



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2024-34

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, November 4, 2024

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPLICANT: **Constance Laflamme**
PROPERTY OWNER: **Constance G. and Michael S. Laflamme, co-trustees of
McEntee-Laflamme Family Trust**
LOCATION: **70 Griswold Avenue**
PLAT: **163** LOT: **3**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install
approximately 160 feet of 8ft. high stockade fence at a height greater than permitted within
the front yard from Metacom Avenue.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web
site 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. Written comments should be received no later than 12:00 p.m. on Thursday,
October 31, 2024.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2024 SEP 32 PM 2:07

APPLICATION

File No: 2024-34
Accepted by ZEO: *GMT 10/2/24*

APPLICANT:	Name: Constance Laflamme
	Address: 30 Chattanooga Street
	City: San Francisco State: CA Zip: 94114
	Phone #: 415-407-0909 Email: claflamme@paradigm-healthcare.com
PROPERTY OWNER:	Name: Constance Laflamme
	Address: 30 Chattanooga Street
	City: San Francisco State: CA Zip: 94114
	Phone #: 415-407-0909 Email: claflamme@paradigm-healthcare.com

1. Location of subject property: 70 Griswold Avenue

Assessor's Plat(s) #: 163 Lot(s) #: 3

2. Zoning district in which property is located: R-15

3. Zoning Approval(s) required (check all that apply):

Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): 28-146 Fences

Special Use Permit Section(s): _____

Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? 1 year

7. Present use of property: Residential Property

8. Is there a building on the property at present? Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): N/A

10. Proposed use of property: Residential

TOWN OF BRISTOL
COMMUNITY DEV.
2024 OCT 12 PM 2:08

11. Give extent of proposed alterations: We are proposing a new fence within the front yard on Metacom Avenue.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
The proposed fence will be 8' tall where a 4' tall fence is allowed by code.

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 4' fence height Proposed: 8' fence height

13. Number of families before/after proposed alterations: _____ Before _____ After

14. Have you submitted plans for the above alterations to the Building Official? no
If yes, has he refused a permit? _____
If refused, on what grounds? _____


15. Are there any easements on your property? no (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: X Sewer: X


17. Is the property located in the Bristol Historic District or is it an individually listed property? Yes

18. Is the property located in a flood zone? no If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  Date: 10.01.2024

Print Name: Constance Laflamme

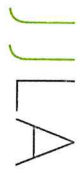
Property Owner's Signature:  Date: 10.01.2024

Print Name: Constance Laflamme

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: Jessalyn L Jarest Phone #: 401.480.3898

Address: 245 First Street, Suite 1800 Cambridge, MA 02142



Jessalyn Jarest

Landscape Architecture

MEMO

TO: Bristol Zoning Board of Review + Historic District Commission

FROM: Jessalyn L Jarest

DATE: 10.02.2024

RE: 70 Griswold Avenue

PROJECT No: 2406

On behalf of my client at 70 Griswold Avenue, we are asking for a dimensional variance for a privacy fence. The proposed fence will be located on the Metacom Avenue side of the property, which is considered a front yard for the property. The fence will be a useful way to mitigate noise between Metacom Avenue and 70 Griswold, 72 Griswold, and 74 Griswold Avenue. We would like to propose an 8' wooden stockade style fence with metal posts. The fence will be imbedded in a mixed species hedgerow that will hide the fence, provide additional sound buffering, and create a pleasant looking buffer between the property and Metacom Avenue.

We are submitting this request to both boards in tandem and understand that the approval would be conditional on the other board.



70 Griswold Avenue

Bristol, RI

1 inch = 141 Feet

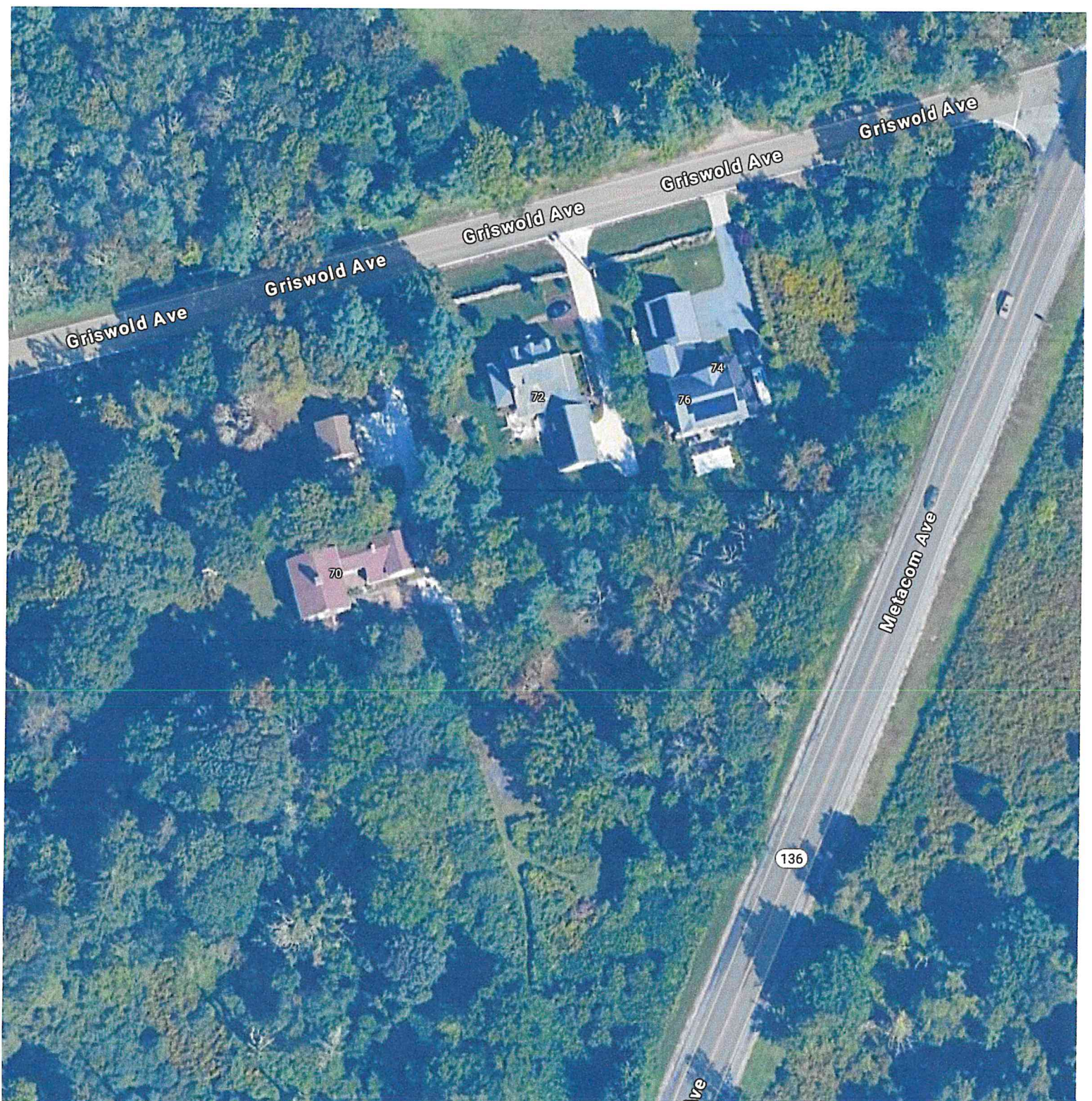


www.cai-tech.com

October 15, 2024



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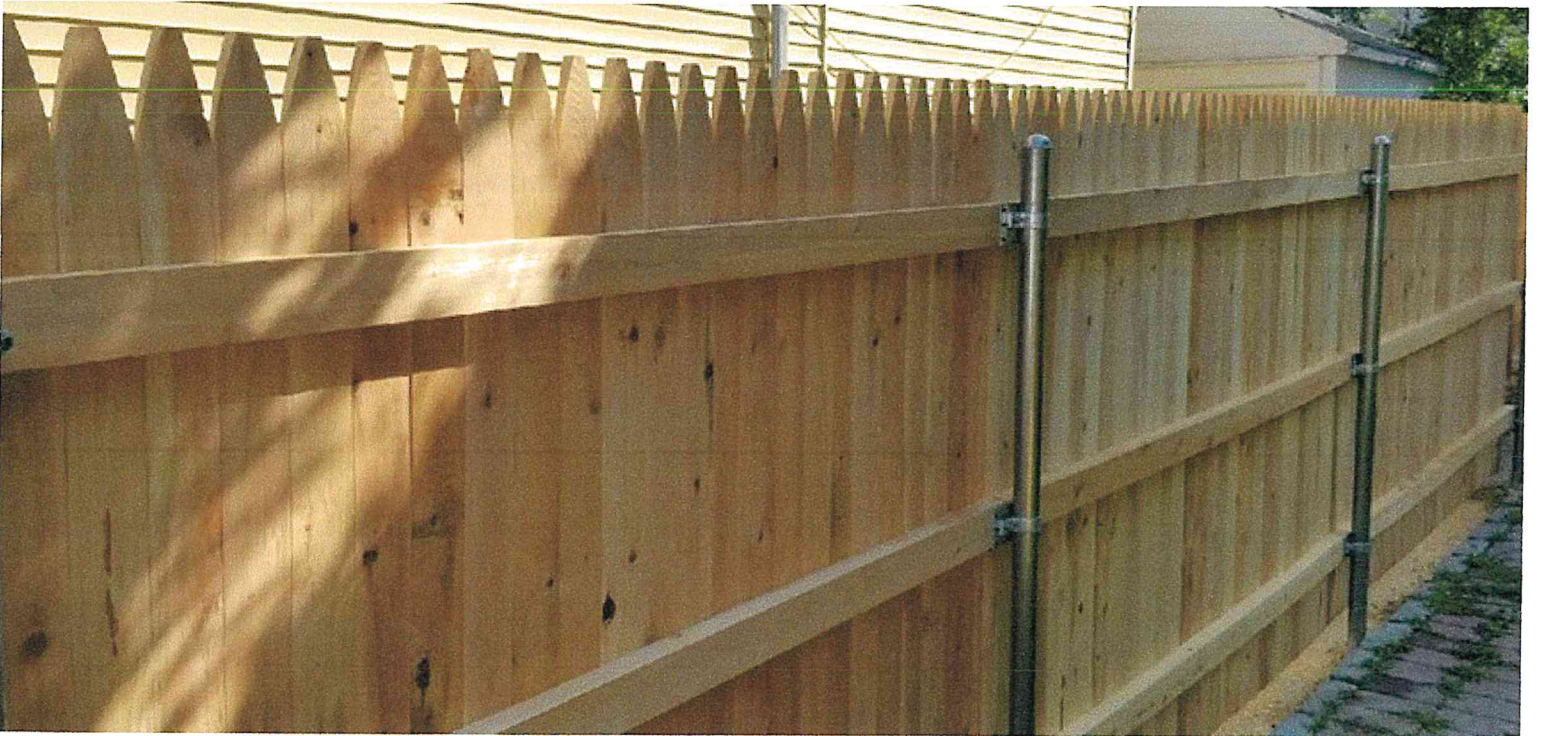


Lafamme Residence, 70 Griswold Avenue

10.02.2024

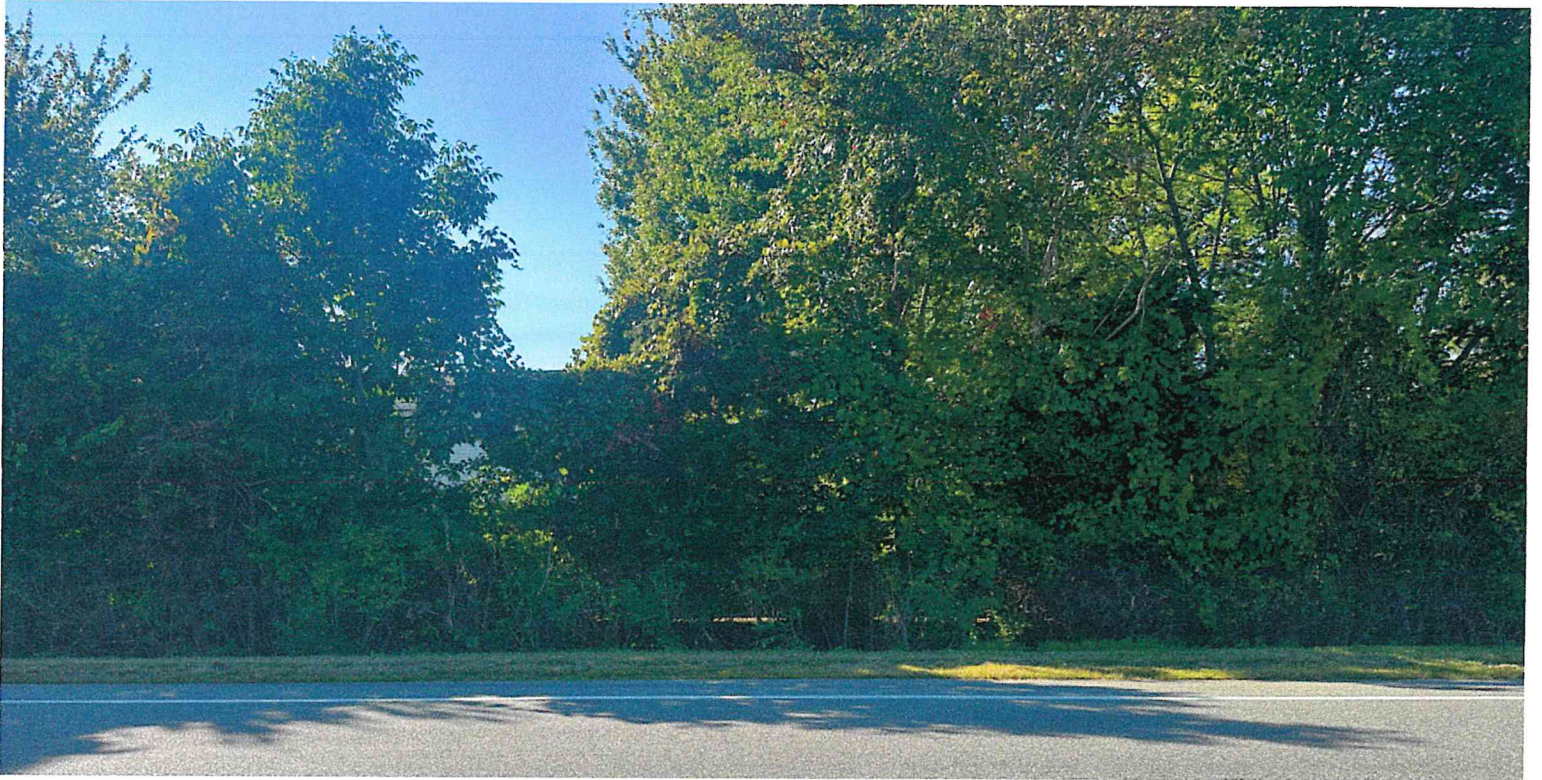


HEDGEROW COLLAGE + WOODEN FENCE



Lafamme Residence, 70 Griswold Avenue

10.02.2024



Lafamme Residence, 70 Griswold Avenue
10.02.2024

Plat/Lot 163-0003-000

Account: 9161

LUC 01

Zone R-15

Assessment

\$920,500

Owner

Owner Account #: 02-3573-40

% Owned

Owner 1 LAFLAMME, CONSTANCE GAIL &

Owner 2 LAFLAMME, MICHAEL SCOTT CO-TRUSTEES

Owner 3

Address 70 GRISWOLD AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BUTLIN, RODERICK W	09/14/2023	1,050,000	2223-110		W
CAPTAIN JOHN DEWOLF FARM INC	07/07/2014	187,500	1763-166	L	W

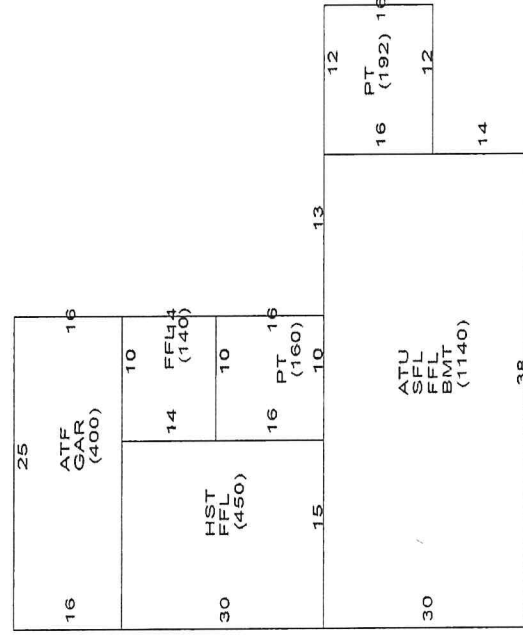
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	593,900	13,500	2.84	313,100	0	920,500
TOTAL	593,900	13,500	2.84	313,100	0	920,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 164.29 VAL per SQ Unit/Parcel > 164.29

Previous Assessments

Year	LUC	Building	SF/Y1	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
2024	01	593,900	13,500	3	313,100	0	920,500	920,500
2023	01	593,900	13,500	3	313,100	0	920,500	920,500
2022	01	593,900	13,500	3	313,100	0	920,500	920,500
2021	01	417,300	13,500	3	330,900	0	761,700	761,700
2020	01	417,300	13,500	3	330,900	0	761,700	761,700
2019	01	417,300	13,500	3	330,900	0	761,700	761,700



2024

70 GRISWOLD AVE

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 Single Fam	0.34435	AC	P	1.00	530,000	525,918	L							181,100			1.00	0
2 01 Single Fam	2.49082	AC	EX	0.20	530,000	52,995	L							132,000			1.00	0
3																		
4																		

Plat/Lot 163-0003-000

Account: 9161

LUC 01

Zone R-15

Assessment

\$920,500

Building Information

Description	Restored	Story Height	2 Story Attic	UnFin	Description
BLDG Type	1	COM Units	0		
Foundation	Stone	BMT Floor	Concrete		
Frame 1	Wood	Frame 2	%		
EXT Wall 1	Wood Shngl	EXT Wall 2	Clapboard	%	30
Roof Type 1	Gable	Roof Type 2	%		
Roof Cover 1	Asphalt Shir	Roof Cover 2	%		
INT Wall 1	Plaster	INT Wall 2	%		
Floors 1	Pine	Floors 2	%		

BMT Garages

Color	BROWN/YELLOW
Electrical	
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	Heat Type Forced Warm Air
% Solar HW	% Heated 100
% COM Wall	% A/C
Ceiling Type	% Vacuum
Parking Type	% Sprinkled
EXT View	

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/17/2012	E10030		ELEC	0		Closed	WIRE NEW DETACHED GARAGE, INSTALL #2 SUB FEED TO GARAGE (UNDEF
05/16/2012	B43431		BLDG	0		Closed	CONSTRUCT NEW DETACHED 22' X 24' GARAGE APPROVED BY BHDC

Building Permits

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			528	2	AV	2012	12,500
2	Shed	1	Y	1			240	3	FR	1970	1,000
3	Shed	1	Y	1			50	0	AV	1970	0

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level	
1	1	9	4	U
2				
3				
4				
Totals	1	9	4	

Grade

Year Built	Q3	Q3	EFF Year	Alt %	0.00
1798					

Depreciation

Code	Description	%
GD	GD - Good	27.0
Functional		0.0
Economic		0.0
Special		0.0
OV		0.0

Other Factors

Flood Hazard	Topography	Street	Traffic
Bas \$/SQ	195.00	Size Adj	0.93
Constr Adj	0.98	Adj \$/SQ	177.60
Other Featrs	55,800	Adj Total	813,550
Grade Fac	1.18	Depreciation	219,659
Neigh Infl	1.00	Depr Total	593,892
Land Factor	1.00		

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seg
				0	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,730	1,730	177.60	307,248
SFL	2nd FLOOR	1,140	1,140	177.60	202,464
HST	HALF STORY	225	225	177.60	39,960
ATF	FIN ATTIC	160	160	177.60	28,416
GAR	GARAGE	400	0	40.00	16,000
BMT	BASEMENT	1,140	0	26.64	30,370
PT	PATIO	352	0	3.11	1,092
ATU	UNF ATTIC	456	0	17.76	8,099
Total		5,603	3,255		633,649

Notes

OUT BLDG & PATIO NV add detached FGR 2012

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			528	2	AV	2012	12,500
2	Shed	1	Y	1			240	3	FR	1970	1,000
3	Shed	1	Y	1			50	0	AV	1970	0

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level	
1	1	9	4	U
2				
3				
4				
Totals	1	9	4	

Visit History

Date	Result	By
8/11/2021	REVIEW	
6/22/2018	REVIEW	
5/22/2018	MEASURED	
12/15/2014	MEASURE	
4/4/2013	MEASURE	
4/4/2013	LISTED	
4/7/2008	CALL BACK	
4/3/2008	CALL BACK	

Other Info.

AFDU	Term	Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c



70 Griswold Avenue - 300' Radius

Bristol, RI

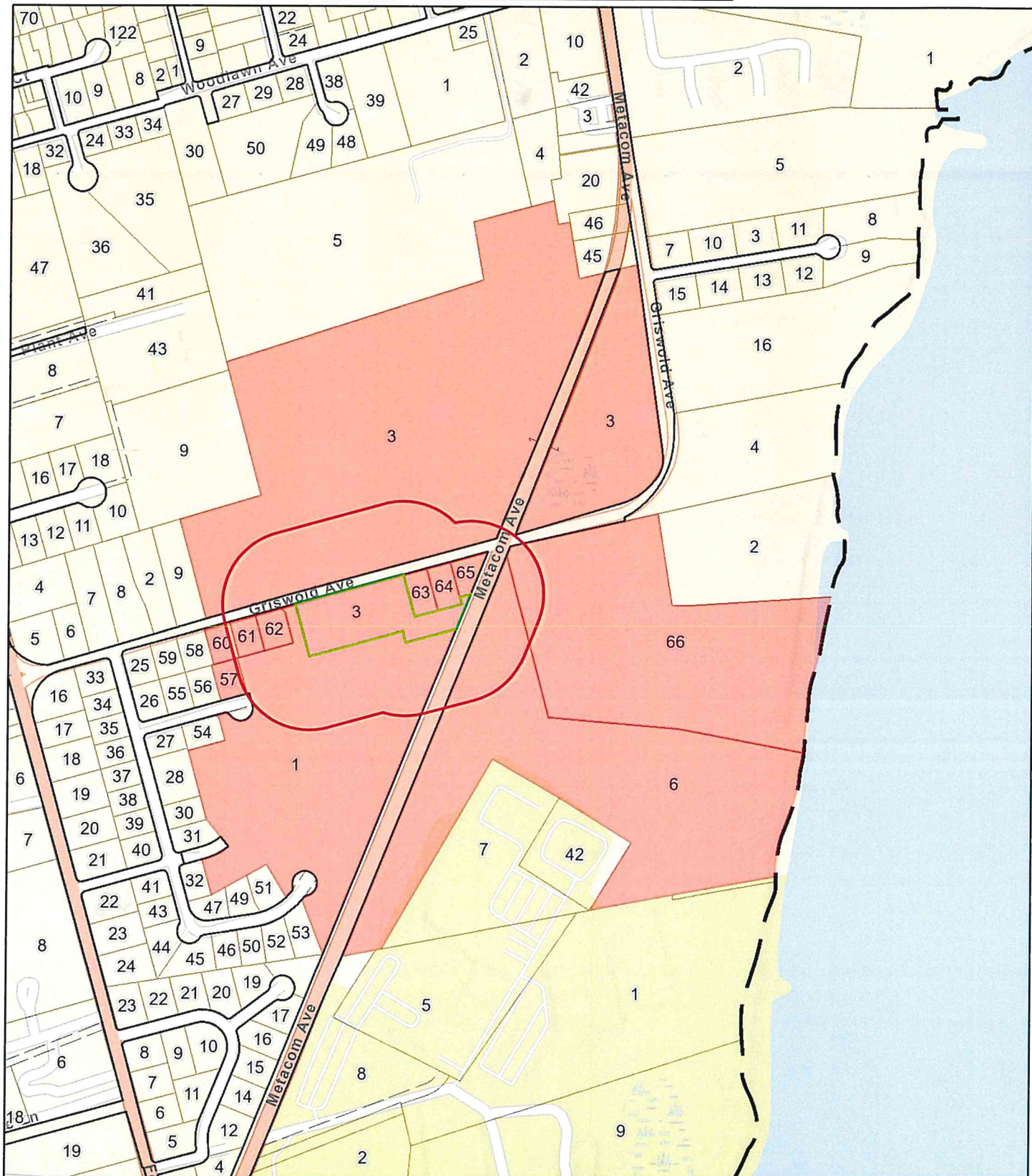


1 inch = 563 Feet

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October 15, 2024

0 563 1126 1689



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Subject Property:

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 163-1
CAMA Number: 163-1
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-57
CAMA Number: 163-57
Property Address: 6 CROSS ST

Mailing Address: KILLEAVY, WILLIAM J TRUSTEE TRUST
AGMT WILLIAM J KILLEAVY
6 CROSS ST
BRISTOL, RI 02809

Parcel Number: 163-6
CAMA Number: 163-6
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol, RI 02809

Parcel Number: 163-60
CAMA Number: 163-60
Property Address: 26 GRISWOLD AVE

Mailing Address: FERNANDEZ, BENJAMIN F &
SCHUFFELS, STEPHANIE M TE
26 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-61
CAMA Number: 163-61
Property Address: 28 GRISWOLD AVE

Mailing Address: TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-62
CAMA Number: 163-62
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-63
CAMA Number: 163-63
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C & EDWARD K II
CO-TRUSTEES, SUSAN C MALONEY
TRUST
72 GRISWOLD AVE
BRISTOL, RI 02809



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10/15/2024

Page 1 of 2



300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 163-64
CAMA Number: 163-64
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921



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10/15/2024

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Page 2 of 2

CAPTAIN JOHN DEWOLF FARM,
PO BOX 687
Bristol, RI 02809

TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

CAPTAIN JOHN DEWOLF FARM,
PO BOX 687
BRISTOL, RI 02809

CARROLL, THOMAS B
CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

FERNANDEZ, BENJAMIN F &
SCHUFFELS, STEPHANIE M T
26 GRISWOLD AVE
BRISTOL, RI 02809

FISH HAWK FARM SOUTH LLC
PO BOX 506
BRISTOL, RI 02809

FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

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TRUST AGMT WILLIAM J KILL
6 CROSS ST
BRISTOL, RI 02809

LAFLAMME, CONSTANCE GAIL
LAFLAMME, MICHAEL SCOTT C
70 GRISWOLD AVE
BRISTOL, RI 02809

MALONEY, SUSAN C & EDWARD
CO-TRUSTEES, SUSAN C MALO
72 GRISWOLD AVE
BRISTOL, RI 02809

MCCORMICK, BRIAN W & PAUL
MCCORMICK, SHANE C &
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