



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-13

PUBLIC HEARING

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

Monday, April 1, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Fran Gaynor / Franjelica Properties, Inc.
PROPERTY OWNER: Franjelica Properties, Inc.
LOCATION: 259 Wood Street
PLAT: 19 LOTS: 33 & 19
ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to operate a restaurant use in the Limited Business zone.

APPLICANT IS ALSO REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and 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 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, March 28, 2024.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2024 JAN 8 PM 1:55

APPLICATION

File No: 2024-13
Accepted by ZEO: [Signature] 3/8/24

APPLICANT:	Name: FRAN GAYNOR
	Address: 8 STEPHEN DRIVE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-573-7315 Email: FRANSWA007@AOL.COM
PROPERTY OWNER:	Name: FRANJELICA PROPERTIES, INC.
	Address: 8 STEPHEN DRIVE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-573-7315 Email: FRANSWA007@AOL.COM

1. Location of subject property: 259 WOOD STREET
 Assessor's Plat(s) #: 19 Lot(s) #: 33 & 19

2. Zoning district in which property is located: LB

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): 28-409
 Special Use Permit Section(s): 28-150 (dd)
 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? 6 YEARS

7. Present use of property: MIXED USE, RETAIL & APARTMENTS

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):
+/- 53' X 81' - 3160 SF - 26' TALL

10. Proposed use of property: CONVERT EXISTING FIRST FLOOR RETAIL SPACE INTO A WINE BAR/ RESTAURANT WITH NEW ADDITION FOR KITCHEN, DRSP & FOOD STORAGE.

11. Give extent of proposed alterations: 594 SF ADDITION TO FIRST FLOOR RETAIL SPACE TO CREATE A KITCHEN AREA TO SERVICE NEW RESTAURANT AND WINE BAR.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 25' x 33' x 24' (SEE PLAN, IRREGULAR SHAPE), 594 SF, 16'-TALL

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: <u>30'-0"</u>	Proposed Setback: <u>18'-0"</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: LOT COVERAGE & PARKING Proposed: SEE ATTACHED SITE PLAN

13. Number of families before/after proposed alterations: 2 Before 2 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: _____ Sewer: _____

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

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: Frances Gaynor Franjelica Properties Date: March 14, 2024

Print Name: Frances Gaynor Franjelica Properties Inc

Property Owner's Signature: Frances A. Gaynor Date: 3/14/2024

Print Name: Frances A. Gaynor Franjelica Properties Inc.

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

Name: SPENCER McCOMBE Phone #: 401-619-4689

Address: 42 WEST MAIN ROAD, MIDDLETOWN, RI, 02842



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

Grounds for Requested Variance for 259 Wood St.

1. **Special Use:** We are requesting a special use permit for a new restaurant and wine bar with alcohol sales and take out food. We will be turning the existing vacant first floor retail space into a restaurant with a dining room and wine bar. We will be following all the guidelines presented in Section 28-150(dd). There is an existing 6' tall wood fence on the West property line. We will continue this fence along the North property line and replace the existing chain linked fence as a buffer to the adjacent property. Signage will not face any adjacent residential property and will only face the street side. Operating hours will be compliant within the 7:00am-10:00pm window provided, mostly likely 11:00 am-8:00pm. All proposed exterior lighting will be dark sky compliant and follow all specified guidelines.
2. **Dimensional:** We will need to build an addition to accommodate the kitchen, storage, bathrooms and other required programmatic elements required for a restaurant. We are proposing a 594 SF one story addition in the rear courtyard that sits at 16'-0" tall. The design will have similar architectural features as the existing structure, and will not be very visible from the street side. We will be requesting relief from building lot coverage, parking lot coverage and a revised rear setback to accomplish this.

BRISTOL ZONING:

ZONING DISTRICT: LB
ZONING USE: LIMITED BUSINESS

YARD SETBACKS, MINIMUM REQUIRED:
25'-0" FRONT
10'-0" SIDE
30'-0" REAR

YARD SETBACKS, PROPOSED:
NO CHANGE FRONT
NO CHANGE SIDE
18'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM AVERAGE NATURAL GRADE (X'-0")= X'-0"
BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"

LOT COVERAGE (BUILDING) ALLOWED: 35% OF 8,671 SF= 3,035 SF

LOT COVERAGE (BUILDING), EXISTING: 36% OF 8,671 SF= 3,160 SF

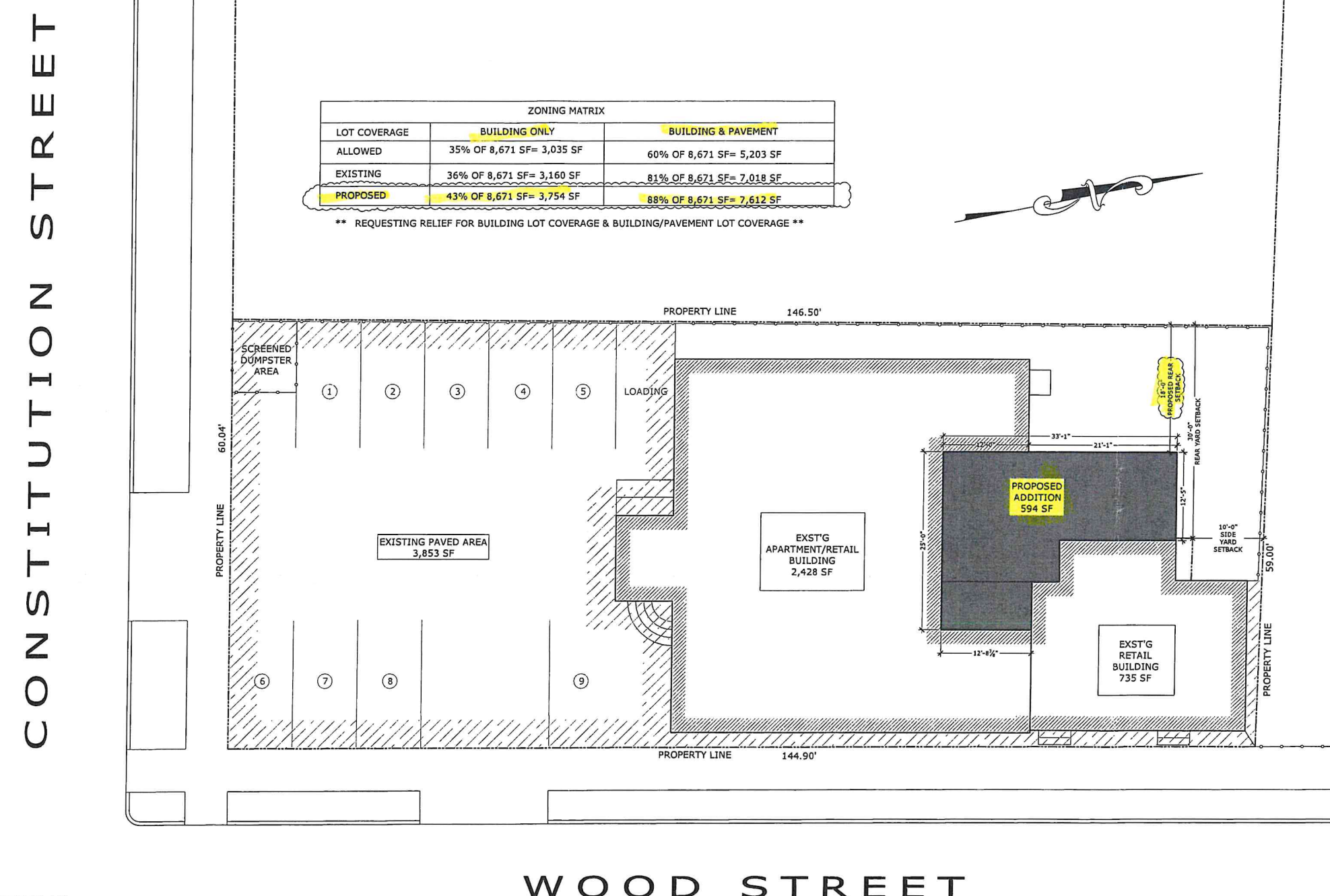
LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF

LOT COVERAGE, PROPOSED:

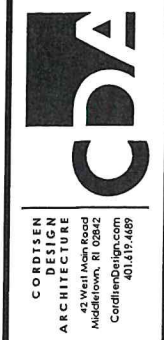
REFERENCE DRAWING:
X

ZONING MATRIX		
LOT COVERAGE	BUILDING ONLY	BUILDING & PAVEMENT
ALLOWED	35% OF 8,671 SF= 3,035 SF	60% OF 8,671 SF= 5,203 SF
EXISTING	36% OF 8,671 SF= 3,160 SF	81% OF 8,671 SF= 7,018 SF
PROPOSED	43% OF 8,671 SF= 3,754 SF	88% OF 8,671 SF= 7,612 SF

** REQUESTING RELIEF FOR BUILDING LOT COVERAGE & BUILDING/PAVEMENT LOT COVERAGE **



1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"



REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
SCALE: 1/4"=1'-0"
DATE: March 7th, 2024

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

A0.2

THIS DOCUMENT IS THE PROPERTY OF CBA. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CBA ARCHITECTURE, INC.

BRISTOL ZONING:

ZONING DISTRICT: LB
ZONING USE: LIMITED BUSINESS

YARD SETBACKS, MINIMUM REQUIRED:

25'-0" FRONT
10'-0" SIDE
30'-0" REAR

YARD SETBACKS, PROPOSED:

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NO CHANGE SIDE
18'-0" REAR

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BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"

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LOT COVERAGE (BUILDING), EXISTING: 36% OF 8,671 SF= 3,160 SF

LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF

LOT COVERAGE, PROPOSED:

REFERENCE DRAWING:
X

CONSTITUTION STREET



WOOD STREET

1 ARCHITECTURAL SITE PLAN
Scale: 1/8"= 1'-0"

EXISTING PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 2 UNITS =	4
TOTAL REQ'D SPOTS	14 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	

PROPOSED PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 4 UNITS =	4
1ST FLR RESTAURANT ADDITION	594SF @ 1 PER 300 SF=	2
TOTAL REQ'D SPOTS	16 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	
** NEED RELIEF FOR ADDITIONAL 2 SPOTS REQUIRED **		



REVISIONS:

DESCRIPTION:
ARCHITECTURAL SITE PLAN

SCALE: 1/4"=1'-0"

DATE: March 7th, 2024

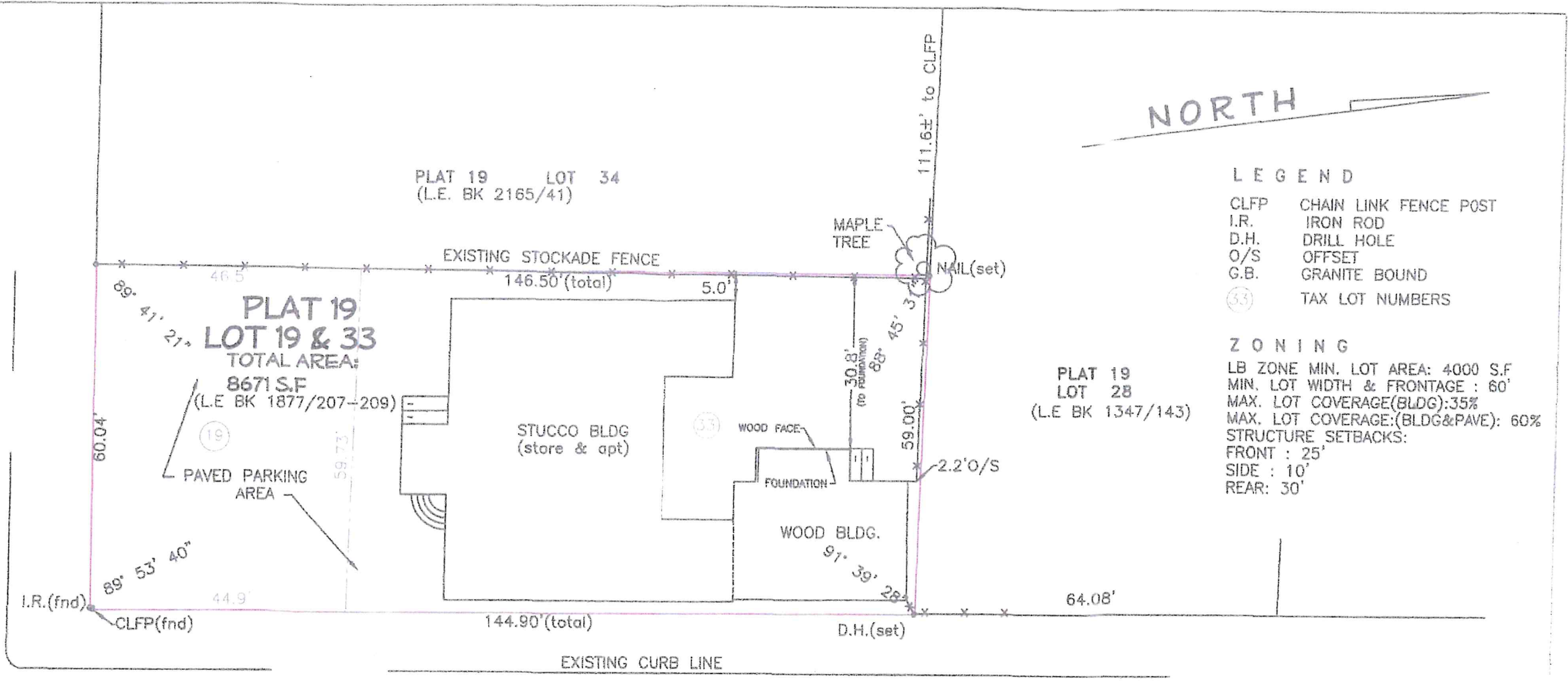
SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

A0.3

THIS DRAWING IS NOT TO BE USED FOR ALTERNATE PROJECTS OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM CORDTSEN DESIGN ARCHITECTURE, INC.

CONSTITUTION STREET

NORTH



- LEGEND**
- CLFP CHAIN LINK FENCE POST
 - I.R. IRON ROD
 - D.H. DRILL HOLE
 - O/S OFFSET
 - G.B. GRANITE BOUND
 - (33) TAX LOT NUMBERS
- ZONING**
- PLAT 19
LOT 28
(L.E BK 1347/143)
- LB ZONE MIN. LOT AREA: 4000 S.F
 - MIN. LOT WIDTH & FRONTAGE : 60'
 - MAX. LOT COVERAGE(BLDG):35%
 - MAX. LOT COVERAGE:(BLDG&PAVE): 60%
 - STRUCTURE SETBACKS:
 - FRONT : 25'
 - SIDE : 10'
 - REAR: 30'

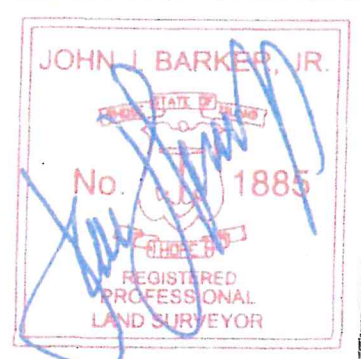
PLAT REFERENCE
 PLAN ENTITLED "SARAH H. HOARD ESTATE"
 BY: W.W. PERRY C.E OCT. 1902 PLAN BOOK A
 PAGE 79

W O O D S T R E E T

SURVEY IS BASED ON THE SARAH H. HOARD ESTATE PLAN.
 BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

- NOTES;
1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
 2. THIS PROPERTY IS NOT IN COASTAL FLOOD ZONE.
 3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
 4. DIMENSIONS SHOWN TO THE P/L FROM THE BLDG. ARE TO THE FOUNDATION WALL.

CERTIFICATION



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

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES

OWNER: FRANJELICA PROPERTIES, INC.
 8 STEPHEN DRIVE
 BRISTOL, R.I. 02809

John J. Barker, Jr.
 JOHN J. BARKER, JR. PLS #1885
 C.O.A # LS-A302

SITE PLAN
 FOR
 FRANJELICA PROPERTIES, INC.

259 WOOD STREET PLAT 19 LOTS 33 & 19 BRISTOL R.I. 02809

SCALE : 1"=20' DATED : 7/6/2023 DWN BY: JJB DWG # 230605-662



Owner

Owner	Owner Account #	% Owned
Owner 1	FRANJELICA PROPERTIES, INC.	0.00
Owner 2		0.00
Owner 3		0.00

Address 8 STEPHEN DR, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAN CORPORATION	12/27/2016	0	1877-207	D	W
WOOD STREET ASSOCIATES	01/30/1990	0	368-322		
DAIRY MART SUNNYBROOK, INC	10/31/1986	0	282-439		
SUNNYBROOK FARMS, INC	10/30/1981	0	237-496		
ELVITO, REALTY CO.	06/07/1976	0	207-263		

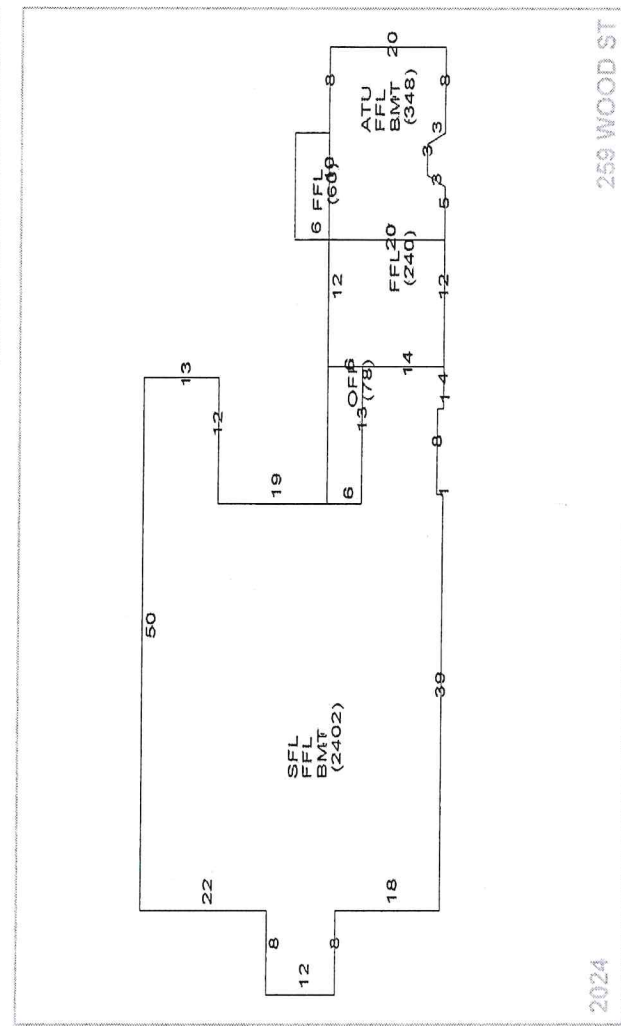
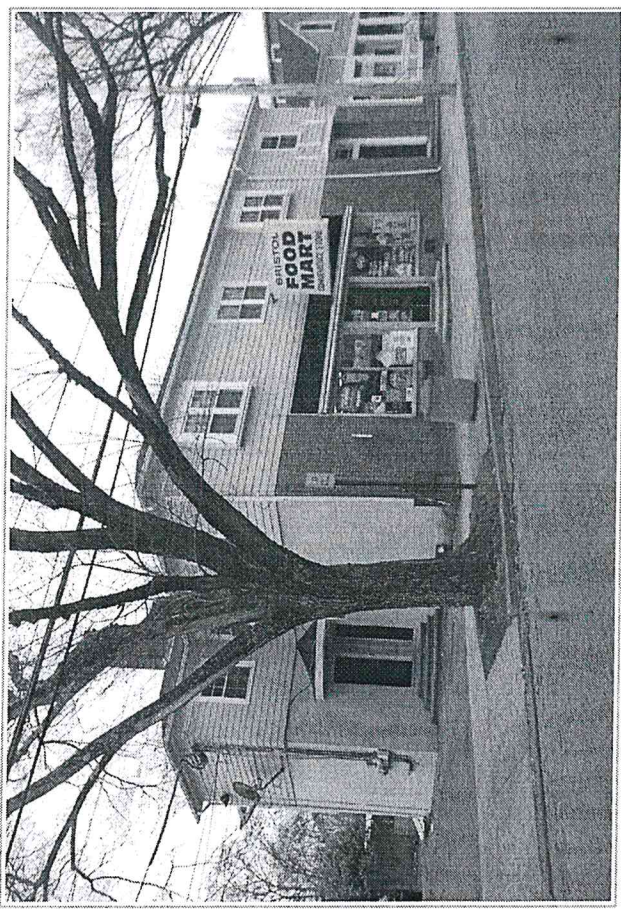
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
04	334,400	0	0.14	135,900	0	470,300
TOTAL	334,400	0	0.14	135,900	0	470,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 55.86 VAL per SQ Unit/Parcel > 55.86

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	04	334,400	0	0	135,900	0	470,300	470,300
2022	04	334,400	0	0	135,900	0	470,300	470,300
2021	04	350,200	0	0	140,100	0	490,300	490,300
2020	04	350,200	0	0	140,100	0	490,300	490,300
2019	04	350,200	0	0	140,100	0	490,300	490,300
2018	04	327,500	0	0	126,900	0	454,400	454,400



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.13659	AC	P	1.00	615,950	994,948	C13
2							
3							
4							

Appr Value	Inf 3 %	Inf 3	Inf 2 %	Inf 2	Inf 1 %	Inf 1	Spec Land	Juris	Fact	Use Value
135,900									1.00	0

Plat/Lot 19 33

Account: 1295

LUC 04 Zone LB

Assessment

\$470,300



Building Information

Description	Mixed Use	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Stucco	%	50
BLDG Type	2 Story		3						
RES Units	1								
Foundation	Wood								
EXT Wall 1	Wood Shndl								
Roof Type 1	Hip								
Roof Cover 1	Asphalt Shir								
INT Wall 1	Plaster								
Floors 1	Floors 2								
BMT Garages	Color								
Plumbing	Electrical								
Insulation	INT vs EXT								
Heat Fuel	Oil								
# Heat Sys	Heat Type	Forced Warm Air							
% Solar HW	% Heated	100							
% COM Wall	% A/C	100							
Ceil HGHT	% Vacuum								
Parking Type	Ceiling Type								
EXT View	% Sprinkled								

Grade

Grade	Q4	Q4	1930 EFF Year	1986	Alt %	0.00
Year Built						
Alt LUC						

Code	Description	%
GD	GD - Good	28.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		28.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	3,050	3,050	74.77	228,049
SFL	2nd FLOOR	2,402	2,402	74.77	179,598
BMT	BASEMENT	2,750	0	11.22	30,855
OPF	OPEN PORCH	78	0	16.69	1,302
ATU	UNF ATTIC	139	0	7.48	1,041
Total		8,419	5,452		440,845

Notes

FOOD MART/COASTAL DESIGNS

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/05/2019	B49263		BLDG	2,500		Closed	Strip and Reroof
10/04/2018	E47595		ELEC	2,400	0	Closed	Replace lighting at Bristol Market, 917-780-8771 - 6 fixtures and 24 relamp reb.
04/13/2016	SG22032		SIGN	0		Closed	(1' X 14') ZENABELLEINSTALL VINYL SIGNAGE TO FRONT WINDOWS
06/01/2015	M10754		MECH	0		Closed	INSTALL CENTRAL AIR CONDITIONING, 5 TON CONDITIONING UNIT SIDE OF I
06/01/2015	0110-15-M	07/09/2015	MECH	6,500		Closed	AC 5 TON UNIT SIDE OF BLDG LINE SET
06/01/2015	0131-15-E	07/15/2015	ELEC	1,000		Closed	INSTALL 2 LINES 240 VOLTS 60 AMPS AND 20 AMPS FOR AC
06/01/2015	E7706		ELEC	0		Closed	INSTALL TWO (2) LINE 240 VOLTS, 60 AMP AND 20 AMP FOR A/C
06/24/2014	E7632		ELEC	0		Closed	RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES
06/24/2014	0162-14-E	12/19/2014	ELEC	2,000		Closed	RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU
rtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	2	3	U
2			
3			
4			
Totals	2	10	6

▶ Owner ▶ Owner Account #:

Owner 1	FRANJELICA PROPERTIES, INC.	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00
Address	8 STEPHEN DR, BRISTOL, RI 02809-0000		

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ELVITO REALTY CO.	06/07/1976	0	207-263		

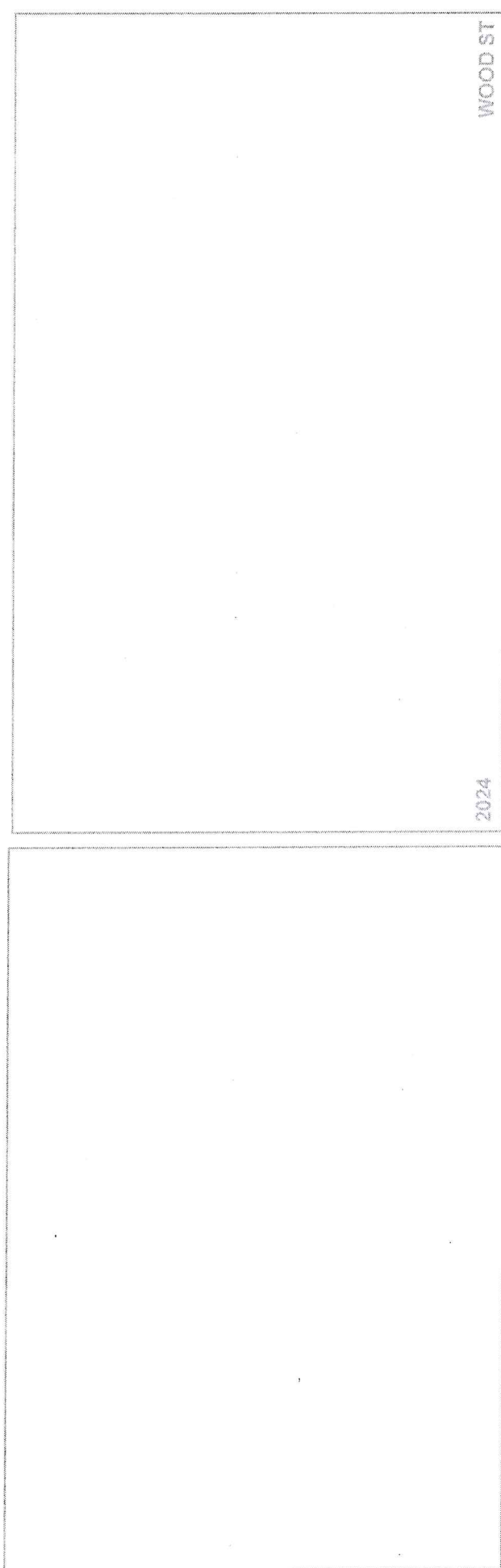
▶ Assessment

Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
15	0	1,400	0.06	29,200	0	30,600
TOTAL	0	1,400	0.06	29,200	0	30,600

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

▶ Previous Assessments

Year	LUC	Building	SF/Yl	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	15	0	1,400	0	29,200	0	30,600	30,600
2022	15	0	1,400	0	29,200	0	30,600	30,600
2021	15	0	1,400	0	42,100	0	43,500	43,500
2020	15	0	1,400	0	42,100	0	43,500	43,500
2019	15	0	1,400	0	42,100	0	43,500	43,500
2018	15	0	2,200	0	38,100	0	40,300	40,300



▶ 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	15	Vet Lnd Im	AC	R	0.25	615,950	C13				29,200			1.00	0
2															
3															
4															



Building Information		Description	
BLDG Type	Story Height		
RES Units	COM Units		
Foundation	BMT Floor		
Frame 1	Frame 2	%	
EXT Wall 1	EXT Wall 2	%	
Roof Type 1	Roof Type 2	%	
Roof Cover 1	Roof Cover 2	%	
INT Wall 1	INT Wall 2	%	
Floors 1	Floors 2	%	
BMT Garages	Color		
Plumbing	Electrical		
Insulation	INT vs EXT		
Heat Fuel	Heat Type		
# Heat Sys	% Heated		
% Solar HW	% A/C		
% COM Wall	% Vacuum		
Ceiling Hght	Ceiling Type		
Parking Type	% Sprinkled		
EXT View			
	Quantity		Quality
Full Bath			
Ext Full Bath			
Half Bath			
Ext Half Bath			
Ext Fixtures			
Kitchens			
Ext Kitchens			
Fireplaces			
W.S. Fluës			

Room Counts by Floor		
Units	# Rooms	# Bedrooms
1		
2		
3		
4		
Totals		

Grade		Other Factors	
Grade	Flood Hazard		
Year Built	Topography		
Alt LUC	Street		
EFF Year	Traffic		
Alt %			

Depreciation		Bas \$/SQ	
Code	Description	Size Adj	Constr Adj
Condition		Adj \$/SQ	Other Featrs
Functional		Grade Fac	Neigh Infi
Economic		Land Factor	Adj Total
Special		Depreciation	Depr Total
OV			
	Total Depreciation % >		

Remodeling History		Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	
Bath(s)		# Floors	
		Bldg Seq	

Sub-Area Detail		Area		Fin. Area		Rate		Undeb V	
Code	Description								
Total									

Visit History		Date		Result		By	
		10/20/2021	REVIEW	AD			
		10/19/2018	REVIEW	JH			
		10/15/2018	VACANT LO	JN			
		5/26/2015	ADJ-HEARIN	DL			

Notes	
PARKING LOT	

Special Features & Yard Items						
Use	Description	A	Y/S	Qty	Width	Assessed Value
1	56 Paving-Aspt	1	Y	1		
2					2,751	2
3						0
4						1,400
5						
6						
7						
8						
9						
10						

Other Info.	
AFDU	
ExtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



259 Wood Street - 200' Radius

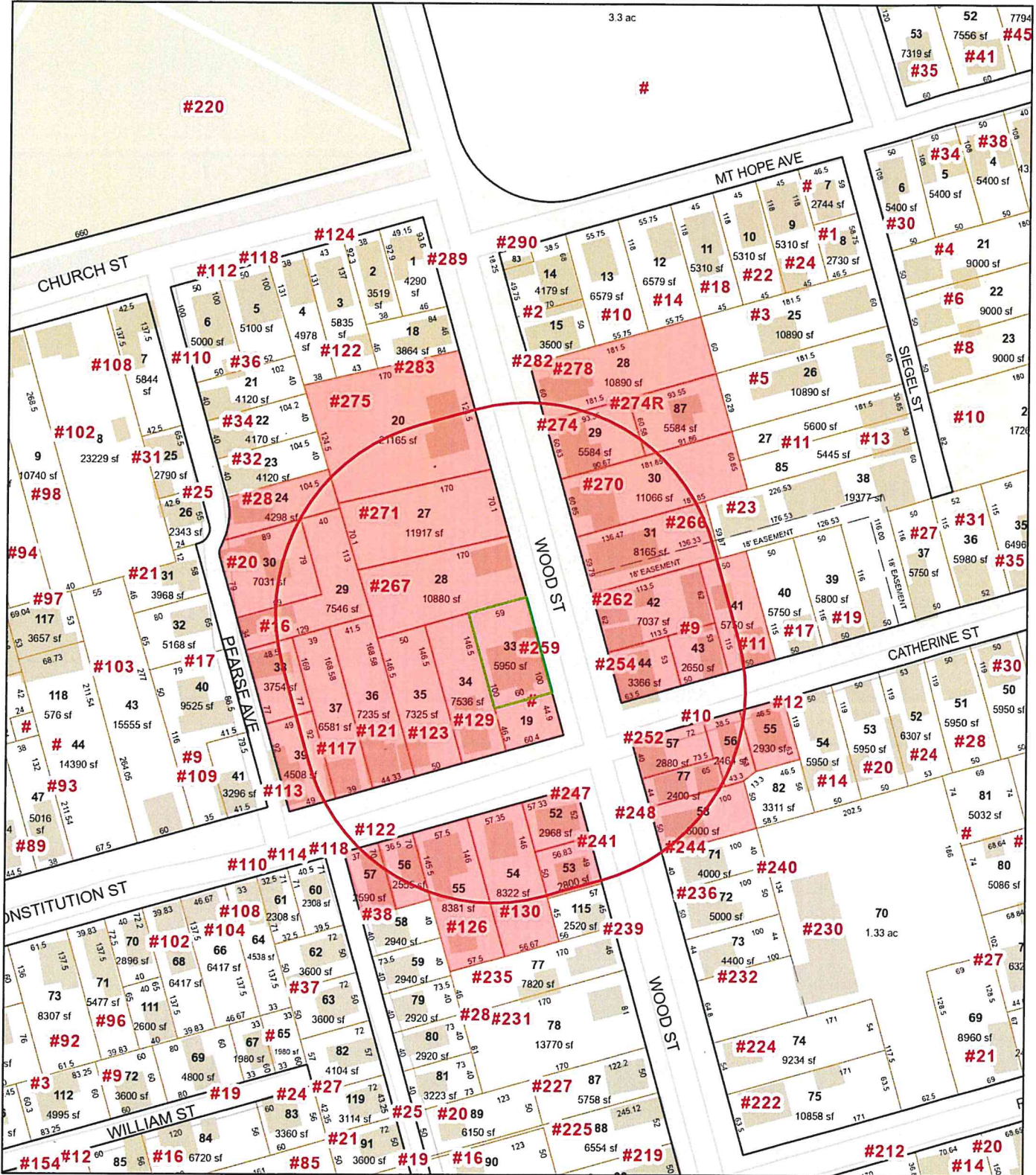
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

March 8, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
March 08, 2024

Subject Property:

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 19-19
CAMA Number: 19-19
Property Address: WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-20
CAMA Number: 19-20
Property Address: 275 WOOD ST

Mailing Address: VINCENT, TAMARA & DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-24
CAMA Number: 19-24
Property Address: 28 PEARSE AVE

Mailing Address: FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-27
CAMA Number: 19-27
Property Address: 271 WOOD ST

Mailing Address: FRANJELICA PROPERTIES INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-28
CAMA Number: 19-28
Property Address: 267 WOOD ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-29
CAMA Number: 19-29
Property Address: 16 PEARSE AVE

Mailing Address: GWOZDZ, LINDSEY KATHRYN &
GWOZDZ, RYAN NICHOLAS JT
1860C SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892

Parcel Number: 19-30
CAMA Number: 19-30
Property Address: 20 PEARSE AVE

Mailing Address: CAMELO, MARIANO S MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-34
CAMA Number: 19-34
Property Address: 129 CONSTITUTION ST

Mailing Address: REITSMA, JAN H & MEEKER, CAROL C-
TRUSTEES, REITSMA CHASON, ERIC H
& CATHLY L TE (1/2)
54 WASHINGTON ST
WARREN, RI 02885

Parcel Number: 19-35
CAMA Number: 19-35
Property Address: 123 CONSTITUTION ST

Mailing Address: WOLFANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809



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3/8/2024

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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 19-36
CAMA Number: 19-36
Property Address: 121 CONSTITUTION ST

Mailing Address: SILVIA, DONALD K. ANDREA R. JT
121 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-37
CAMA Number: 19-37
Property Address: 117 CONSTITUTION ST

Mailing Address: ANDERSON, JUDITH M.
117 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-38
CAMA Number: 19-38
Property Address: 12 PEARSE AVE

Mailing Address: STAHL, ROBERT J. & GROSS-STAHL,
BRENDA TE
12 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-39
CAMA Number: 19-39
Property Address: 113 CONSTITUTION ST

Mailing Address: LAMONTE, JEANNE C. ETUX TE
DOUGHERTY, DANIEL D.
113 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-52
CAMA Number: 19-52
Property Address: 247 WOOD ST

Mailing Address: MANCHESTER, DANIEL T. CHRISTINE L.
125 PECK AVE
BRISTOL, RI 02809

Parcel Number: 19-53
CAMA Number: 19-53
Property Address: 241 WOOD ST

Mailing Address: EGAN ESTATES, LLC EGAN, VANESSA
A
1206 MIDDLE RD
PORTSMOUTH, RI 02871

Parcel Number: 19-54
CAMA Number: 19-54
Property Address: 130 CONSTITUTION ST

Mailing Address: RAOILA, MITCHELL
130 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-55
CAMA Number: 19-55
Property Address: 126 CONSTITUTION ST

Mailing Address: WALSH-SORENSEN, KIMBERLY A &
SORENSEN, JAMES CO-TRST
20952 MONARCH LN
HUNTINGTON BEACH, CA 92646

Parcel Number: 19-56
CAMA Number: 19-56
Property Address: 122 CONSTITUTION ST

Mailing Address: SEIBOLD, MARGARET B.
122 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-57
CAMA Number: 19-57
Property Address: 118 CONSTITUTION ST

Mailing Address: BRAUN, JOHN L & EVELYN R TE
118 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 25-28
CAMA Number: 25-28
Property Address: 278 WOOD ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 25-29
CAMA Number: 25-29
Property Address: 274 WOOD ST

Mailing Address: SLIPP, NAOMI TRUSTEE HOOD-SLIPP
IRR TRUST
369 FLORENCE ST
FALL RIVER, MA 02720



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 25-30
CAMA Number: 25-30
Property Address: 270 WOOD ST

Mailing Address: CIFUNE, EDWARD S. NANCY K. TE
270 WOOD STREET
BRISTOL, RI 02809

Parcel Number: 25-31
CAMA Number: 25-31
Property Address: 266 WOOD ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 25-41
CAMA Number: 25-41
Property Address: 11 CATHERINE ST

Mailing Address: DAVEY, SHEALYN
11 CATHERINE ST
BRISTOL, RI 02809

Parcel Number: 25-42
CAMA Number: 25-42
Property Address: 262 WOOD ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 25-43
CAMA Number: 25-43
Property Address: 9 CATHERINE ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 25-44
CAMA Number: 25-44
Property Address: 254 WOOD ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 25-55
CAMA Number: 25-55
Property Address: 12 CATHERINE ST

Mailing Address: SILVA, MARIA F LUIS ETUX TE
12 CATHERINE STREET
BRISTOL, RI 02809

Parcel Number: 25-56
CAMA Number: 25-56
Property Address: 10 CATHERINE ST

Mailing Address: FRANJELICA PROPERTIES INC.
8 STEVEN DR
BRISTOL, RI 02809

Parcel Number: 25-57
CAMA Number: 25-57
Property Address: 252 WOOD ST

Mailing Address: GRUBER, PETER N & CANNAVO-
GRUBER, ELIZABETH M TE
11 RESERVOIR AVE
BRISTOL, RI 02809

Parcel Number: 25-58
CAMA Number: 25-58
Property Address: 244 WOOD ST

Mailing Address: DIAS, JOAO C. BEATRIZ F. LIFE
ESTATE
244 WOOD ST
BRISTOL, RI 02809

Parcel Number: 25-77
CAMA Number: 25-77
Property Address: 248 WOOD ST

Mailing Address: GRUBER, PETER N & CANNAVO-
GRUBER, ELIZABETH M TE
11 RESERVOIR AVE
BRISTOL, RI 02809

Parcel Number: 25-87
CAMA Number: 25-87
Property Address: 274R WOOD ST

Mailing Address: DESCHENES, MARY E.
274 1/2 WOOD ST.
BRISTOL, RI 02809



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ANDERSON, JUDITH M.
117 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEPHEN DR
BRISTOL, RI 02809

REITSMA, JAN H & MEEKER,
CHASON, ERIC H & CATHLY L
54 WASHINGTON ST
WARREN, RI 02885

BRAUN, JOHN L &
EVELYN R TE
118 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEVEN DR
BRISTOL, RI 02809

SEIBOLD, MARGARET B.
122 CONSTITUTION ST
BRISTOL, RI 02809

CAMELO, MARIANO S
MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

FRANJELICA PROPERTIES, IN
8 STEPHEN DR
BRISTOL, RI 02809

SILVA, MARIA F
LUIS ETUX TE
12 CATHERINE STREET
BRISTOL, RI 02809

CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

GRUBER, PETER N &
CANNAVO-GRUBER, ELIZABETH
11 RESERVOIR AVE
BRISTOL, RI 02809

SILVIA, DONALD K.
ANDREA R. JT
121 CONSTITUTION ST
BRISTOL, RI 02809

CIFUNE, EDWARD S.
NANCY K. TE
270 WOOD STREET
BRISTOL, RI 02809

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1860C SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892

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HOOD-SLIPP IRR TRUST
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FALL RIVER, MA 02720

DAVEY, SHEALYN
11 CATHERINE ST
BRISTOL, RI 02809

LAMONTE, JEANNE C. ETUX T
DOUGHERTY, DANIEL D.
113 CONSTITUTION ST
BRISTOL, RI 02809

STAHL, ROBERT J. &
GROSS-STAHN, BRENDA TE
12 PEARSE AVE
BRISTOL, RI 02809

DESCHENES, MARY E.
274 1/2 WOOD ST.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

VINCENT, TAMARA &
DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

DIAS, JOAO C.
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CHRISTINE L.
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BRISTOL, RI 02809

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SORENSEN, JAMES CO-TRST
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HUNTINGTON BEACH, CA 92646

EGAN ESTATES, LLC
EGAN, VANESSA A
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PORTSMOUTH, RI 02871

OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

WOLFGANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809

FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

RAOILA, MITCHELL
130 CONSTITUTION ST
BRISTOL, RI 02809