

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

01 DECEMBER 2025
7:00 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. CHARLES BURKE, Vice Chairman
MR. DONALD KERN
MR. GEORGE DUARTE
MS. KIM TEVES, Alternate
MR. TIM PALMER, Alternate

ALSO PRESENT:

ATTORNEY DAVID MARKS, Town Solicitor's Office
MR. EDWARD TANNER, Zoning Officer

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-578-3918

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The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:00 p.m. by Acting Chairman Burke at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

Acting Chairman Burke called for approval of the November 3, 2025 minutes

MR. KERN: I'll make a motion to approve the minutes, as written.

MR. DUARTE: Second.

MR. BURKE: All in favor?

MR. PALMER: Aye.

MR. KERN: Aye.

MS. TEVES: Aye.

MR. DUARTE: Aye.

MR. BURKE: Aye.

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(MOTION WAS UNANIMOUSLY APPROVED)

(Minutes were approved)

SITTING AS BOARD OF REVIEW:

2. 2025-41

JOSEPH M. PARDINI

3 Slocum St: R-10

Pl. 121, Lots 161 & 182

Special Use Permit to construct a 32' x 44' three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone.

Attorney Alfred Rego presented the Petition to the Board. Also in attendance was Mr. Joseph M. Pardini, Petitioner and Ms. Rebecca Pool, Architect.

Mr. Rego outlined the proposal for a new house on a waterfront lot in the flood zone, which needs a special use permit for construction of a dwelling over 25 feet in flood zone. No variances were requested. The applicant was in front of the Board for a side yard variance in October, which was denied. Revised plans have been submitted and no longer is in setbacks. The applicant attended the Planning Board's Technical Review Committee meeting and all standards for a special use permit, per Section 28-150(eee) were reviewed. TRC says all standards are met, except for pitch of roof and size of upper floor, relative to the size of the lower floor. The revised plans address the standards for the roof pitch and size of the second floor. Design of the decks was also revised. Applicant feels that the proposed dwelling now fully complies with the standards for a Special Use permit. Height of building is now 35 feet, but that does not require zoning relief.

Mr. Rego continued and stated the hardship arises from the narrow width and confining shape of the lot, which limits reasonable design alternatives. The proposed dwelling will be compatible in scale and appearance with the neighborhood. The design preserves existing view corridors and minimizes shadowing. The requested 7-foot increase

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represents the minimum necessary to allow a structurally sound and proportionate design. And granting of the Special Use variance will not alter the general character of the area, impair property values, or contravene the intent of the Bristol Zoning Ordinances. Without height variance, the applicant cannot reasonably construct a single-family residence consistent with modern building codes and neighborhood design standard.

The Board reviewed the plans in detail with applicant and Ms. Pool. The Board reviewed the three standards of 28-409 (c)(2).

The Use (house in flood zone over 25 feet in height) is authorized per Section 28-111 dimensional regulations with a Special Use Permit.

The proposal meets all of the Standards found in 28-150 (eee).

Last Standard for consistency with Comprehensive Plan and character of neighborhood. This house looks nice and is not over height requirements; looks better than some others in the area built in the flood zone prior to adoption of this Special Use Permit requirement. (replace with the first paragraph below):

Vice-Chairman Burke recommended:

The Board reviewed the application for compliance with the Comprehensive Plan and found that the proposed structure is consistent with other existing dwellings in the neighborhood and will not negatively impact the character of the surrounding area.

Vice-Chairman Burke stated that he could make a motion but offered the opportunity to do so to the other sitting Board members. The Board members deferred to the Vice Chairman.

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Vice-Chairman Burke: I will make a motion to approve Application 2025-41, Joseph M. Pardini, 3 Slocum Street, Lots 161 and 182 to construct a 32 x 44 ft three story dwelling with a height greater than 25 feet above grade in the flood zone.

1. The special use is specifically authorized by the Zoning Ordinance per Section 28-82. The proposed single-family dwelling is explicitly authorized in the R-10 zone.
2. The special use meets all of the standards set forth in subsection 28-150(eee). The Technical Review Committee has reviewed this application and noted that it (the design) met all requirements except for roof pitch and floor area ratio. The applicant has modified the plans to bring both exceptions into compliance, and as a result the TRC recommendation for approval is recognized by the Board as a component of its findings.
3. The granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol, the proposed single family dwelling is compatible with existing improvements in the surrounding neighborhood, it is substantially lower than the maximum allowed building height and this project as proposed does not require any dimensional variances.

For these reasons I move that application 2025-41 be approved.

Vice-Chairman Burke: May I have a second?

Mr. Kern: Second.

Vice-Chairman Burke: All in favor?

Mr. Duarte: Aye.

Ms. Teves: Aye.

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Mr. Kern: Aye.

Mr. Palmer: Aye.

Mr. Burke: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED 5-0)

(Petition Granted)

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3. ADJOURNMENT:

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MR. BURKE: Motion to adjourn?

MS. TEVES: Motion to adjourn.

MR. PALMER: Second.

MR. BURKE: All in favor:?

MR. PALMER: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MS. TEVES: Aye.

MR. BURKE: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 7:12 P.M.)

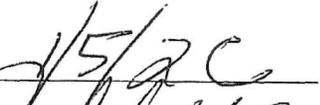
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RESPECTFULLY SUBMITTED,


Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 01 DECEMBER 2025

Date Accepted:



Chairman:

