



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-19

Wilcox Street 133 44

March 31, 2026

<b>Applicant</b>	
Name of Applicant	Donald F. Clukies
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Donald Clukies

<b>Location for Application</b>			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	Wilcox Street	133	44

<b>Type of Application</b>	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

<b>Setbacks</b>	
Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
28-150 (eee)

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

<b>Existing Lot Specifications</b>	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	7,855.97
Lot Frontage	45
Lot Depth	219.25

<b>Existing Buildings &amp; Structures</b>		
Structure:	Square Footage:	Building/Structure Detail if Other:

**Describe the extent of the proposed alterations and the reasons for the requesting relief:**

*Zoning Code Seeking Relief for 28-150. – Special Use Permit Standards for Various Uses, (eee) Special use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade.*

The property at 0 Wilcox Street is located within an AE Flood Zone with a Base Flood Elevation of 14 feet. In accordance with state building code requirements for construction in flood hazard areas, the structure must be elevated above the required flood protection level. To meet these regulations, we have set the lowest structural member of the home at elevation 18. This elevation ensures that the building remains protected from potential flooding and allows adequate clearance for mechanical systems to be located outside of the flood zone. By elevating the structure to this required level it has significantly reduced the vertical space available making the 25 foot height limit infeasible. Maintaining compliance with the height restriction and the lowest minimum roof pitch of 4:12 would result in reduced ceiling heights less than 7 feet tall which does not create a habitable space per the building code. For this reason we are seeking a variance to the height restriction listed in section 28-150 (eee).

When measuring the building from the Design Flood Elevation the proposed building height is 26'-11". The allowable building height in a R-15 zone is 35'-0". The proposed building height is within the allowable building height for the zone, but due to the nature of the lot being located within a flood zone and the town restriction of a height limit of 25 feet, the home becomes unbuildable if a variance is not granted.

The requested relief is necessary to reconcile zoning height limitations with mandatory floodplain construction requirements. The proposed design is otherwise compliant with the following zoning requirements listed in section 28-150 (eee). The project adheres to state building code requirements for flood zones, maintains a roof pitch greater than 4:12, does not exceed allowable lot coverage, proposes a gross floor area that is appropriate for the site, and includes a deck that remains within permitted limits. Given these considerations, the requested height relief represents a reasonable and necessary accommodation to ensure both code compliance and the creation of a safe, functional dwelling.

We are also requesting a variance for 28-150 (eee)(3). The code section states "For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250 feet of the parcel on the same side of the street". There are several existing homes on the same side of the street that do not abide to

the CRMC coastal feature and coastal buffer setbacks and/or have deeper lots which places their homes closer to the water than what is allowed, resulting in unusually deep setbacks from the street. If an average front yard setback was to be applied that would make the lot unbuildable. The average front setback would place the house so far towards the coastal setback line that there would be no buildable area available. Given these existing neighborhood conditions, we are seeking relief from this provision. The proposed design sets the house 34 feet from the front property line, exceeding the 20-foot setback required by zoning.

**Proposed Gross Floor Area (GFA):**

- **Existing Lot Area: 7,855.67 sq ft**
- **Proposed First Floor: 1,411 sq ft**
- **Proposed Second Floor: 864 sq ft**

Maximum Allowable Gross Floor Area = Lot area x Floor Area Ratio

Floor Area Ratio = 0.30

$7,855.67 \times 0.30 = 2,356.7$  sq ft

Footprint of first floor shall be no greater than 60% of GFA

Gross Floor Area x 0.60 = allowable first floor

$2,356.7 \times 0.60 = 1,414$  sq ft allowable first floor GFA

Proposed First Floor: 1,411 sq ft

Footprint of second floor shall be no greater than 40% of GFA

Gross Floor Area x 0.40 = allowable second floor

$2,356.7 \times 0.40 = 942.6$  sq ft allowable second floor GFA

Proposed Second Floor: 864 sq ft

Footprint of decks shall be no greater than 15% of GFA

Gross Floor Area x 0.15 = allowable deck square footage

$2,356.7 \times .15 = 353.5$  sq ft

Proposed deck size = 300 sq ft

# OWNER AUTHORIZATION LETTER

Date: 3-31-26

This letter is to certify that I, Donald F Clarkes,

authorize Spencer McCombe to submit my

Special Use Permit Application for my property address at,

0 Wilcox Street on my behalf.

By signing this letter I, the property owner, understand that I, or my legal attorney must be

present at the Special Use Permit meeting where my application scheduled to be heard.

D. Clarkes  
Property Owner Signature

Property Owner Name  
D. Clarkes

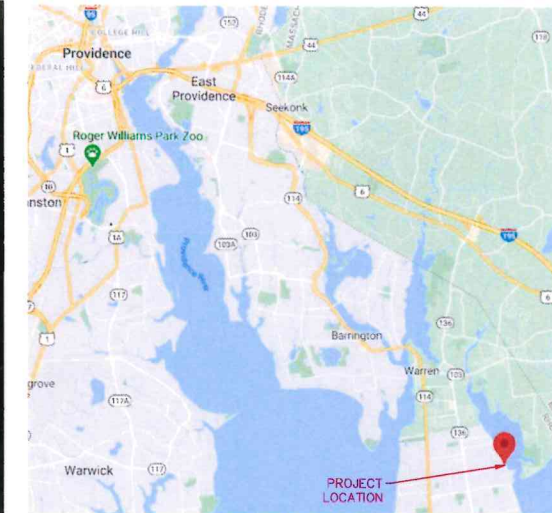
Property Owner Phone Number  
401 - 855 - 6641

**EROSION CONTROL NOTES**

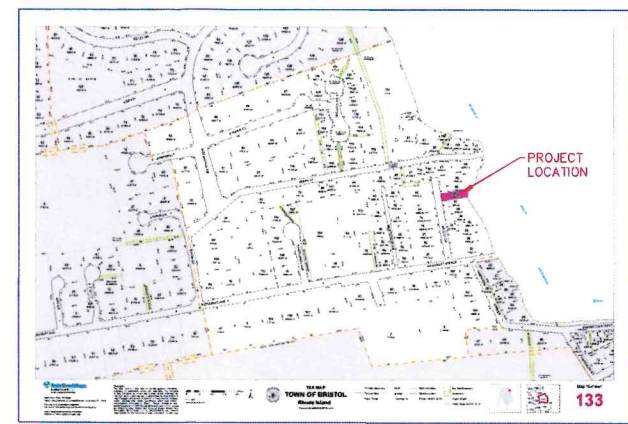
1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 75 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ANY DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE. (NOT APPLICABLE TO THIS PROJECT)
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE CONSTRUCTION ENTRANCE AREA.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.



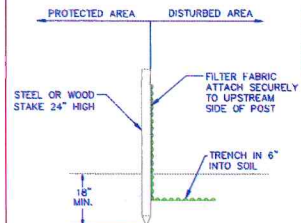
AERIAL PHOTO  
NOT TO SCALE



PROJECT LOCATION  
NOT TO SCALE

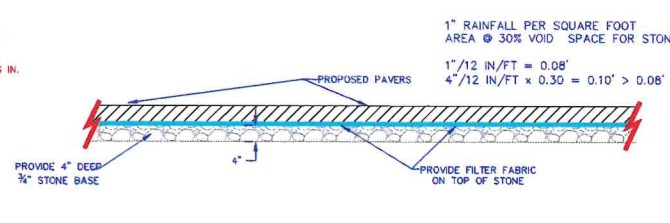


BRISTOL, RI PLAT MAP #133  
NOT TO SCALE



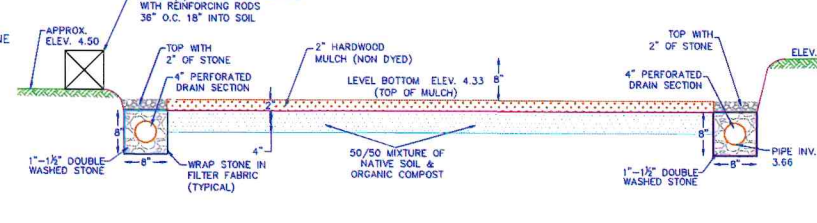
SEDIMENT CONTROL BARRIER DETAIL  
NOT TO SCALE

NOTE:  
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

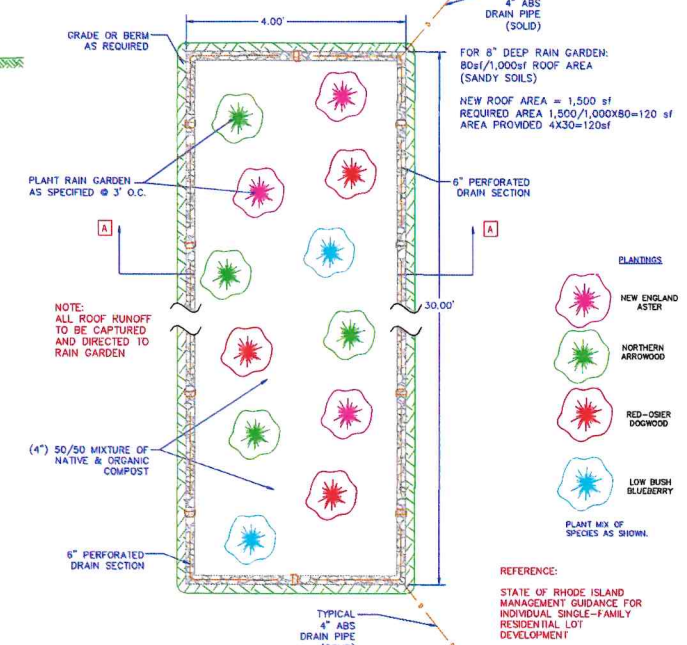


POROUS PAVERS DETAIL  
NOT TO SCALE

PAVERS SHALL BE PERMEABLE BLOCKS, SOLID BLOCK WITH OPEN CELL JOINTS, OR OPEN CELL GRIDS FILLED WITH GRAVELLY SOIL, OR SOIL PLANTED WITH TURF.



SECTION A-A  
NOT TO SCALE

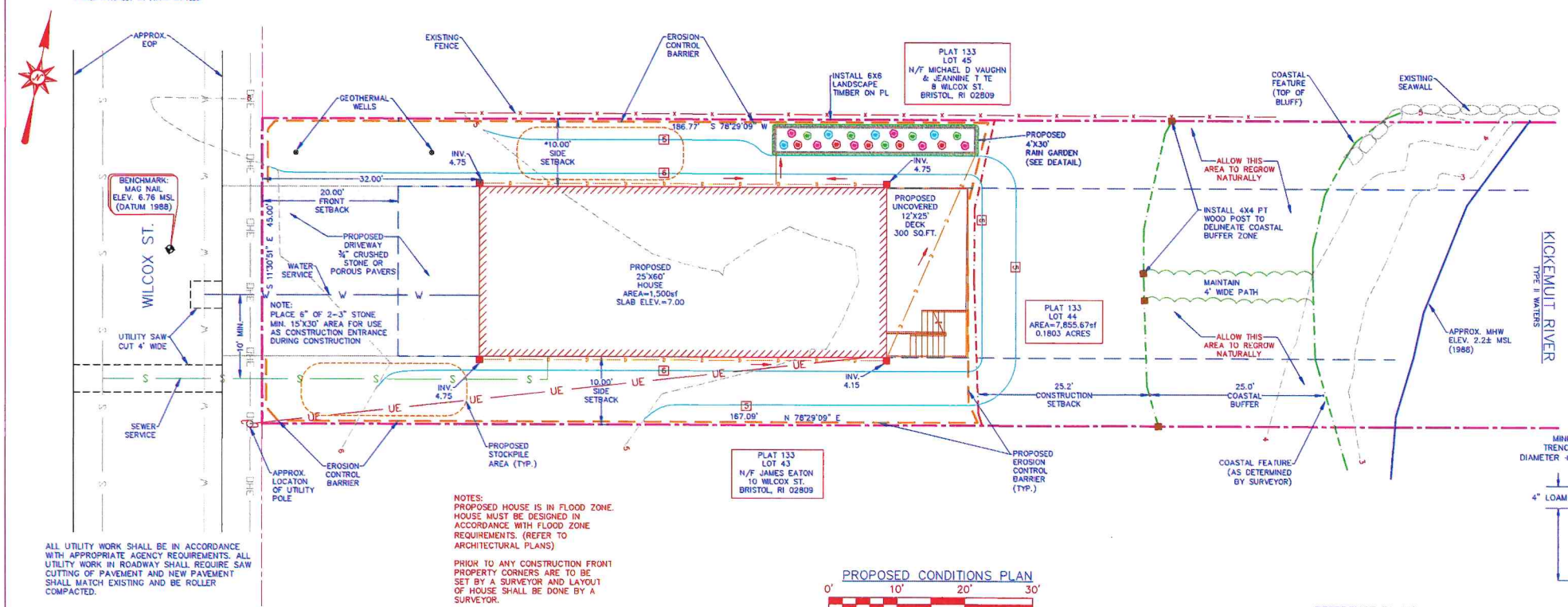


RAIN GARDEN DETAIL  
NOT TO SCALE

NOTE:  
ALL ROOF RUNOFF TO BE CAPTURED AND DIRECTED TO RAIN GARDEN

- PLANTINGS
- NEW ENGLAND ASTER
  - NORTHERN ARROWWOOD
  - RED-OSIER DOGWOOD
  - LOW BUSH BLUEBERRY
- PLANT MIX OF SPECIES AS SHOWN

REFERENCE:  
STATE OF RHODE ISLAND MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT.



PROPOSED CONDITIONS PLAN  
SCALE: 1" = 10'

ZONE: R-15  
MIN. 15000 SF  
LOT FRONTAGE - 100.00'  
MIN. LOT WIDTH - 100.00'

ZONE: R-6  
MIN. 6000 SF  
LOT FRONTAGE - 100.00'  
MIN. LOT WIDTH - 100.00'

SETBACKS:  
FRONT - 35.00'  
REAR - 35.00'  
SIDE - 20.00'  
MAX. LOT COVERAGE - 25%

LOT COVERAGE:  
1,750sf (TOTAL BUILDING FOOTPRINT) / 7,855sf (LOT SIZE) = 22%

SETBACKS:  
FRONT - 20.00'  
REAR - 20.00'  
SIDE - 10.00'  
MAX. LOT COVERAGE - 30%

BASED ON LOT SIZE  
SECTION 2B-221(a)(2)b,  
ZONE R-6 APPLIES

F.I.R.M. #44001C0012H  
EFFECTIVE DATE:  
JULY 7, 2017  
ZONES: AE (ELEV. 14)

MAP REFERENCE &  
SITE ELEVATION DATUM  
NAVD 1988

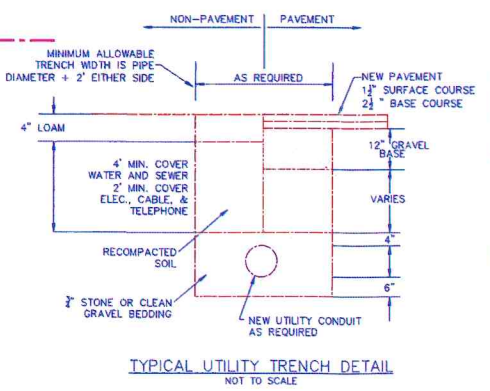
CRMC BUFFER REQUIREMENTS  
TYPE II WATERS  
REQUIRED BUFFER < 10,000 = 25'  
TOTAL AREA OF LOT 7,855.67sf (0.1803 ACRES)

SOILS INFO:  
MIRMA (MERRIMAC)  
HYDROLOGIC GROUP A  
SANDY SOILS

- LEGEND
- PROPERTY LINE
  - ZONING SETBACK
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EDGE OF PAVEMENT (EOP)
  - SEWER
  - WATER
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - DRAIN LINE
  - FOUNDATION DRAIN
  - TOP/BOTTOM OF BANK
  - CRMC BUFFER ZONE
  - CONSTRUCTION SETBACK
  - EROSION CONTROL BARRIER
  - IRON ROD
  - COASTAL BUFFER MARKER
  - DOWN SPOUT
  - PITCH TO DRAIN
  - EXISTING UTILITY POLE

REFERENCE PLANS:  
-SURVEY PLAN "ASSESSOR'S PLAT 133, LOT 44, WILCOX ST., IN BRISTOL, RHODE ISLAND" & ELECTRONIC FILE RECEIVED 11/16/2020  
BY: STEPHEN M. MURGO  
PLS # 1663  
DATED: NOVEMBER 16, 2020

-ARCHITECTURAL PLANS CLUKIES RESIDENT 0 WILCOX ST. BRISTOL  
BY: CORDTSEN DESIGN ARCHITECTURE  
DATED: DECEMBER 5, 2025



TYPICAL UTILITY TRENCH DETAIL  
NOT TO SCALE

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

DISCLAIMER:  
THIS SITE PLAN WAS DEVELOPED FROM THE CITED REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.



OWNER INFO:  
DONALD CLUKIES  
173 HEIDI DRIVE  
PORTSMOUTH RI 02871

DATE: 1/27/26	CHK. RB	DR. PG	DSGN. RB
SYMBOL	DESCRIPTION	DATE	APPV.
001	PER DISCUSSION WITH ARCHITECT	2/7/26	
002	PREPARE PER ARCHITECT	2/7/26	

**SEI**  
SITE ENGINEERING INC.  
CIVIL • COASTAL • STRUCTURAL

75 WOOD ST  
BRISTOL, RI 02809  
PHONE: (401) 253-8231

RHODE ISLAND  
BRISTOL

CRMC SITE PLAN  
DRAINAGE & EROSION CONTROL PLAN  
PLAT 133, LOT 44  
WILCOX ST.

SCALE: AS NOTED  
(SHEET 1 OF 2)  
**SP-1**



REVISIONS:

DESCRIPTION:

SCALE:

DATE: March 31st, 2026

**CLUKIES RESIDENCE**  
 0 WILCOX STREET  
 BRISTOL, RHODE ISLAND

CORDTSEN  
 DESIGN  
 ARCHITECTURE  
 42 West Main Road  
 Middletown, RI 02842  
 CordtsenDesign.com  
 401.619.4689



**CLUKIES RESIDENCE**  
 0 WILCOX STREET  
 BRISTOL, RI 02809

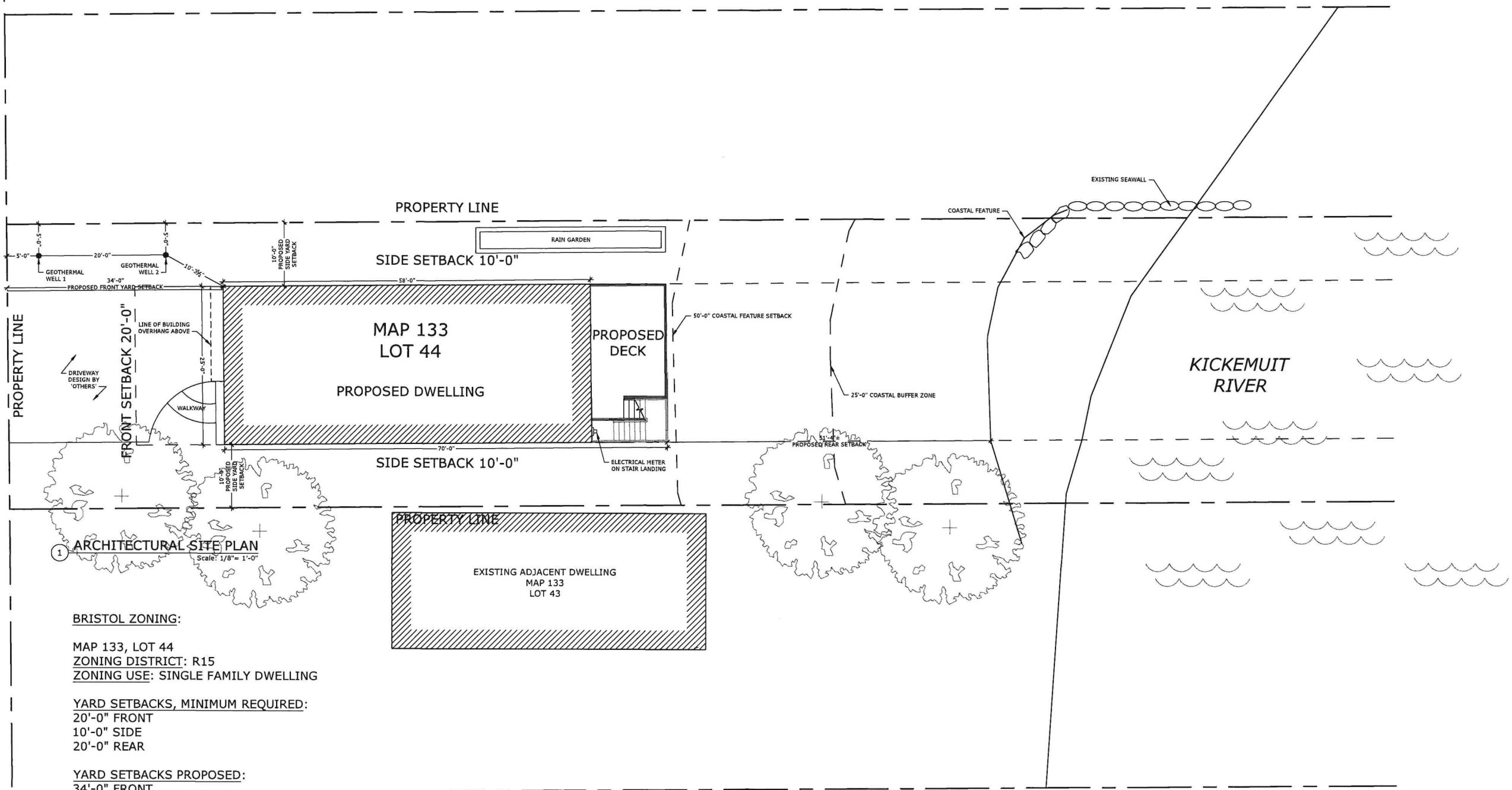
Special Use Permit Application:  
 March 31st, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A0.1 ARCHITECTURAL SITE PLAN
- A1.0 GROUND + FIRST FLOOR PLANS
- A1.1 SECOND FLOOR + ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS

WILCOX STREET



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

**BRISTOL ZONING:**  
 MAP 133, LOT 44  
 ZONING DISTRICT: R15  
 ZONING USE: SINGLE FAMILY DWELLING

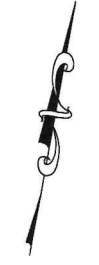
**YARD SETBACKS, MINIMUM REQUIRED:**  
 20'-0" FRONT  
 10'-0" SIDE  
 20'-0" REAR

**YARD SETBACKS PROPOSED:**  
 34'-0" FRONT  
 10'-0" SIDE  
 51'-4" ± REAR

**LOT COVERAGE, ALLOWED:** 38% OF 7,855.67 SF= 2,985.15 SF  
**LOT COVERAGE, PROPOSED:** 1,750 SQ FT= 22%

**SITE PLAN NOTES:**

- THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY: STEPHEN M. MURGO SR., PROFESSIONAL LAND SURVEYOR 19 KINNICUTT AVE, WARREN, RHODE ISLAND 02885 DATED: NOVEMBER 17, 2020



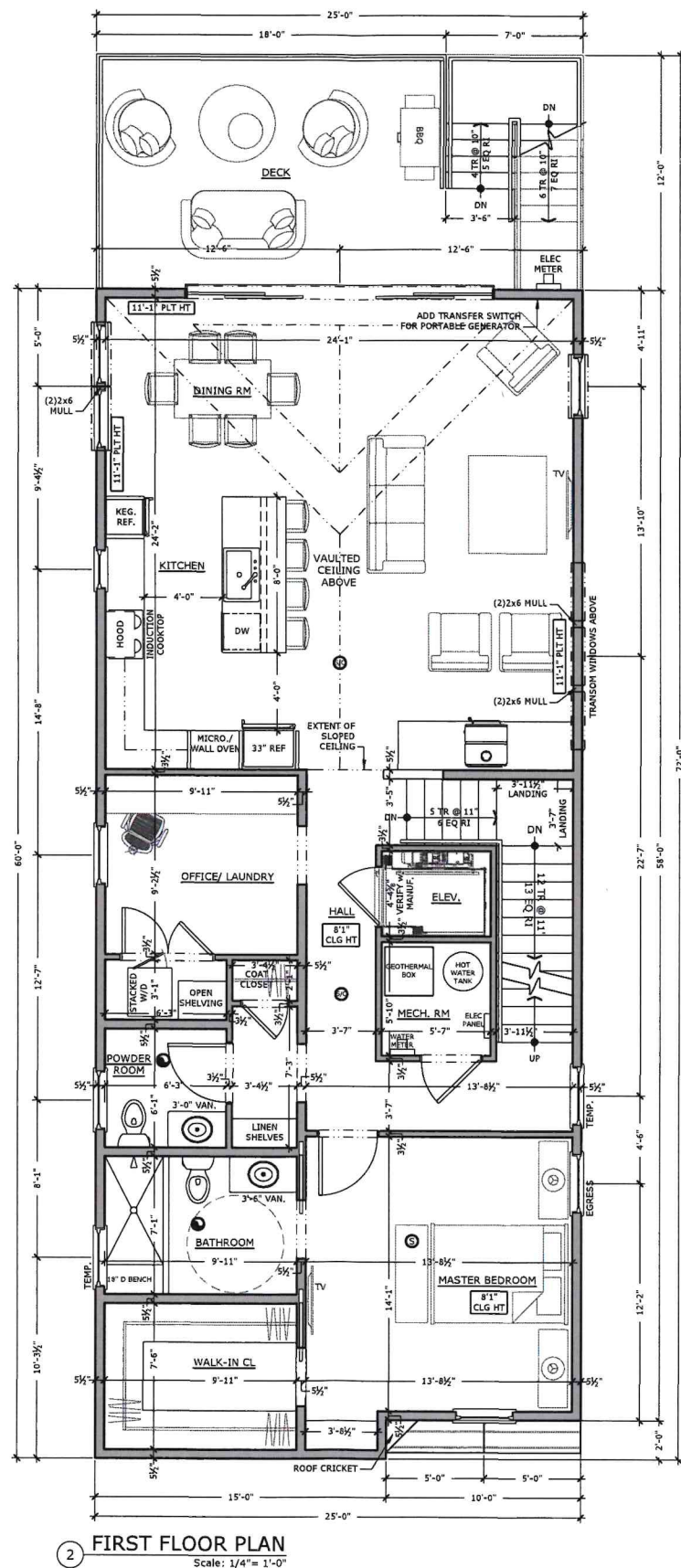
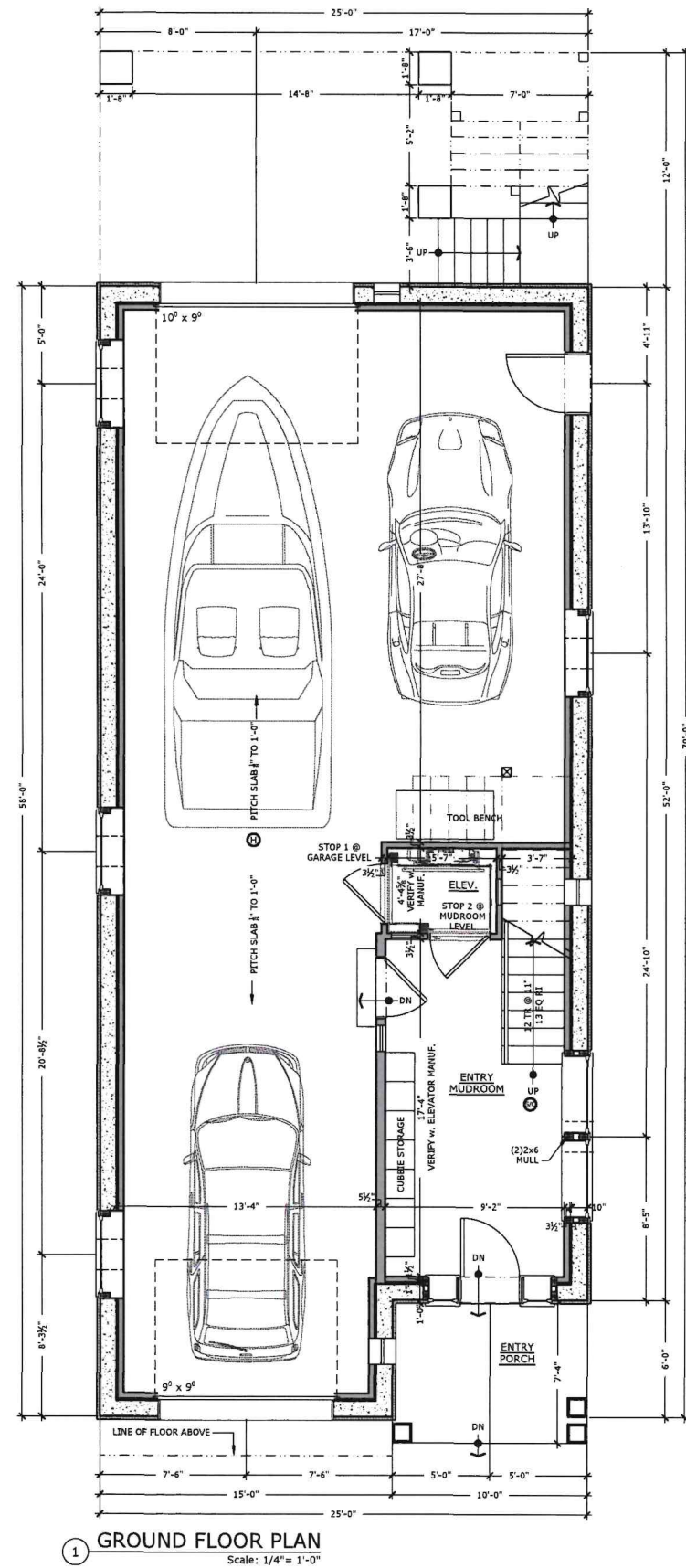
REVISIONS:

DESCRIPTION:	ARCHITECTURAL SITE PLAN
SCALE:	1/8" = 1'-0"
DATE:	March 31st, 2026

**CLUKIES RESIDENCE**  
 0 WILCOX STREET  
 BRISTOL, RHODE ISLAND

**A0.1**

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REVISIONS:  
 DESCRIPTION: PROPOSED FLOOR PLANS  
 SCALE: 1/4" = 1'-0"  
 DATE: March 31st, 2026

**CLUKIES RESIDENCE**  
 0 WILCOX STREET  
 BRISTOL, RHODE ISLAND

**A1.0**



REVISIONS:

DESCRIPTION: EXTERIOR ELEVATION

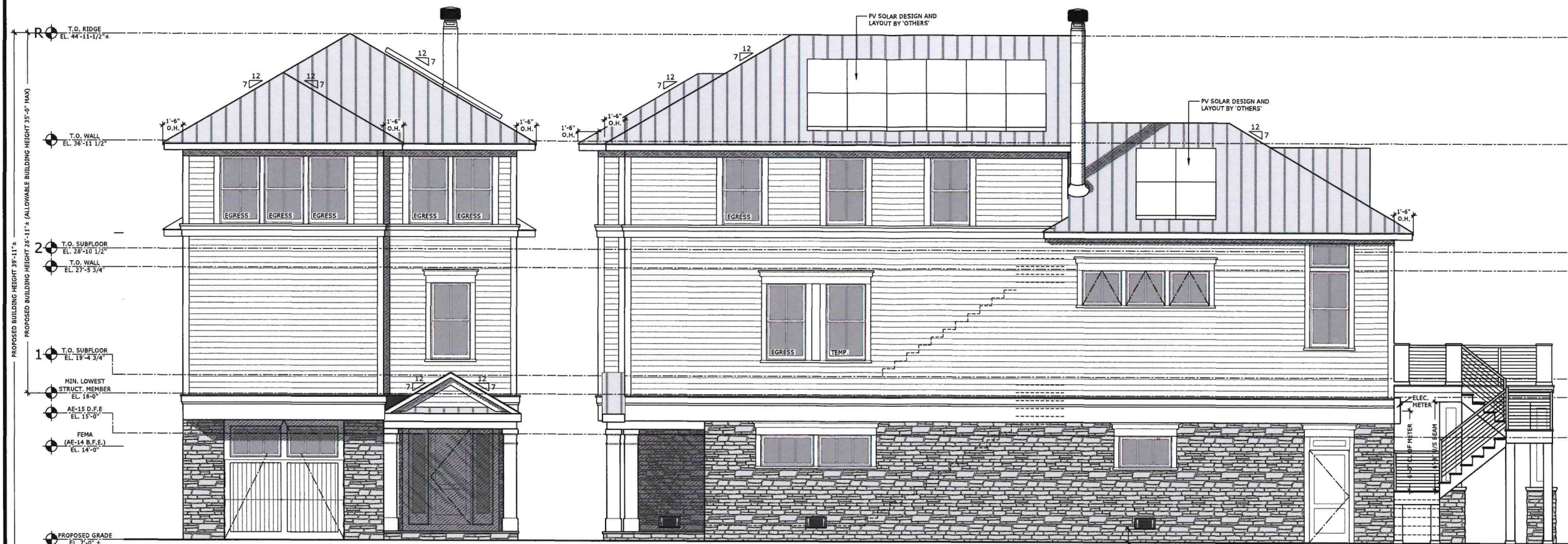
SCALE: 1/4" = 1'-0"

DATE: March 31st, 2026

**CLUKIES RESIDENCE**  
0 WILCOX STREET  
BRISTOL, RHODE ISLAND

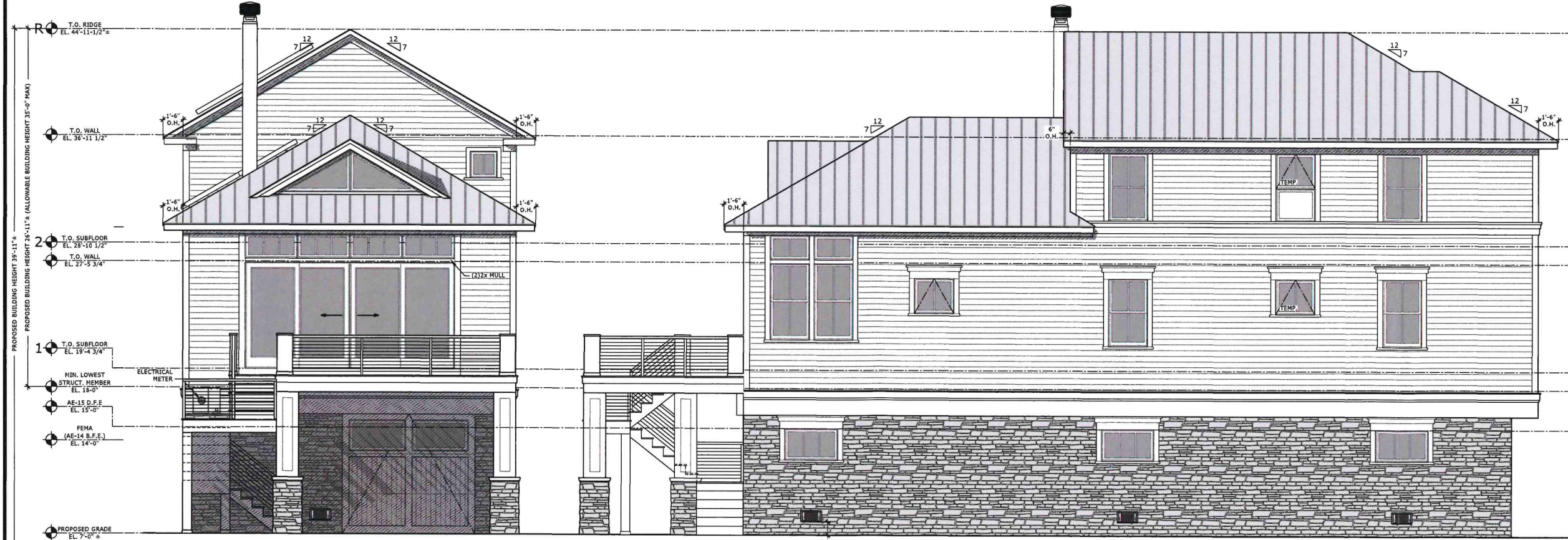
**A2.0**

SHEET CONTAINS INFORMATION FROM PREVIOUS SHEETS AND IS NOT TO BE USED IN ISOLATION. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT.



**1 WEST ELEVATION**  
Scale: 1/4" = 1'-0"

**2 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



**3 EAST ELEVATION**  
Scale: 1/4" = 1'-0"

**4 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

T.O. RIDGE  
EL. 44'-11-1/2"

PROPOSED BUILDING HEIGHT 39'-11"

PROPOSED BUILDING HEIGHT 26'-11"

(ALLOWABLE BUILDING HEIGHT 35'-0" MAX)

T.O. WALL  
EL. 36'-11 1/2"

2 T.O. SUBFLOOR  
EL. 28'-10 1/2"

T.O. WALL  
EL. 27'-5 3/4"

1 T.O. SUBFLOOR  
EL. 19'-4 3/4"

MIN. LOWEST  
STRUCT. MEMBER  
EL. 18'-0"

AE-15 D.F.E.  
EL. 15'-0"

FEMA  
(AE-14 B.F.E.)  
EL. 14'-0"

PROPOSED GRADE  
EL. 7'-0"

EXISTING  
AVERAGE GRADE  
EL. 5'-0"

T.O. RIDGE  
EL. 44'-11-1/2"

PROPOSED BUILDING HEIGHT 39'-11"

PROPOSED BUILDING HEIGHT 26'-11"

(ALLOWABLE BUILDING HEIGHT 35'-0" MAX)

T.O. WALL  
EL. 36'-11 1/2"

2 T.O. SUBFLOOR  
EL. 28'-10 1/2"

T.O. WALL  
EL. 27'-5 3/4"

1 T.O. SUBFLOOR  
EL. 19'-4 3/4"

MIN. LOWEST  
STRUCT. MEMBER  
EL. 18'-0"

AE-15 D.F.E.  
EL. 15'-0"

FEMA  
(AE-14 B.F.E.)  
EL. 14'-0"

PROPOSED GRADE  
EL. 7'-0"

EXISTING  
AVERAGE GRADE  
EL. 5'-0"

1'-0" MAX

Plat/Lot 133-0044-000

Account: 6997

LUC 13

Zone R-15

Assessment

\$474,500

Owner Account #: 16-1477-61

Owner	% Owned
Owner 1 CLUKIES, DONALD F.	
Owner 2	
Owner 3	
Address 173 HEIDI DR, PORTSMOUTH, RI 02871	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
PEIXOTO, MANUEL V., TRUSTEE	06/17/2025	375,000	2285-70		T
PEIXOTO, MANUEL V.	09/10/2009	0	1504-229	A	Q

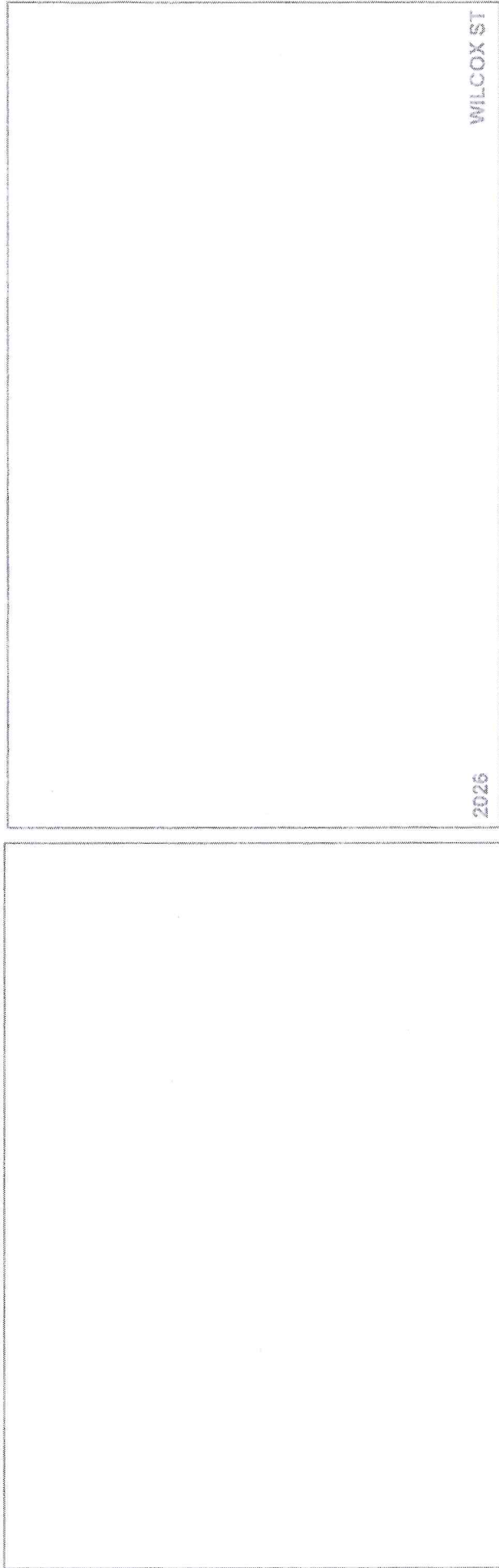
Assessment

Use Code	Bldg Value	SF/Y1	Land Value	Land Size	AG Credit	Assessed Value
13	0	0	474,500	0.18	0	474,500
TOTAL	0	0	474,500	0.18	0	474,500

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

Previous Assessments

Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	13	0	0	0	474,500	0	474,500	474,500
2024	13	0	0	0	395,400	0	395,400	395,400
2023	13	0	0	0	395,400	0	395,400	395,400
2022	13	0	0	0	395,400	0	395,400	395,400
2021	13	0	0	0	317,200	0	317,200	317,200
2020	13	0	0	0	317,200	0	317,200	317,200



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
13 Res Vacant	0.17769	AC	P	1.00	774,000	2,670,381	B	WF	200					474,500			1.00	0
2																		
3																		
4																		

Plat/Lot 133-0044-000

Account: 6997

LUC 13

Zone R-15

Assessment

\$474,500

Building Information

Description	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 Type	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Grade	EFF Year
Year Built	Alt %
Alt LUC	

Depreciation

Code	Description	%
Condition	-	
Functional	-	
Economic	-	
Special	-	
OV	-	
Total Depreciation % >		

Other Factors

Flood Hazard	PAVED
Topography	Street
Street	Traffic
Bas \$/SQ	
Size Adj	
Constr Adj	
Adj \$/SQ	
Othr Feats	
Grade Fac	
Neigh Infl	
Land Factor	
Adj Total	
Depreciation	
Depr Total	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

Visit History

Date	Result	By
1/29/2025	REVIEW	MP
8/3/2021	REVIEW	
5/7/2019	HEARING Ct	
5/4/2018	REVIEW	
4/18/2018	VACANT LO	
5/29/2015	HEARING Ct	

Notes

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

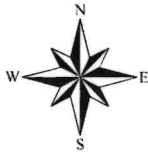
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
yrTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



# 0 Wilcox Street - 300' Radius

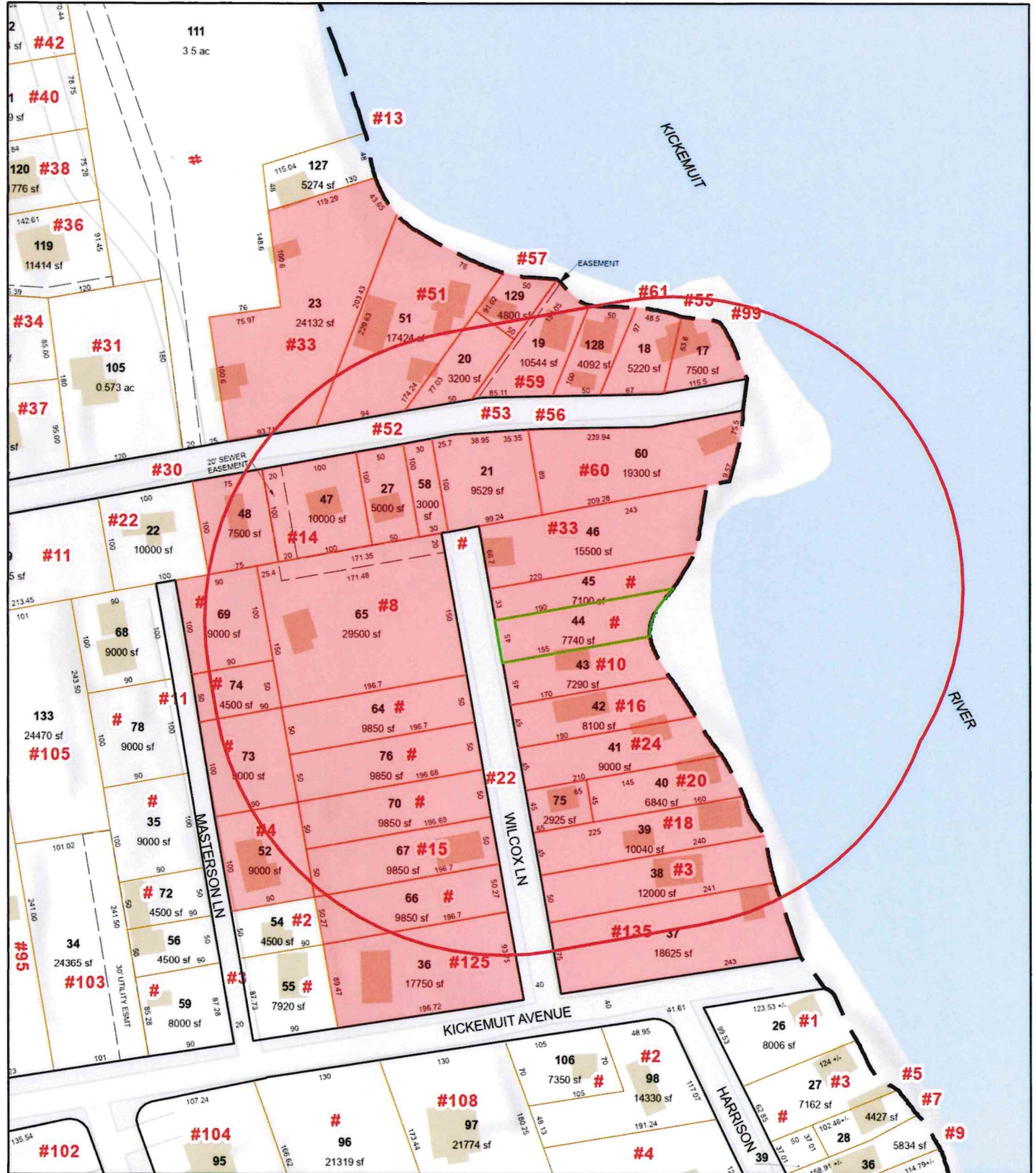
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 15, 2026



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

## Subject Property:

Parcel Number: 133-44  
CAMA Number: 133-44  
Property Address: WILCOX ST

Mailing Address: CLUKIES, DONALD F.  
173 HEIDI DR  
PORTSMOUTH, RI 02871

## Abutters:

Parcel Number: 133-128  
CAMA Number: 133-128  
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE  
C/O DOUGLAS DAHL 84 BAY STATE RD  
WESTON, MA 02493

Parcel Number: 133-129  
CAMA Number: 133-129  
Property Address: 57 SMITH ST

Mailing Address: GUERRERA, MATTHEW S  
220 MORRISON AVE  
MIDDLETOWN, RI 02842

Parcel Number: 133-17  
CAMA Number: 133-17  
Property Address: 99 SMITH ST

Mailing Address: JANICKI, THEODORE P.  
99 SMITH ST  
BRISTOL, RI 02809-0063

Parcel Number: 133-18  
CAMA Number: 133-18  
Property Address: 55 SMITH ST

Mailing Address: MATRONE, CHRISTINE F & RICHARD M  
TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-19  
CAMA Number: 133-19  
Property Address: 59 SMITH ST

Mailing Address: BIELECKI DENNIS D JANET MAY TE  
570 MADISON AVE  
ANGOLA, NY 14006

Parcel Number: 133-20  
CAMA Number: 133-20  
Property Address: 53 SMITH ST

Mailing Address: BIELECKI, DENNIS & JANET TE  
53 SMITH ST  
BRISTOL, RI 02809

Parcel Number: 133-21  
CAMA Number: 133-21  
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN  
84 BAY STATE RD  
WESTON, MA 02493

Parcel Number: 133-23  
CAMA Number: 133-23  
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO  
TRST & KEITH N  
547 WOONSOCKET HILL RD  
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27  
CAMA Number: 133-27  
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. ET UX DINGEE,  
SANDRA M.  
52 SMITH ST.  
BRISTOL, RI 02809

Parcel Number: 133-36  
CAMA Number: 133-36  
Property Address: 125 KICKEMUIT AVE

Mailing Address: WEBSTER, DENISE  
125 KICKEMUIT AVE  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 133-37 CAMA Number: 133-37 Property Address: 135 KICKEMUIT AVE	Mailing Address: MCCONAGHY, JEANINE P. & DANIEL P. TE 135 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 133-38 CAMA Number: 133-38 Property Address: 3 WILCOX ST	Mailing Address: RYAN, JOHN J & ROSEMARY D AS TRUSTEES IRREVOC TRUST JULY 1, 2015 3 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-39 CAMA Number: 133-39 Property Address: 18 WILCOX ST	Mailing Address: SAOBENTO, KRIS MARIE STEVEN A 35 MONMOUTH DR RIVERSIDE, RI 02915
Parcel Number: 133-40 CAMA Number: 133-40 Property Address: 20 WILCOX ST	Mailing Address: MELLO ANTHONY S & MARIA C CO-TRUSTEES 10 MEADOW CT. SEEKONK, MA 02771
Parcel Number: 133-41 CAMA Number: 133-41 Property Address: 24 WILCOX ST	Mailing Address: QUINN, ROSWELL 24 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-42 CAMA Number: 133-42 Property Address: 16 WILCOX ST	Mailing Address: CALISE, CAROL A. LE TIROCCHI, LAURIE J. 16 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-43 CAMA Number: 133-43 Property Address: 10 WILCOX ST	Mailing Address: EATON, JAMES STEVEN TRUSTEE 10 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-44 CAMA Number: 133-44 Property Address: WILCOX ST	Mailing Address: CLUKIES, DONALD F. 173 HEIDI DR PORTSMOUTH, RI 02871
Parcel Number: 133-45 CAMA Number: 133-45 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-46 CAMA Number: 133-46 Property Address: 33 WILCOX ST	Mailing Address: KICKEMUIT COVE, LLC c/o Susan Dahl 84 Bay State Road Weston, MA 02493-2172
Parcel Number: 133-47 CAMA Number: 133-47 Property Address: 14 SMITH ST	Mailing Address: ROCHA NORMA TRUSTEE ROCHA FAMILY REVOOCABLE TRUST 100 BEECHWOOD DRIVE CRANSTON, RI 02921
Parcel Number: 133-48 CAMA Number: 133-48 Property Address: 30 SMITH ST	Mailing Address: RZEGOCKI, JANE E 133 MIDDLE RD PORTSMOUTH, RI 02871



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 133-51 CAMA Number: 133-51 Property Address: 51 SMITH ST	Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE E 51 SMITH ST BRISTOL, RI 02809
Parcel Number: 133-52 CAMA Number: 133-52 Property Address: 4 MASTERSON LN	Mailing Address: MELLO, JEROME R. ET AL MARY E. OCONNELL 4 MASTERSON LANE BRISTOL, RI 02809
Parcel Number: 133-58 CAMA Number: 133-58 Property Address: SMITH ST	Mailing Address: DAHL, DOUGLAS & SUSAN TE 84 BAY STATE RD WESTN, MA 02493
Parcel Number: 133-60 CAMA Number: 133-60 Property Address: 60 SMITH ST	Mailing Address: GRAY, ELANIE M. TRUSTEE P.O. BOX 812340 WELLESLEY, MA 02482
Parcel Number: 133-64 CAMA Number: 133-64 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-65 CAMA Number: 133-65 Property Address: 8 WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-66 CAMA Number: 133-66 Property Address: WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-67 CAMA Number: 133-67 Property Address: 15 WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-69 CAMA Number: 133-69 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-70 CAMA Number: 133-70 Property Address: WILCOX ST	Mailing Address: SAOBENTO, KRIS MARIE STEVEN A 35 MONMOUTH DR RIVERSIDE, RI 02915
Parcel Number: 133-73 CAMA Number: 133-73 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-74 CAMA Number: 133-74 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
April 15, 2026

Parcel Number: 133-75  
CAMA Number: 133-75  
Property Address: 22 WILCOX ST

Mailing Address: JENSEN, ROBERT S. DENISE R. TE  
94 SAND PIPER DR.  
S KINGSTOWN, RI 02879

Parcel Number: 133-76  
CAMA Number: 133-76  
Property Address: WILCOX ST

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE  
T TE  
8 WILCOX LANE  
BRISTOL, RI 02809



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4/15/2026

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BIELECKI DENNIS D  
JANET MAY TE  
570 MADISON AVE  
ANGOLA, NY 14006

GUERRERA, MATTHEW S  
220 MORRISON AVE  
MIDDLETOWN, RI 02842

PRINCIPE, ELIN A LE  
MASSA, MELONIE E  
51 SMITH ST  
BRISTOL, RI 02809

BIELECKI, DENNIS & JANET  
53 SMITH ST  
BRISTOL, RI 02809

JANICKI, THEODORE P.  
99 SMITH ST  
BRISTOL, RI 02809-0063

QUINN, ROSWELL  
24 WILCOX ST  
BRISTOL, RI 02809

CALISE, CAROL A. LE  
TIROCCHI, LAURIE J.  
16 WILCOX ST  
BRISTOL, RI 02809

JENSEN, ROBERT S.  
DENISE R. TE  
94 SAND PIPER DR.  
S KINGSTOWN, RI 02879

ROCHA NORMA TRUSTEE  
ROCHA FAMILY REVOOCABLE T  
100 BEECHWOOD DRIVE  
CRANSTON, RI 02921

CAMARA, THOMAS A. & JOANN  
15 WILCOX ST  
BRISTOL, RI 02809

JOHNSON, KEITH N.  
DEANNE M., CO TRST & KEIT  
547 WOONSOCKET HILL RD  
NORTH SMITHFIELD, RI 02896

RYAN, JOHN J & ROSEMARY D  
IRREVOC TRUST JULY 1, 201  
3 WILCOX ST  
BRISTOL, RI 02809

CLUKIES, DONALD F.  
173 HEIDI DR  
PORTSMOUTH, RI 02871

KICKEMUIT COVE, LLC  
c/o Susan Dahl  
84 Bay State Road  
Weston, MA 02493-2172

RZEGOCKI, JANE E  
133 MIDDLE RD  
PORTSMOUTH, RI 02871

DAHL, DOUGLAS  
SUSAN  
84 BAY STATE RD  
WESTON, MA 02493

MATRONE, CHRISTINE F & RI  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

SAOBENTO, KRIS MARIE  
STEVEN A  
35 MONMOUTH DR  
RIVERSIDE, RI 02915

DAHL, DOUGLAS & SUSAN TE  
84 BAY STATE RD  
WESTN, MA 02493

MCCONAGHY, JEANINE P. & D  
135 KICKEMUIT AVE  
BRISTOL, RI 02809

VAUGHN, MICHAEL D ET UX  
JEANNINE T TE  
8 WILCOX LANE  
BRISTOL, RI 02809

DAHL, DOUGLAS M &  
SUSAN E TE  
C/O DOUGLAS DAHL  
84 BAY STATE RD  
WESTON, MA 02493

MELLO ANTHONY S &  
MARIA C CO-TRUSTEES  
10 MEADOW CT.  
SEEKONK, MA 02771

WEBSTER, DENISE  
125 KICKEMUIT AVE  
BRISTOL, RI 02809

EATON, JAMES STEVEN TRUST  
10 WILCOX ST  
BRISTOL, RI 02809

MELLO, JEROME R. ET AL  
MARY E. OCONNELL  
4 MASTERTON LANE  
BRISTOL, RI 02809

GRAY, ELANIE M. TRUSTEE  
P.O. BOX 812340  
WELLESLEY, MA 02482

NYBERG, PETER H. ET UX  
DINGEE, SANDRA M.  
52 SMITH ST.  
BRISTOL, RI 02809