



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-12

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: **Alex A. and Emily E. Romano**
PROPERTY OWNER: **Alex A. and Emily E. Romano**
LOCATION: **17 Mulberry Road**
PLAT: 74 LOTS: 17
ZONE: **Residential R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear yard.

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
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 MAR -8 PH 1:47

APPLICATION

File No: 2024-12

Accepted by ZEO: EMT 3/8/2024

APPLICANT	Name: Alex Romano, Emily Romano		
	Address: 17 Mulberry Road		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-487-3727	Email: aromano@studentally.com	
PROPERTY OWNER	Name: Alex Romano, Emily Romano		
	Address: 17 Mulberry Road		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-487-3727	Email: aromano@studentally.com	

1. Location of subject property: 17 Mulberry Road, Bristol

Assessor's Plat(s)#: 74 Lot(s) #: 17

2. Zoning district in which property is located: R-20

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): Sec. 28-111 Residential Zones

Special Use Permit Section(s): _____

Use Variance Section(s): _____

5. In a separate written statement, 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?: Since September 2016

7. Present use of property: Single family residence

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): _____

The building is an irregular shape (as shown in attached drawings, totaling 2,732 above ground sq. ft.

The rough exterior dimensions are 70' x 30'. The tallest portion (south side) of the building is 30' high.

10. Proposed use of property: Single family residence with integrated accessory dwelling unit for use by the applicants' elderly parents.

11. Give extent of proposed alterations: Extend the northly portion of the home eastward by 54' to connect the existing house with the existing garage and create a 1130 sq. ft. 1st floor accessory dwelling unit for the homeowners' elderly parents. (See drawings.) Alternations include basement and replacing the garage's existing 78-year-old roof with a gable roof. All alterations will be within the property's current dimensional setbacks, which have existed since 1946 (See plan).

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____ 54' long by approx. 21-26' wide, totaling 1280 above ground sq. feet. Total height is of the addition will be consistent with the home's existing northly gable roof at <20'. The proposed addition will be below the home's existing southern height of 30'.

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: <u>20'</u>	Proposed Setback: <u>1.3' (existing since 1946)</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>20' (existing since 1946)</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):	Required: _____	Proposed: _____

13. Number of families before/after proposed alterations: 1 Before 1 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: Yes. Sewer: Yes.

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:  Emily Romano Date: 3/5/2024

Print Name: Alex A. Romano, Emily Romano

Property Owner's Signature:  Emily Romano Date: 3/5/2024

Print Name: Alex A. Romano, Emily Romano

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

Name: _____ Telephone #: _____

Address: _____

Application Section 5 – Grounds for Variance

Applicants are requesting a dimensional variance for the right side and rear setback requirements in order to connect the existing home with the existing garage, and to construct an accessory dwelling unit (ADU) for the applicants' elderly parents in the area between the existing house and garage.

Property Conditions Existing Since 1946:

The subject property is a pre-existing non-conforming lot in zone R-20. The previous owner of the property owned both the applicant's property at 17 Mulberry and the immediately adjacent lot to the east at 33 Sunset. In 1946, the previous owners divided the property and built a home with detached garage on the applicant's parcel for their son. The properties were divided and the structures were built prior to the establishment of the current zoning regulations in 1961.

Because zoning regulations did not exist at the time the applicants' home and garage were built, the house was sited "sideways" (for lack of a better term) on the lot. As a result, the "rear" of the home was built 20 ft from the north (rear) property line.

Also because zoning did not exist at the time, the home and garage were sited on the easternmost side of the lot - tucked into the area at the bottom of a steep hill that separates 17 Mulberry from its eastern neighbor at 33 Sunset. As a result, the garage was built 1.3' from the east (right side) property line, and the home's westernmost portion is more than 89' from the west (left side) property line.

Proposed Alterations Conform to the Existing Nature of the Property

Applicants are not asking for any changes to the existing setback amounts (20' rear, 1.3' side) which have been in place for nearly 80 years. Under the proposed plan, the ADU would extend the existing northern portion of the house to the east, maintaining the same 20' distance from the north (rear) property line. The ADU would extend east in order to incorporate the existing garage into the structure, but would not extend any further than the garage's existing east wall – maintaining the existing 1.3' east/side setback. Applicants wish to preserve the property's low-slung cottage-style appearance in order to avoid impinging on any neighbor's view of Narragansett Bay. As such, the ADU's roofline would be substantially similar/consistent with the existing home's northerly 1-story portion from which it extends – less than 20' in height. The ADU and principal dwelling would share the same entrance at the rear of the house.

Proposed Alterations Maintain Substantial Distances From Nearby Residences

Because the applicants' property and surrounding homes were all built pre-zoning, the nature of the area is such that the proposed ADU would not encroach on any nearby residences. Although the ADU would maintain a 20' setback the north/rear property line, it would still be over 140' from the nearest residence to the north/rear. And although the ADU would maintain the garage's 1.3' setback from the east/right property line, it would still be over 150' from the nearest residence to the east/right. (See attached site condition maps). These distances are equal to or substantially more than those of other properties in the surrounding area and are not inconsistent with the nature of the area.

Corner Lot

Applicant believes that the subject property qualifies as a "corner lot." The south side abuts Mulberry Rd. The west side abuts the East Bay Bike Path and the adjacent Shore Rd. There is no separation shown between Shore Rd. and the bike path on the Bristol Zoning Map. East Bay Bike Path is believed recognized under R.I. law as a vehicular roadway, because a "bicycle is considered a vehicle with equal rights and responsibilities as other vehicles on the road." State of R.I., Div. of Motor Vehicles website (<https://dmv.ri.gov/node/1361>). If the property qualifies as a "corner lot" only a single dimensional relief would be required, as the north property line would conform with the "side yard" setback of 20 ft.

Application Section 5 – Grounds for Variance

Applicants' Hardship

The hardship from which the applicants seek relief is land-based and is due to the division of lots and the siting of properties that previous owners made prior to the enactment of the zoning regulations.

The existing house was built in 1946 and sited 20' from the north property line. The existing garage was built in 1946 and was sited 1.3' from the eastern property line. At the time of their siting and construction, neither the house nor the garage was not in violation of any regulations in force at that time. A previous owner owned both the subject lot and the immediately adjacent lot to the east, at 33 Sunset Rd. The improvements on 17 Mulberry Rd. were sited to the easternmost portion of the property – tucking them into the base of the hill that separates 17 Mulberry from its eastern neighbor at 33 Sunset. The house on 17 Mulberry Rd. was also constructed “sideways” (north to south) on the lot. Although this construction was done over 70 years before applicants purchased the property, it's likely that the parcel's substantial change in grade – descending downhill from east to west – impacted the original owner's decision to build the home from north to south.

The proposed ADU – joining the existing house with the existing garage – would be in character with the area where numerous homes (including all of the applicants' abutters) are joined to the garage. There are also numerous homes and garages in the neighborhood that are non-conforming with respect to side and rear yard setbacks. The size of the home with the proposed ADU would also be similar to the sizes of surrounding homes. It would not take away from the characteristics of the neighborhood and would continue to be in line with those same characteristics.

The construction of the proposed ADU in the back yard between the house and garage also minimizes, and essentially eliminates, the visual impact to neighbors. The proposed ADU is tucked in at the base of a hill, behind existing tall bushes and hedges (which will be maintained) and will be essentially invisible to neighbors above and next to the subject property.

On the other hand, if the ADU were built to the west (left side) of the existing house to avoid setback infringement, it's height (due to the property being located on a hill that descends from east to west) and its dimensions would negatively visually impact and partially block the view of Narragansett Bay to neighbors. An ADU on the west side would also partially block motorists' ability to see bicycles and pedestrians traveling on the East Bay Bike Path, and cyclists/pedestrians' ability to see motorists traveling westbound on Mulberry Rd. An ADU on the west side would also have no vehicular or garage access, because the garage and driveway are located on the east side of the property, and would also require substantial demolition of multiple areas of the existing home.

For all of these reasons, denial of applicants' request for a dimensional variance would be more than a mere inconvenience. The ADU is for the applicants' elderly parents to permit them to live on a single first-floor area adjacent to the garage and driveway, and adjacent to children who might assist them. ADUs are now encouraged by the State of Rhode Island and are a permitted use. R.I. Gen. Laws §45-24-74(b).

Existing Survey

NORTH

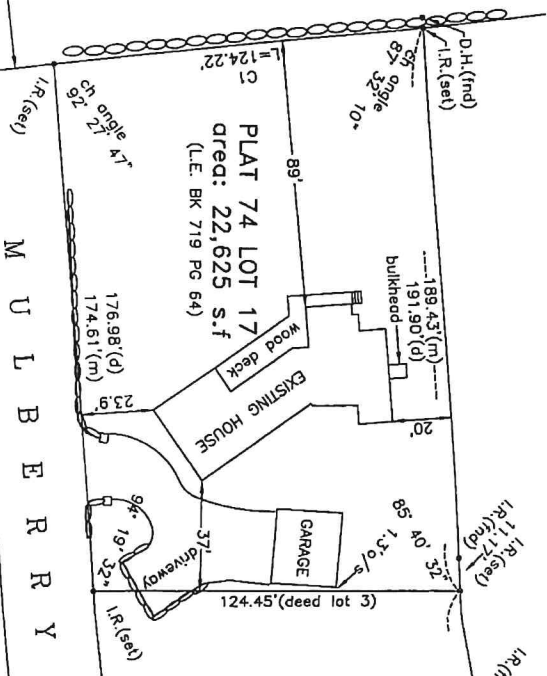
NOTE: MEASURED DISTANCES ARE TO THE RAILROAD LINE AND NOT THE EXISTING WALL ALONG THE WEST P/L.

PLAT 74 LOT 2
(L.E. BK 954 PAGE 199)

CURVE DATA
C1
DELTA: 1° 52' 23"
RADIUS: 3799.92'
TAN: 62.12'

STATE OF R.I. (BIKE PATH)

82.50'



M U L B E R R Y R O A D

PLAT 74 LOT 3
(L.E. BK 747 PAGE 198)

254.00'

S U N S E T R O A D

CERTIFICATION

JOHN J. BARKER, JR.
No. 11885
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF 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 IN RELATION TO THE SURVEYED BOUNDARY LINES.

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

- LEGEND**
- I.R. IRON ROD
 - G.B. GRANITE BOUND
 - D.H. DRILL HOLE
 - (m) MEASURED DISTANCE
 - (d) DEEDED DISTANCE

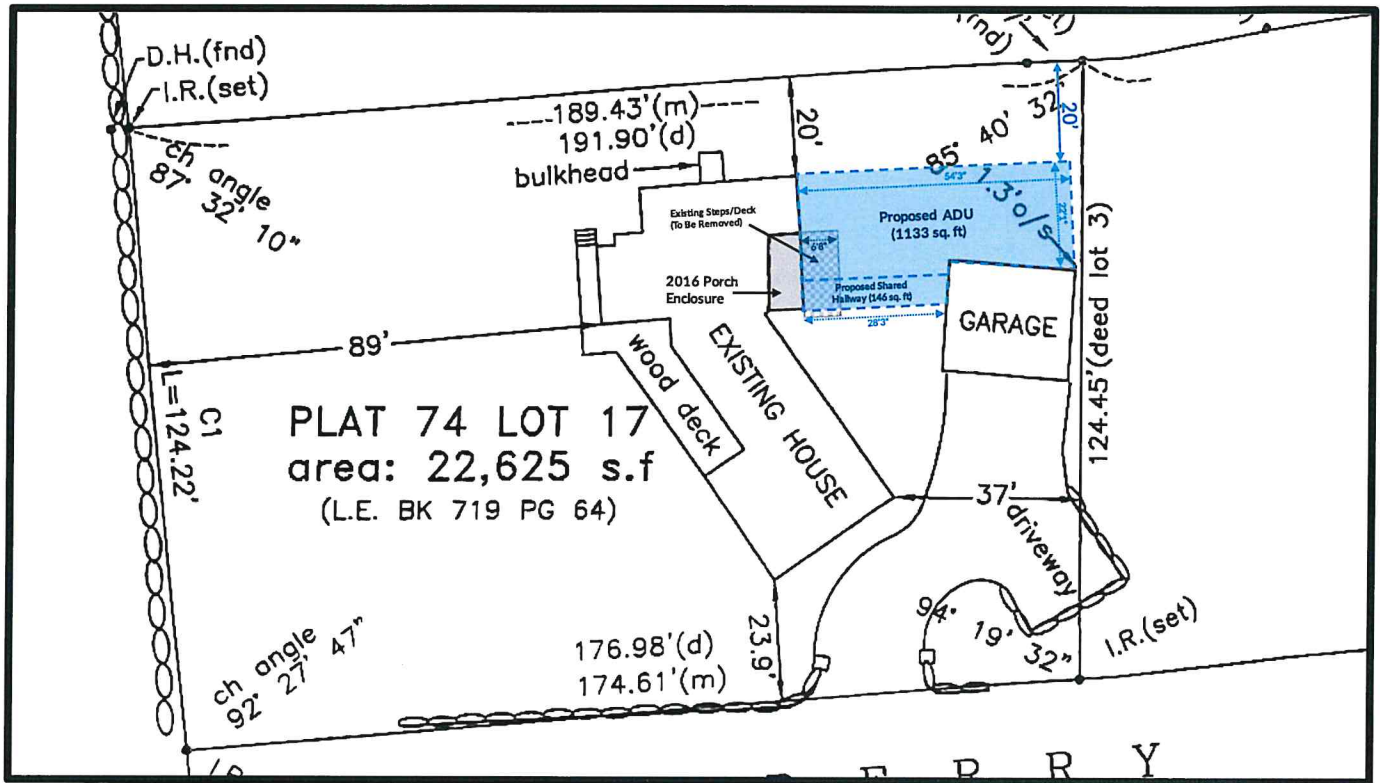
- ZONING**
- R-20 ZONE 20,000 S.F. MIN.
 - LOT FRONTAGE: 120'
 - BUILDING SETBACKS
 - FRONT: 35'
 - SIDE: 20'
 - REAR: 35'

S I T E P L A N
for
Alex & Emily Romano

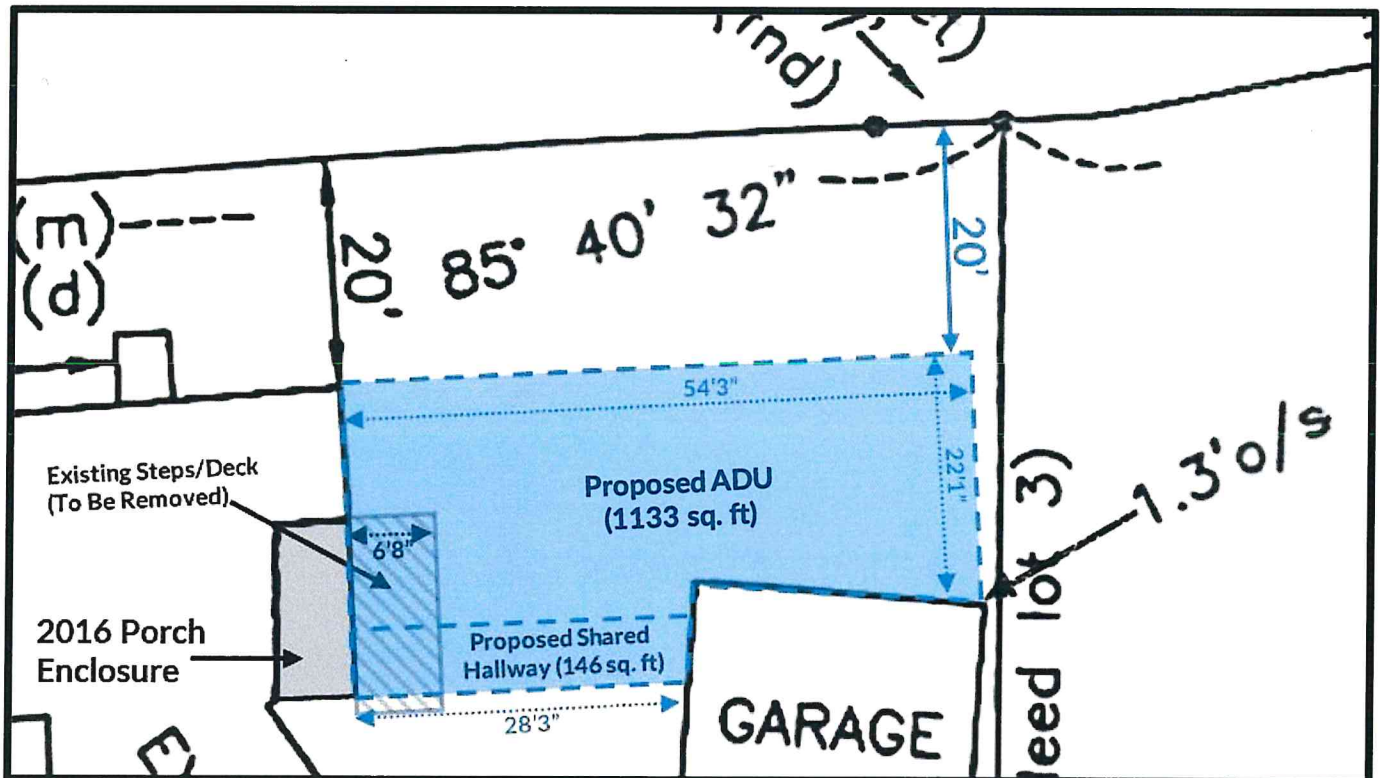
17 MULBERRY ROAD PLAT 74 LOT 17
SCALE 1"=40'
DATE 10/7/16

Existing Survey With Proposed Alterations

Full Lot



Addition Details

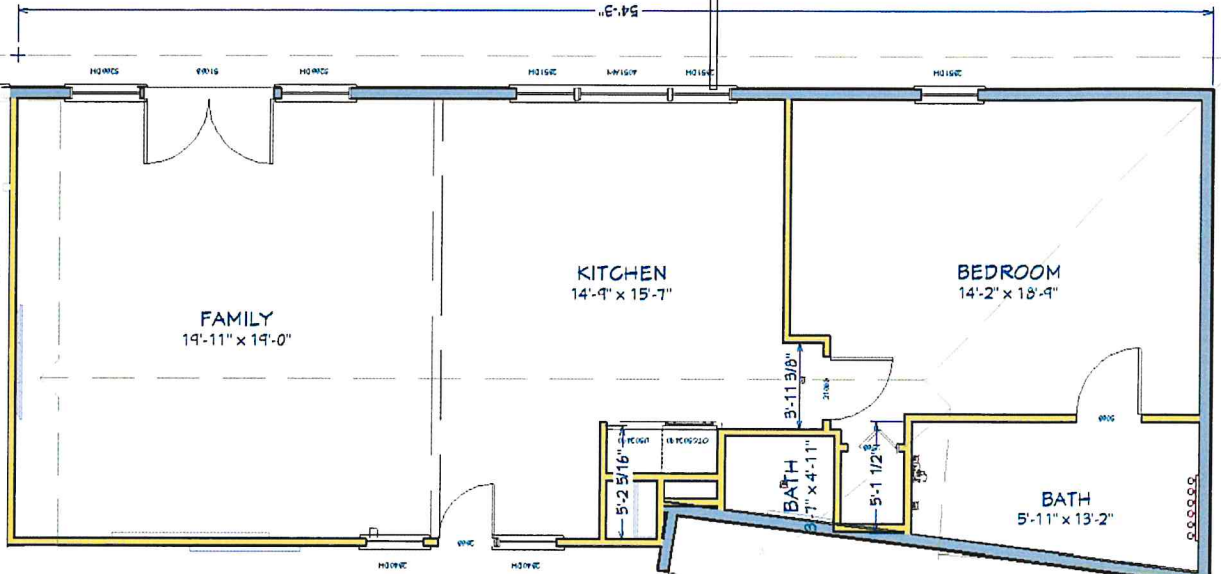


Proposed Addition Plans

Existing House

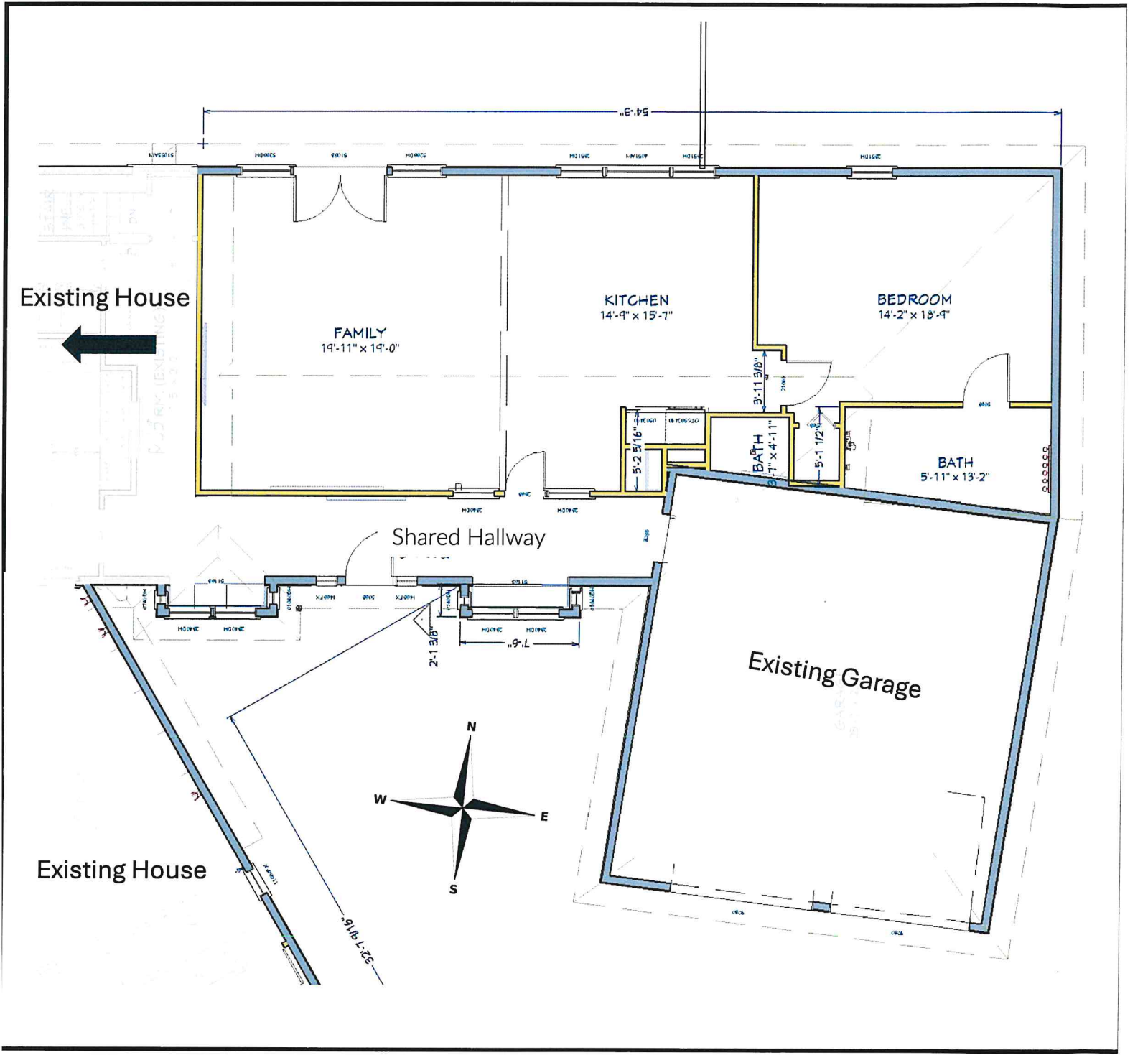
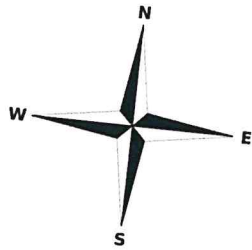


Existing House



Shared Hallway

Existing Garage

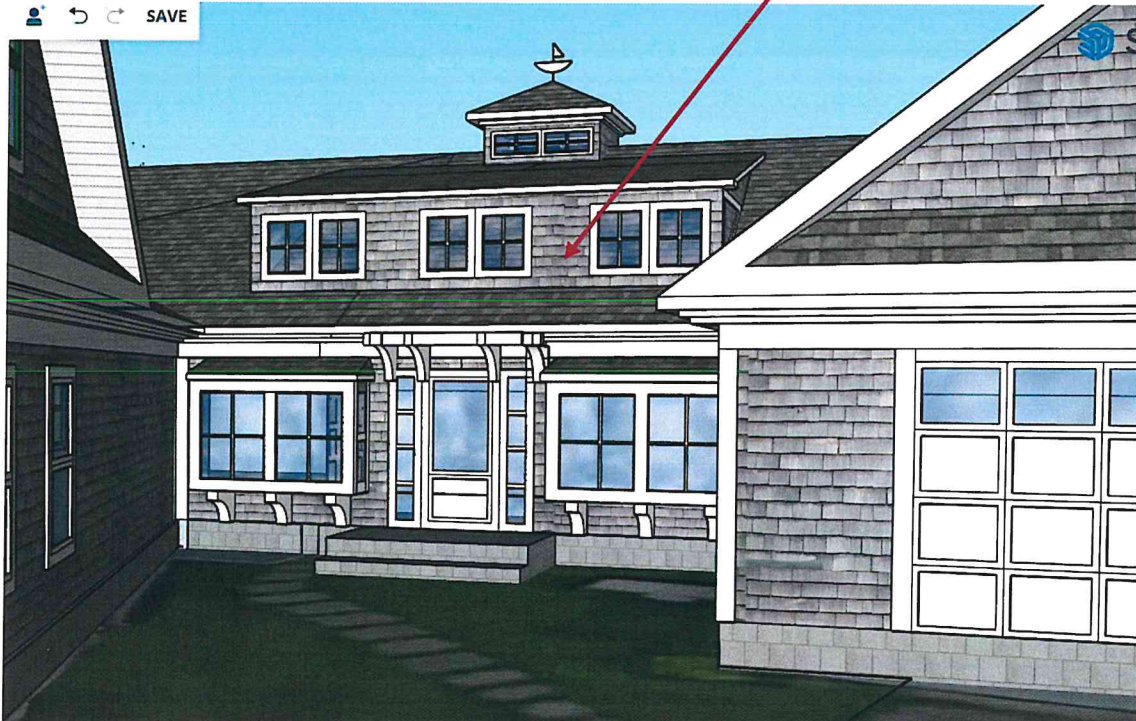


Proposed Addition (Approximate Visual Renderings)

The proposed addition would continue the low-slung cedar shingle cottage style of the existing structure and garage. The completed structure would be consistent with and enhance the character of the neighborhood and surrounding properties.



South-facing dormer to allow light into the 1 story addition.



Existing Site Conditions



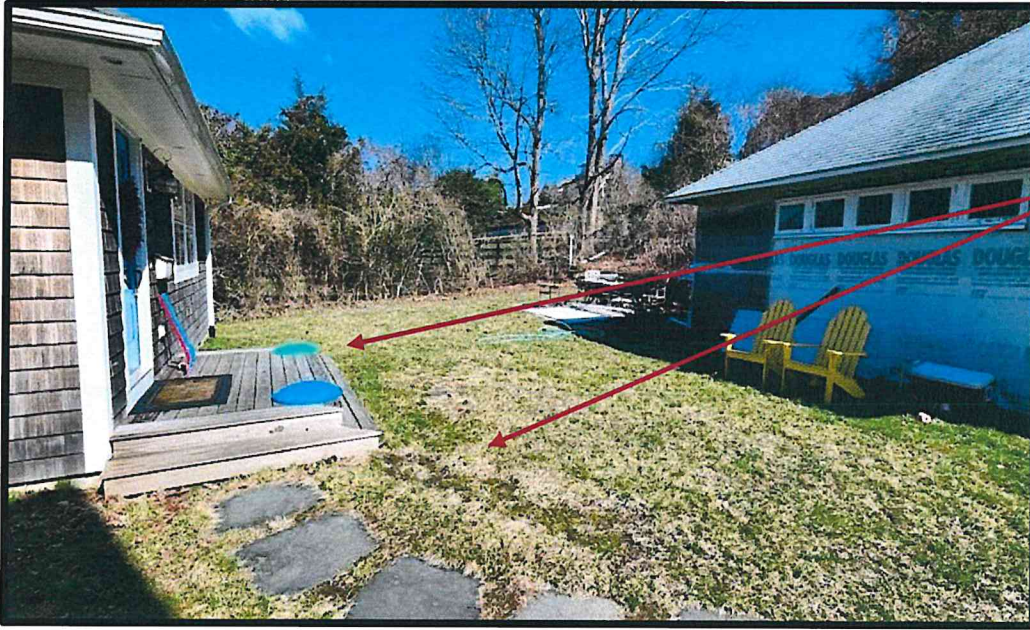
Surrounding hill and trees make addition nearly invisible to surrounding properties, drivers, and pedestrians.

Heading westerly on Mulberry Road, the addition would be fully hidden behind trees and at the base of the hill, making it invisible to neighbors, drivers and pedestrians.



Heading easterly on Mulberry Road, the addition would be hidden behind the existing structure and would be minimally visible to neighbors and pedestrians.

Existing Site Conditions



Location of ADU at the rear (north side) of the property tucks it into the existing structure and allows us to keep overall height low to avoid impact on neighbors.



Location of ADU on the east side of the property tucks it into the existing garage at the base of the hill and keep it hidden behind tall trees and shrubs to avoid impact on neighbors.

Existing Site Conditions

The proposed addition is substantially distant from any of the surrounding homes.



Proposed addition would be approximately 150' from the nearest residence to the East.



Proposed addition would be approximately 143' from the nearest residence to the North.

Owner ▶ Owner Account #:

Owner 1	ROMANO, EMILY E &	% Owned	0.00
Owner 2	& ALEX A TE		0.00
Owner 3			

Address PO BOX 1205, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BRAY, SYLVIA E TRUSTEE	09/30/2016	340,000	1865-24	L	T

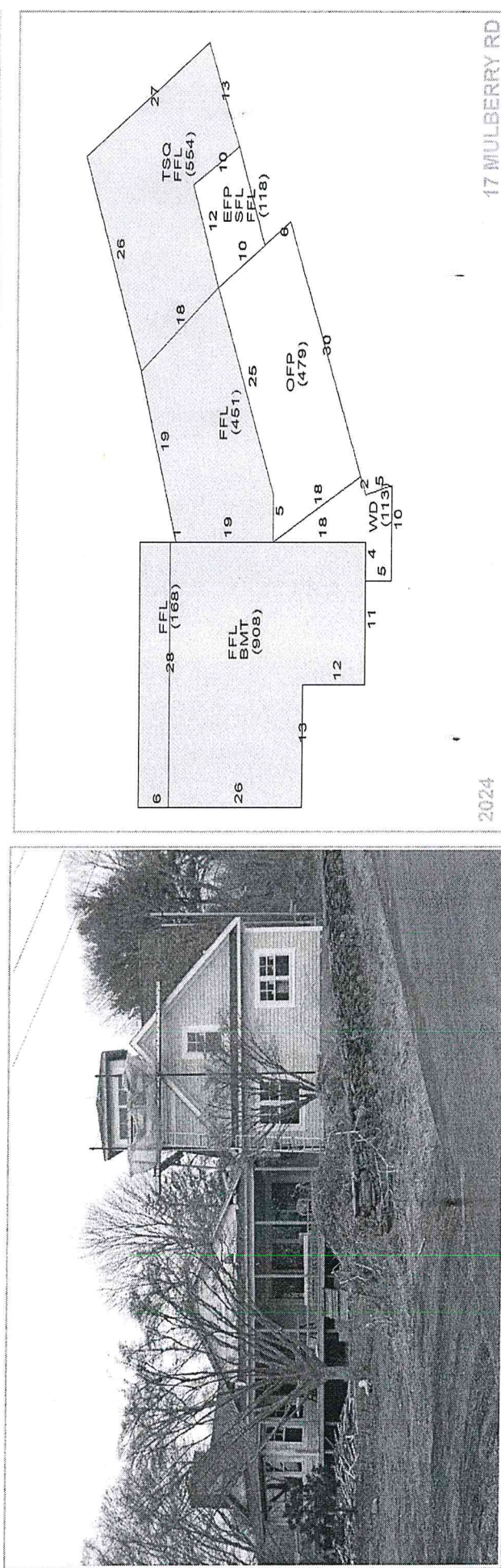
Assessment

Use Code	Bldg Value	SF/YI	Land Value	Land Size	AG Credit	Assessed Value
01	379,900	13,800	285,300	0.44	0	679,000
TOTAL	379,900	13,800	285,300	0.44	0	679,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 156.07 VAL per SQ Unit/Parcel > 156.07

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	379,900	13,800	0	285,300	0	679,000	679,000
2022	01	379,900	13,800	0	285,300	0	679,000	679,000
2021	01	249,800	13,800	0	226,800	0	490,400	490,400
2020	01	249,800	13,800	0	226,800	0	490,400	490,400
2019	01	249,800	13,800	0	226,800	0	490,400	490,400
2018	01	145,600	12,200	0	206,200	0	364,000	364,000



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
01 Single Fam	0.43962	AC	P	1.00	649,000	648,970	F	Partial View	25					285,300			1.00	0

2024



Building Information

Description	Story Height	1/2 Story Finishes	Description
BLDG Type	Custom	0	1/2 Story Finishes
RES Units	1	COM Units	Concrete
Foundation	Concrete	BMT Floor	%
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnal	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Year Built	1945	EFF Year	Q3	Q3	Alt LUC	Air%	0.00
Grade							

Other Factors

Flood Hazard	Topography	ROLLING	Street	TRAFFIC	Bas \$/SQ	101.00	Size Adj	1.31	Constr Adj	1.01	Adj \$/SQ	133.87	Othr Featrs	73,064	Grade Fac	1.18	Neigh Infl	1.00	Land Factor	1.00	Adj Total	550,546	Depreciation	170,669	Depr Total	379,877
Bas \$/SQ																										

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	2,199	2,199	133.87	294,380
TSQ	3/4 STORY	416	416	133.87	55,623
SFL	2nd FLOOR	118	118	133.87	15,797
BMT	BASEMENT	908	0	20.08	18,233
EFF	ENCL PORCH	118	0	21.13	2,493
OFF	OPEN PORCH	479	0	10.25	4,910
WD	WOOD DECK	113	0	18.28	2,066
Total		4,351	2,733		393,502

Visit History

Date	Result	By
7/8/2021	REVIEW	MM
12/19/2018	BP	BT
9/7/2018	REVIEW	JH
4/5/2018	MEASURED	MP
4/10/2007	MEASURE	MP
4/10/2007	LISTED	MP

Notes

ASSESSMENT REDUCED BY BOARD #2008-183 05/09 EAS

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
01/28/2018	E45147		ELEC	5,000	0	Closed	New 200 amp and rewire house
01/18/2018	P45098		PLMB	12,000	0	Closed	ROUGH AND FINISH PLUMBING
11/02/2017	M44489		MECH	20,000	0	Closed	Install 2 warm air furnaces with A/C and all ductwork
05/18/2017	B30512		BLDG	0		Closed	CONSTRUCT 25' X 29' SECOND STORY ADDITION TO EXISTING SINGLE FAMI
05/04/2017	255-17-B		BLDG	200,000		Closed	2ND STY ADDITION 25 X 29 PORCH ADDITION INTERIOR EXTERIOR REHAB N
10/25/2016	D360		DEMO	0		Closed	INTERIOR DEMO TO INCLUDE FLOORING, SHEETROCK, MECHANICAL SYST
03/07/2016	D347		DEMO	0		Closed	REMOVE UNDERGROUND TANK

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
13	Patio	1	Y	1	25	22	288	3	AV	1945	500
1	Garage	1	Y	1	25	22	550	3	AV	1945	13,300

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	3
2			U
3			
4			
Totals	1	7	3



17 Mulberry Road - 300' Radius

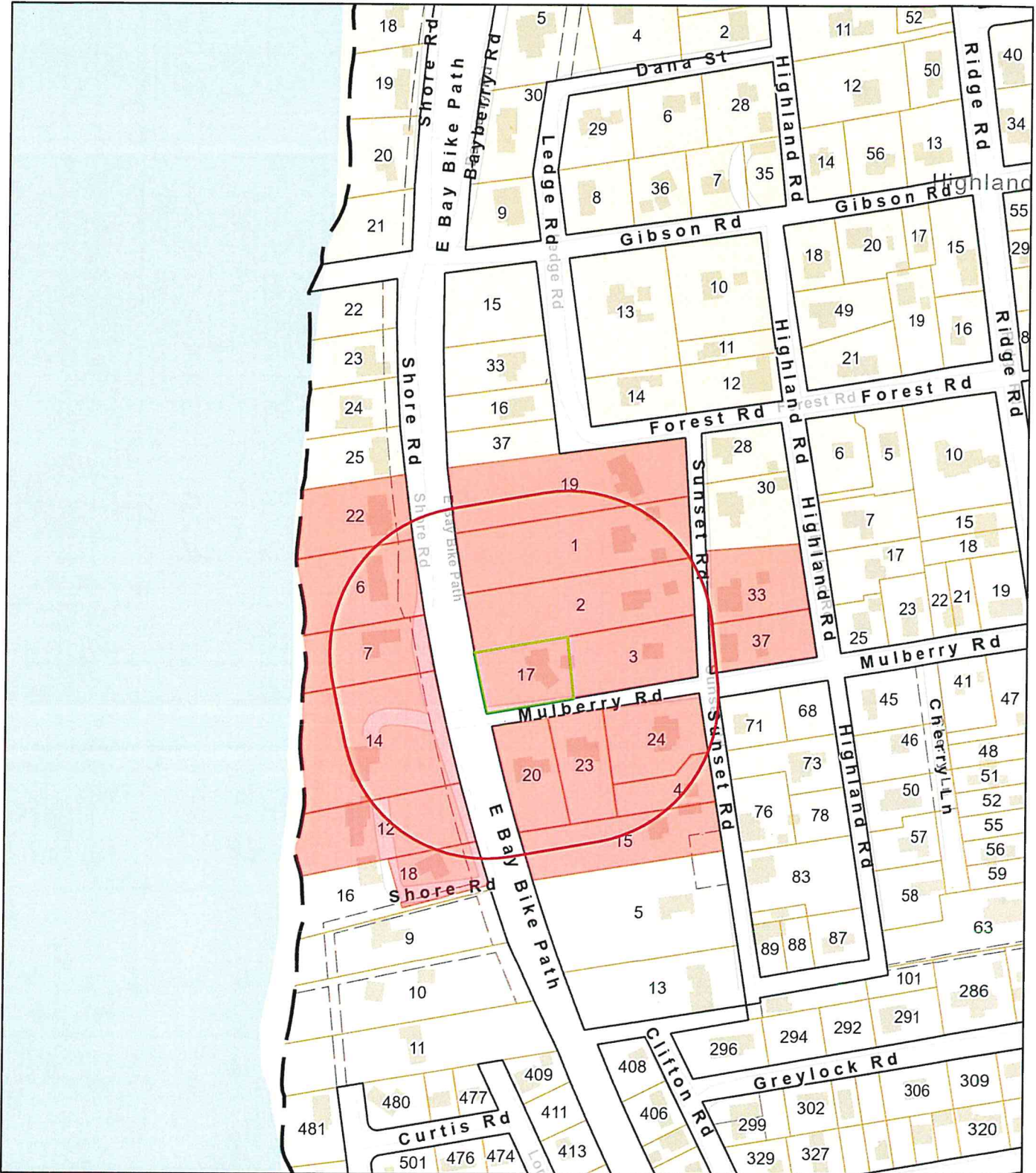
Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

March 6, 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.



300 feet Abutters List Report

Bristol, RI
March 06, 2024

Subject Property:

Parcel Number: 74-17
CAMA Number: 74-17
Property Address: 17 MULBERRY RD

Mailing Address: ROMANO, EMILY E & ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

Abutters:

Parcel Number: 73-33
CAMA Number: 73-33
Property Address: 36 SUNSET RD

Mailing Address: DOW, STEPHEN & JULIANNA TE
36 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 73-37
CAMA Number: 73-37
Property Address: 35 MULBERRY RD

Mailing Address: DOW, PAUL R & MARY JANE
35 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-1
CAMA Number: 74-1
Property Address: 43 SUNSET RD

Mailing Address: LANDEKIC, NICHOLAS & LABEL, ROBYN TE
43 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-12
CAMA Number: 74-12
Property Address: 2 MULBERRY RD

Mailing Address: PIRRI, JEANNE M TRUSTEE JEANNE M PIRRI LIV TRUST AGMT
2 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-14
CAMA Number: 74-14
Property Address: 4 MULBERRY RD

Mailing Address: GEREMIA, BRENDA A, VINCENT F JR & TIMOTHY V-TRUSTE GEREMIA, VINCENT F JR & TIMOTHY V - TRUSTEES (50%)
4 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-15
CAMA Number: 74-15
Property Address: 17 SUNSET RD

Mailing Address: VITALE, CHRISTOPHER P & AMY C TE
17 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-17
CAMA Number: 74-17
Property Address: 17 MULBERRY RD

Mailing Address: ROMANO, EMILY E & ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

Parcel Number: 74-19
CAMA Number: 74-19
Property Address: 45 SUNSET RD

Mailing Address: COE, MARK W & KRISTEN Q TE
611 EDGEWOOD PL
RIVER FOREST, IL 60305



www.cai-tech.com

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300 feet Abutters List Report

Bristol, RI
March 06, 2024

Parcel Number: 74-2
CAMA Number: 74-2
Property Address: 35 SUNSET RD

Mailing Address: HARDING FIRST, LLC
35 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-20
CAMA Number: 74-20
Property Address: 8 MULBERRY RD

Mailing Address: LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-22
CAMA Number: 74-22
Property Address: 45 SHORE RD

Mailing Address: PARISEAULT, THOMAS A & LISA M TE
45 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-23
CAMA Number: 74-23
Property Address: 10 MULBERRY RD

Mailing Address: WHEELER, JESSICA A., TRUSTEE THE
JESSICA A WHEELER TRUST 1
10 MULBERRY ROAD
BRISTOL, RI 02809

Parcel Number: 74-24
CAMA Number: 74-24
Property Address: 25 SUNSET RD

Mailing Address: FISHER, CRAIG M. KATHRYN M TE
25 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-3
CAMA Number: 74-3
Property Address: 33 SUNSET RD

Mailing Address: HERDRICH, STEPHEN S. FAYTHE
J.TRST & STEPHEN & FAYT
33 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-4
CAMA Number: 74-4
Property Address: 21 SUNSET RD

Mailing Address: FISHER, CRAIG M KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

Parcel Number: 74-6
CAMA Number: 74-6
Property Address: 41 SHORE RD

Mailing Address: 41 SHORE ROAD, LLC
30 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 74-7
CAMA Number: 74-7
Property Address: 37 SHORE RD

Mailing Address: FOURNIER, RICHARD E JR & KAREN K
TE
37 SHORE RD
BRISTOL, RI 02809



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41 SHORE ROAD, LLC
30 KING PHILIP AVE
BRISTOL, RI 02809

LANDEKIC, NICHOLAS &
LABEL, ROBYN TE
43 SUNSET RD
BRISTOL, RI 02809

COE, MARK W & KRISTEN Q T
611 EDGEWOOD PL
RIVER FOREST, IL 60305

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

DOW, PAUL R & MARY JANE
35 MULBERRY RD
BRISTOL, RI 02809

PARISEAULT, THOMAS A & LI
45 SHORE RD
BRISTOL, RI 02809

DOW, STEPHEN & JULIANNA T
36 SUNSET RD
BRISTOL, RI 02809

PIRRI, JEANNE M TRUSTEE
JEANNE M PIRRI LIV TRUST
2 MULBERRY RD
BRISTOL, RI 02809

FISHER, CRAIG M
KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

ROMANO, EMILY E &
& ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

FISHER, CRAIG M.
KATHRYN M TE
25 SUNSET RD
BRISTOL, RI 02809

VITALE, CHRISTOPHER P & A
17 SUNSET RD
BRISTOL, RI 02809

FOURNIER, RICHARD E JR &
KAREN K TE
37 SHORE RD
BRISTOL, RI 02809

VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

GEREMIA, BRENDA A, VINCEN
GEREMIA, VINCENT F JR & T
4 MULBERRY RD
BRISTOL, RI 02809

WHEELER, JESSICA A., TRUS
THE JESSICA A WHEELER TRU
10 MULBERRY ROAD
BRISTOL, RI 02809

HARDING FIRST, LLC
35 SUNSET RD
BRISTOL, RI 02809

HERDRICH, STEPHEN S.
FAYTHE J. TRST & STEPHEN &
33 SUNSET RD
BRISTOL, RI 02809