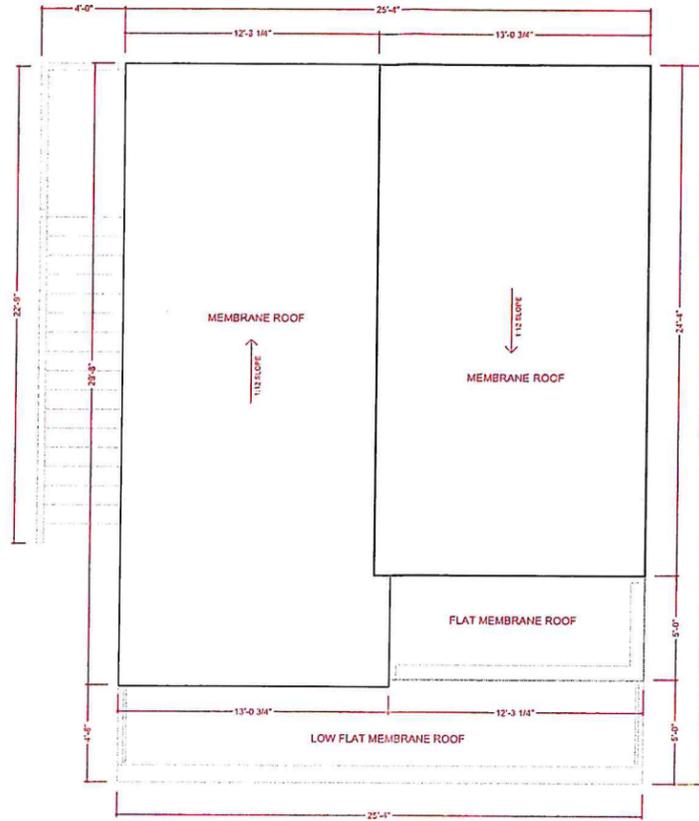
SCALE 1"=10' DATE 10/19/2024 DWN BY: JJB DWG NO. 240901-134

469 WOOD STREET

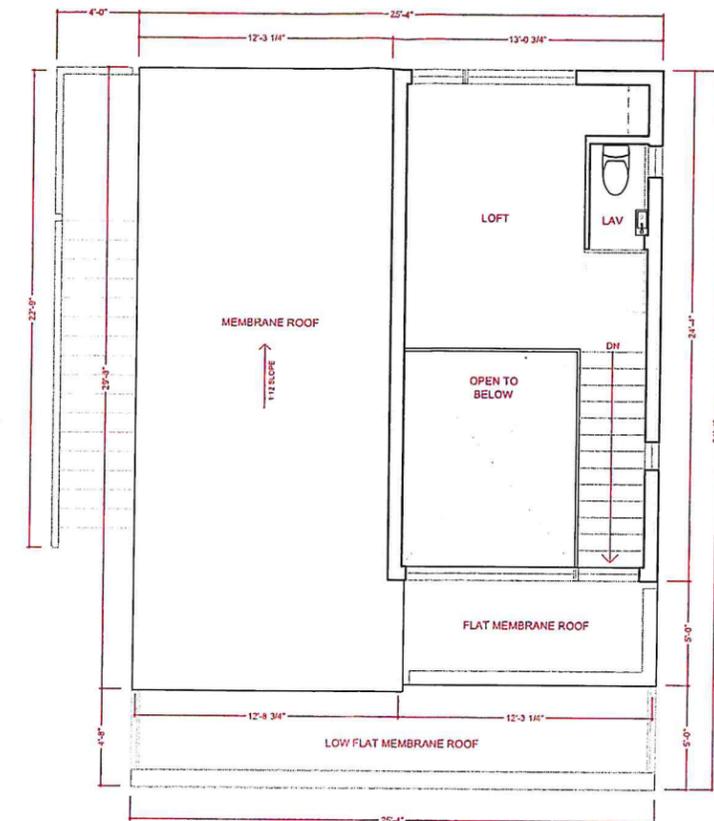


SITE PLAN BASED ON 10/19/24  
EXISTING CONDITIONS  
SURVEY BY JOHN BARKER, PLS

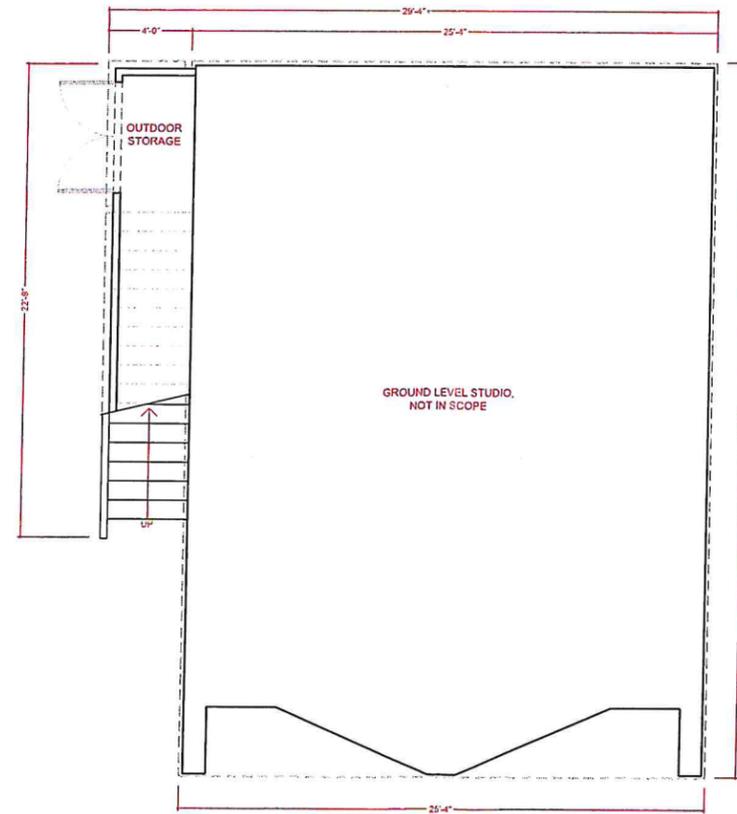




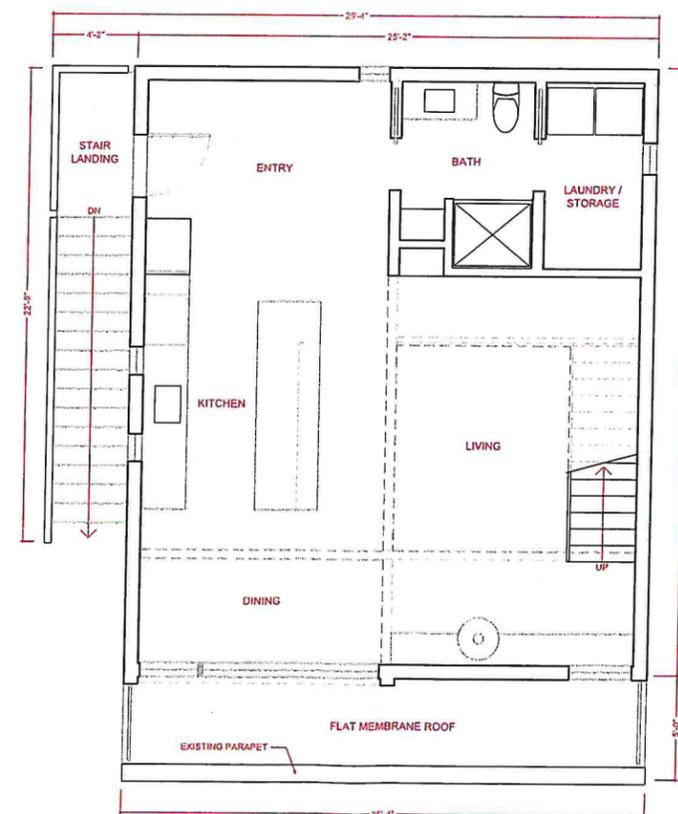
ROOF PLAN



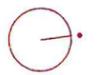
LOFT PLAN

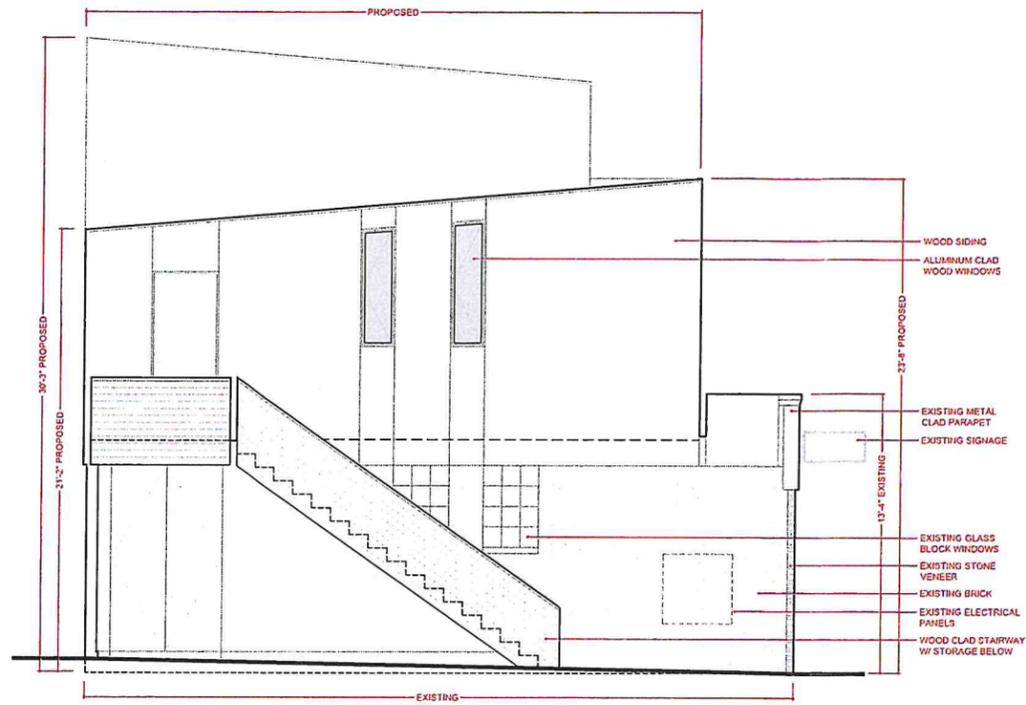


GROUND LEVEL PLAN

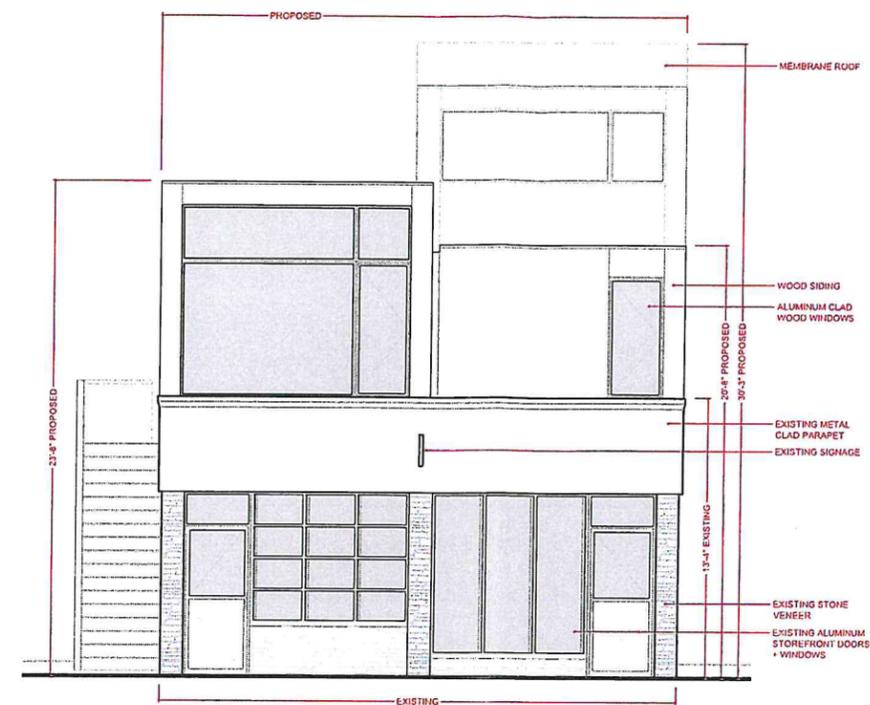


UPPER LEVEL PLAN

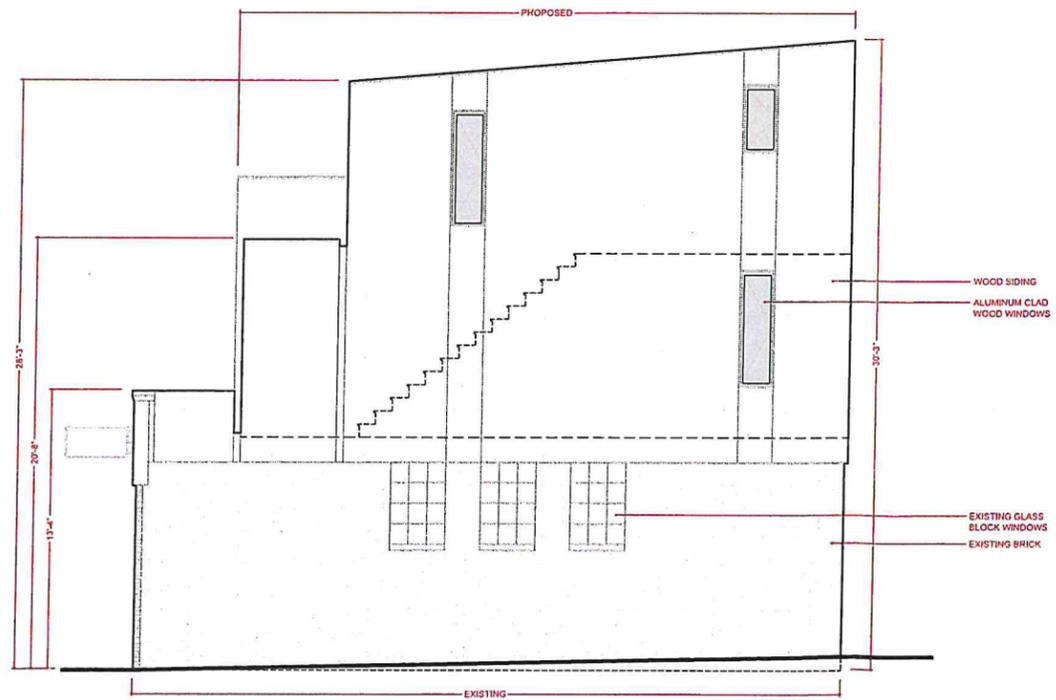




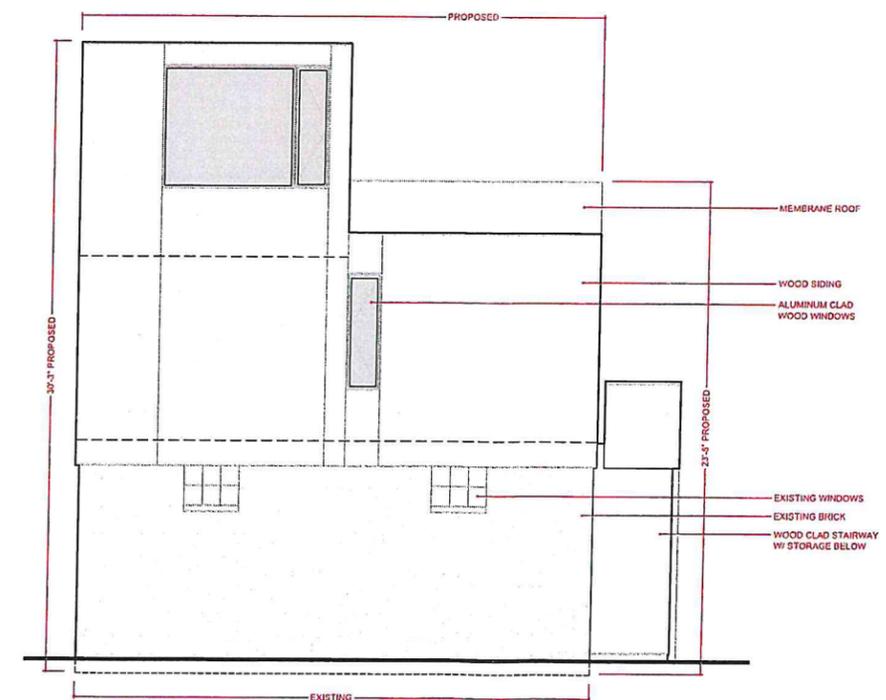
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Project North



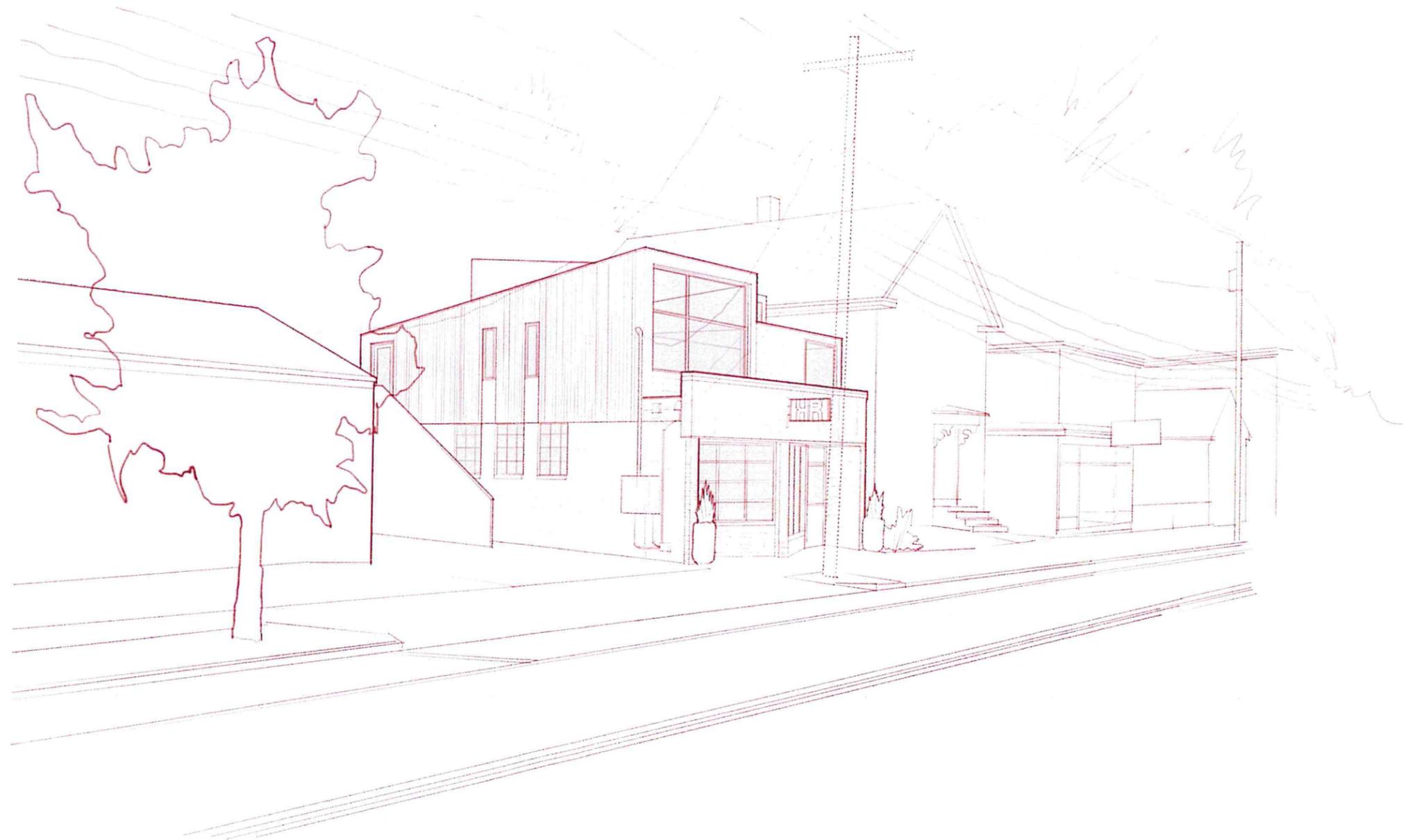
Revisions

ELEVATIONS

Scale 1/4"=1'-0"

A2.0

Issue Date 03.13.26



469 WOOD STREET  
BRIDGE, RI

Project North



Revisions

VIEW FROM  
WOOD STEET

Scale NTS

A3.0

Issue Date 03.13.26

**▶ Owner** ▶ Owner Account #: 50-0027-03

Owner	% Owned
Owner 1 469 WOOD STREET, LLC	0.00
Owner 2	0.00
Owner 3	0.00

Address 469 WOOD ST, BRISTOL, RI 02809-0000

**▶ Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
REEVE, WILLIAM P	01/03/2017	117,000	1878-135	L	W
REEVE, WILLIAM PERRY	01/08/2008	0	1413-237	A	Q
MAISANO, WILLIAM	12/29/1993	0	502-258		
MAISANO, WILLIAM	05/28/1974	0	190-262		
MAISANO, JOHN & ANNIE	01/01/1950	0	UNK-UNK	L	D

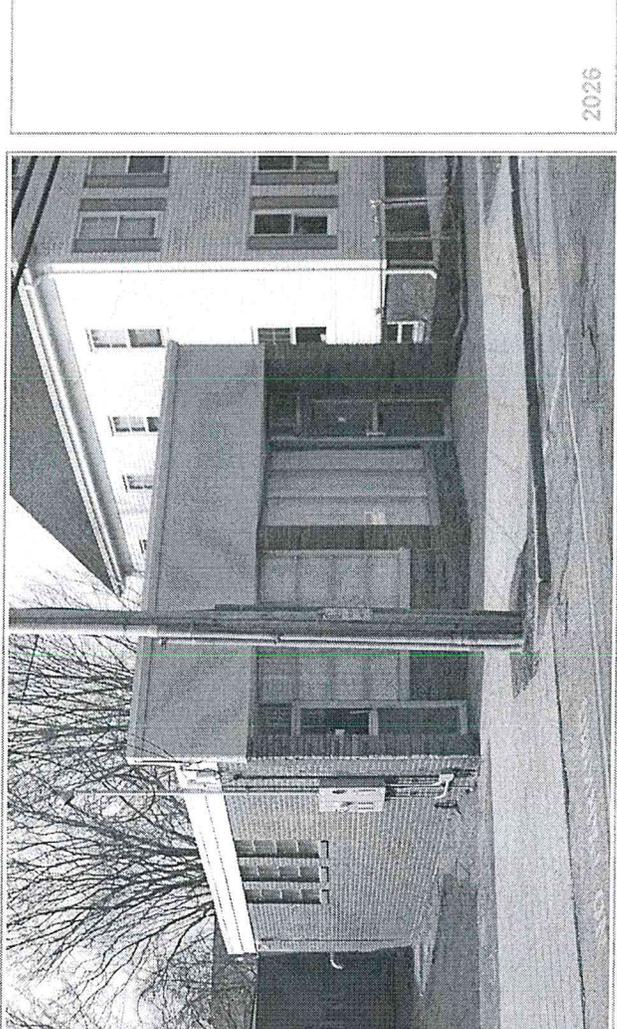
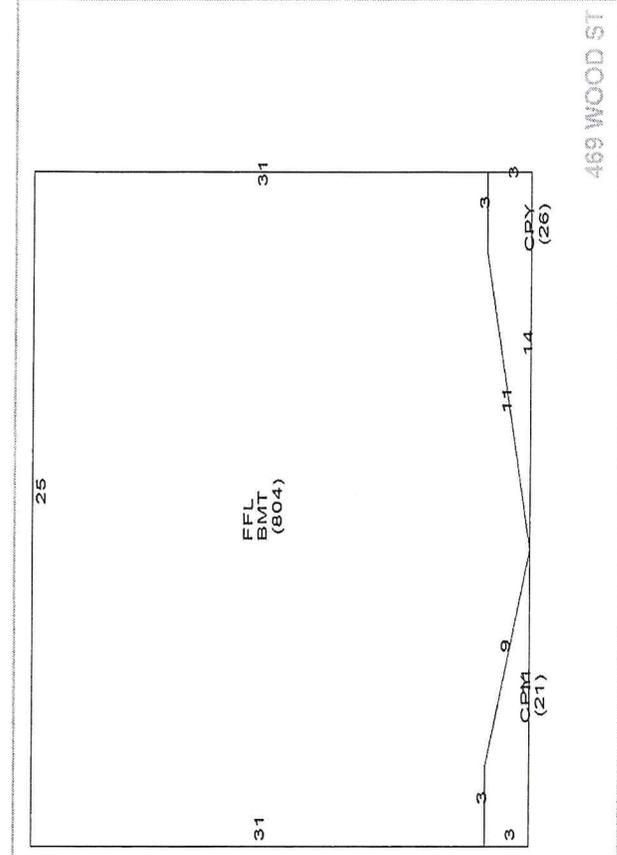
**▶ Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	76,000	0	0.03	83,900	0	159,900
<b>TOTAL</b>	<b>76,000</b>	<b>0</b>	<b>0.03</b>	<b>83,900</b>	<b>0</b>	<b>159,900</b>

Source > Mkt Adj Cost VAL per SQ Unit/Card > 96.62 VAL per SQ Unit/Parcel > 96.62

**▶ Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	76,000	0	0	83,900	0	159,900	159,900
2024	06	78,000	0	0	64,600	0	142,600	142,600
2023	06	78,000	0	0	64,600	0	142,600	142,600
2022	06	78,000	0	0	64,600	0	142,600	142,600
2021	06	78,000	0	0	66,600	0	144,600	144,600
2020	06	78,000	0	0	66,600	0	144,600	144,600



**▶ 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 06 Comm 2	0.03494	AC	P	1.00	800,000	2,401,259	C13				83,900			1.00	0
2															
3															
4															

Plat/Lot 017-0156-000

Account: 1208

LUC 06 Zone LB

Assessment \$159,900

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Masonry, Comm Brk, Flat, Tar & Gravel, Drywall, Floors 2, Color, Electrical, INT vs EXT, Heat Type, Heat Type, BB Hot Water, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled

Grade

Table with columns: Q4, Q4, 1950 EFF Year, Alt %, 0.00

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, 804, 110.25, 88,641, BASEMENT, 804, 16.54, 13,298, CANOPY, 47, 12.00, 564, Total, 1,655, 804, 102,503

Notes

HENDELL & REISS

Visit History

Table with columns: Date, Result, By, 1/13/2025, REVIEW, MP, 10/20/2021, REVIEW, 9/21/2018, REVIEW, 8/15/2018, MEASURED, 11/5/2007, MEASURE, 11/5/2007, LISTED

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, 2017, Bath(s)

Condo Data

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

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

Other Info.

Table with columns: AFDU, rtTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level, 1, 1, 0, 0, 0, U, 2, 3, 4, Totals, 1, 0, 0



# 469 Wood Street - 200' Radius

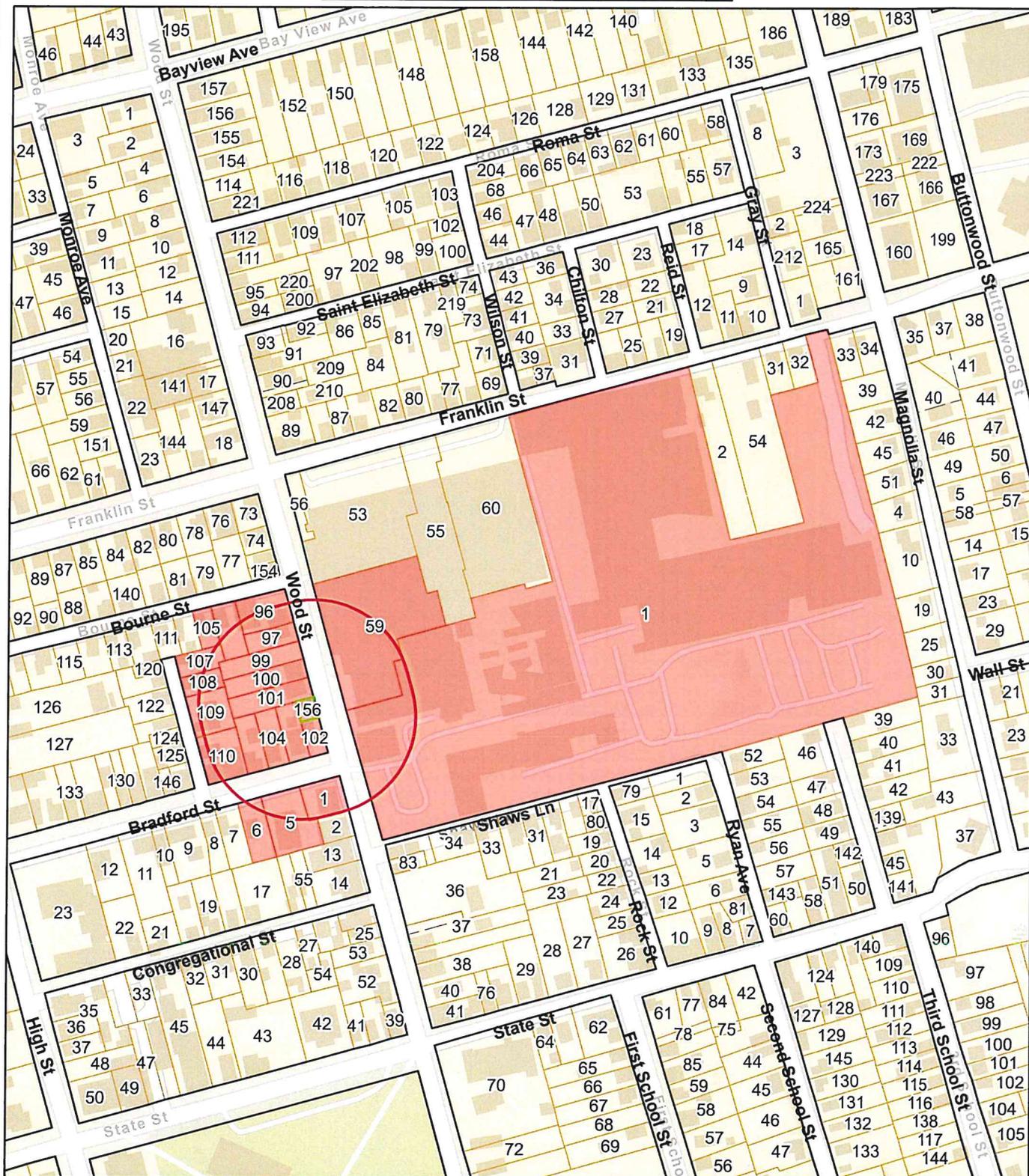
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

March 13, 2026



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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

## Subject Property:

Parcel Number: 17-156  
CAMA Number: 17-156  
Property Address: 469 WOOD ST

Mailing Address: 469 WOOD STREET, LLC  
469 WOOD ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 17-100  
CAMA Number: 17-100  
Property Address: 477 WOOD ST

Mailing Address: PANSA, ANDREW S  
149 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 17-101  
CAMA Number: 17-101  
Property Address: 471 WOOD ST

Mailing Address: PANSA, ANDREW S  
149 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 17-102  
CAMA Number: 17-102  
Property Address: 465 WOOD ST

Mailing Address: GOMES, VICTOR M. & JUDITH A. TE  
10 EVERETT ST  
WARREN, RI 02885

Parcel Number: 17-103  
CAMA Number: 17-103  
Property Address: 171 BRADFORD ST

Mailing Address: AFONSO, THERESA & NELSON JT  
30 PROSPECT ST  
BRISTOL, RI 02809

Parcel Number: 17-104  
CAMA Number: 17-104  
Property Address: 167 BRADFORD ST

Mailing Address: BARROW, LINDSAY  
167 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 17-105  
CAMA Number: 17-105  
Property Address: 42 BOURNE ST

Mailing Address: DEWOLF, BRADFORD L. TRUSTEE  
85 GIBSON RD  
BRISTOL, RI 02809

Parcel Number: 17-107  
CAMA Number: 17-107  
Property Address: 11 MURPHY AVE

Mailing Address: POLAND, KERRY J. SARAH L.  
11 MURPHY AVE  
BRISTOL, RI 02809

Parcel Number: 17-108  
CAMA Number: 17-108  
Property Address: 9 MURPHY AVE

Mailing Address: MURPHY PROSPECT, LLC  
544 ANNE BURNS RD  
WARREN, VT 05674

Parcel Number: 17-109  
CAMA Number: 17-109  
Property Address: 5 MURPHY AVE

Mailing Address: 5 MURPHY AVE LLC  
8459 VOLARO WAY  
NAPLES, FL 34114

Parcel Number: 17-110  
CAMA Number: 17-110  
Property Address: 155 BRADFORD ST

Mailing Address: BRADFORD MURPHY HOLDINGS LLC  
197 SLATER AVE  
PROVIDENCE, RI 02906



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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 17-136 CAMA Number: 17-136 Property Address: 163 BRADFORD ST	Mailing Address: PACHECO, NORBERTO E. FILOMENA TE 163 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 17-156 CAMA Number: 17-156 Property Address: 469 WOOD ST	Mailing Address: 469 WOOD STREET, LLC 469 WOOD ST BRISTOL, RI 02809
Parcel Number: 17-96 CAMA Number: 17-96 Property Address: 501-503 WOOD ST	Mailing Address: JNB WOOD PROPERTIES LLC 9 SETTLERS WAY SCITUATE, RI 02857
Parcel Number: 17-97 CAMA Number: 17-97 Property Address: 495 WOOD ST	Mailing Address: CORRIVEAU, JOSHUA M 495 WOOD ST BRISTOL, RI 02809
Parcel Number: 17-98 CAMA Number: 17-98 Property Address: 46 BOURNE ST	Mailing Address: 302 MARKET STREET LLC 490 RIVERSIDE DR TIVERTON, RI 02878
Parcel Number: 17-99 CAMA Number: 17-99 Property Address: 485 WOOD ST	Mailing Address: PANSA, ANDREW S 149 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-1 CAMA Number: 18-1 Property Address: 429 WOOD ST	Mailing Address: 429 WOOD STREET, LLC 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 18-5 CAMA Number: 18-5 Property Address: 170 BRADFORD ST	Mailing Address: TIMWELL HOLDINGS, LLC PO BOX 585 TIVERTON, RI 02878
Parcel Number: 18-6 CAMA Number: 18-6 Property Address: 160 BRADFORD ST	Mailing Address: DECOSTA, JOHN SANDY F. TE 160 BRADFORD 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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3/13/2026

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# 200 feet Abutters List Report

Bristol, RI  
March 13, 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: 29-59  
CAMA Number: 29-59  
Property Address: 530 WOOD ST

Mailing Address: WSA PROPERTY, INC.  
150 FRANKLIN ST  
BRISTOL, RI 02809



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3/13/2026

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

DECOSTA, JOHN  
SANDY F. TE  
160 BRADFORD ST  
BRISTOL, RI 02809

WSA PROPERTY, INC.  
150 FRANKLIN ST  
BRISTOL, RI 02809

302 MARKET STREET LLC  
490 RIVERSIDE DR  
TIVERTON, RI 02878

DEWOLF, BRADFORD L. TRUST  
85 GIBSON RD  
BRISTOL, RI 02809

429 WOOD STREET, LLC  
101 TUPELO ST  
BRISTOL, RI 02809

GOMES, VICTOR M. & JUDITH  
10 EVERETT ST  
WARREN, RI 02885

469 WOOD STREET, LLC  
469 WOOD ST  
BRISTOL, RI 02809

JNB WOOD PROPERTIES LLC  
9 SETTLERS WAY  
SCITUATE, RI 02857

5 MURPHY AVE LLC  
8459 VOLARO WAY  
NAPLES, FL 34114

MURPHY PROSPECT, LLC  
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FILOMENA TE  
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BARROW, LINDSAY  
167 BRADFORD ST  
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PANSA, ANDREW S  
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UNITY PARK LLC  
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