



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PRELIMINARY DETERMINATION REQUEST FORM

CHECK ACTIVITY BOX AND DESCRIBE IN DETAIL FOR WHICH CRMC STAFF LEVEL FEASIBILITY ASSESSMENT IS REQUESTED:

<input type="checkbox"/> RESIDENTIAL DEVELOPMENT - (SINGLE FAMILY)	<input type="checkbox"/> COASTAL FEATURE VERIFICATION
<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> DEMOLITION/ALTERATION	
<input type="checkbox"/> ADDITION/ALTERATION	
<input checked="" type="checkbox"/> RESIDENTIAL DEVELOPMENT - <u>7</u> UNITS	
<input type="checkbox"/> PIER/DOCK: _____ RESIDENTIAL: _____ COMMERCIAL/OTHER: _____	
<input type="checkbox"/> SHORELINE PROTECTION: TYPE: _____	
<input type="checkbox"/> OTHER, DESCRIBE: _____	

PROPERTY INFORMATION:

File Number (CRMC USE ONLY):	
Project Location: <u>18 Burnside / 1 Resolute Lane, Bristol, RI 02809</u> No. Street City/Town	Plat: <u>16</u> Lot(s): <u>39 and 48</u>
Does the site have access to: Public Water service: yes Municipal sewer service: yes	Utility Pole:
Owner's Name: <u>Halsey C. Herreshoff, Trustee / John J. Marshall</u>	Owner's Contact: <u>Alfred R Rego Jr Esq</u>
Mailing Address: <u>c/o 443 Hope Street</u> City/Town <u>Bristol</u> State <u>RI</u> Zip Code <u>02809</u>	Number: <u>401 253-2500</u> Email Address: <u>al@rego-law.com</u>
Name of Waterway: <u>Bristol Harbor</u>	
Is information available regarding riparian boundaries, channel lines, etc.? (Piers, docks, etc. only) <u>Not applicable - property is located on the easterly side of Hope Street (route 114)</u>	

REQUEST FOR INFORMATION:

Name of Requestor: <u>Alfred R Rego Jr, Esq.</u>
Mailing Address: <u>443 Hope Street Bristol RI 02809</u>
Phone Number & Email Address: <u>401-253-2500 al@rego-law.com</u>
Designer or other contact person(s) include name, address, phone: <u>Principe Company, Inc. 27 Sakonnet Ridge Dr, Tiverton, RI 401 816-5385</u>
<u>Stephen Long Surveyor</u>

Have you knowledge of any previous permits and/or violations (Local, State, and/or Federal) on this property? If so, describe and include pertinent information: No

Please include a general vicinity location map (street guide sheet, USGS topography sheet) and a lot map (portion of Tax Assessor's map), map with topography is helpful.

Halsey C Herreshoff, Trustee

Owner Name (PRINT)

Halsey C. Herreshoff
Owner's Signature (SIGN)

INSTRUCTIONS

****PLEASE NOTE**** When submitting large scale plans, four (4) physical copies as well as one (1) digital copy (sent via email to cstaff1@crmc.ri.gov) are both REQUIRED. This is for submitting new applications as well as any revisions or modifications made.

**** FILING FEE:**

Preliminary Determination Application Fee Schedule

- a. Those involving projects of the individual residential homeowner/potential homeowner: **\$150.00 Determination request fee.**
- ✓ b. All other projects (development of subdivisions, condominiums, commercial, industrial waterfront business, etc.) **\$1,000.00 Determination Request Fee.**
- ✓ c. Jurisdictional determinations: **\$100.00**
- ✓ d. Coastal feature verification: **\$300** (Note: requires surveyed plan prepared by Rhode Island registered P.E or R.L.S.)

Note: Filing fees are not refundable.

Special Note: Determination Request fees may be applied against the filing fee of applications for Council Assent when such application is made within one (1) year of the issuance of the Preliminary Determination Request report.

- ** Four (4) copies of the application, plans and location map must be submitted.**
- ** A letter from the local tax assessor stating ownership of the property must be submitted.**
- ** The current owner must sign this request, although a potential purchaser may sign if copy of a valid sales agreement is included with the tax assessors' letter.**
- ** Note:** This request does not constitute an application for permission to perform any activity. A CRMC Preliminary Determination Request is a determination of jurisdiction and a synopsis of which sections of the Rhode Island Coastal Resources Management Program apply to the project under consideration as presented herein.

Mail the above information to:

**Attn: Applications Coordinator
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Suite 3
Wakefield, RI 02879**

Rego & Rego

Attorney At Law
443 Hope Street
Bristol, Rhode Island 02809

Alfred R. Rego, Jr.
John G. Rego
John J. Rego*
RI and MA

Area Code 401
Telephone 253-2500
Facsimile 254-0235
al@rego-law.com

August 20, 2025

Coastal Resource Management Council
Oliver H Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

Re: Preliminary Determination Request Form attached
18 Burnside Street - 1 Resolute Lane, Bristol, RI (Plat 16 Lots 39 and 48)
Adaptive re-use of existing buildings, which sit on the property line
The interior and exterior re-use adaptation has been approved by Bristol Historic Commission

Gentlemen:

From our review it appears that this project is *just* outside CRMC's 200' jurisdiction in light of the coastal feature referenced in the attached photo and Town's 200' radius map and engineering. The street area (Hope Street) is a manmade shoreline, measuring from the top of the seawall, bulkhead, revetment and all other areas appear to exceed the 200' in that the beach area has a boat ramp and small boat storage raised 3-4 foot bulkhead.

On behalf of the applicant, we submit these plans for review under Rhode Island's Adaptive Reuse statute (R.I. Gen. Laws § 45-24-31 et seq.). The proposal involves the redevelopment of property located on 18 Burnside Street and 1 Resolute Lane in Bristol, within the Downtown Historic District and on the eastern shore of Bristol Harbor - Walkers Cove.

The application (buyer and seller) are seeking approval for the adaptive reuse of historic manufacturing buildings-structures which are currently underutilized and in varying states of disrepair. The project proposes converting these buildings into seven (7) residential condominium units (5 units at 18 Burnside Street, 2 units at 1 Resolute with ground level indoor parking.)

The redevelopment has been approved by the Bristol Historic District Commission. *It may also be subject to oversight by the Coastal Resources Management Council due to its location within the coastal zone?*

Public utilities, including sewer and water, are available to the site. Access to the property is on Burnside Street and Resolute Lane.

We appreciate your consideration of this "Preliminary Determination Request Form" and welcome the opportunity to present this transformative rehabilitation proposal for your review and input if deemed necessary.

Sincerely,


Alfred R. Rego, Jr.

Sale

Refinance

SECTION 44-7-11

GENERAL LAWS OF RHODE ISLAND

Date: 8/14/2025 Requested by: ALFRED R. REGO, JR., ESQ.
 Address: 443 HOPE STREET
BRISTOL, RI 02809

Taxpayer Name: HERRESHOFF, HALSEY C. TRUSTEE(50%) ET/ Account #: 08-0687-10

Address: 1 RESOLUTE LANE Prev. Acct #

Plat: 016 Lot: 0039 Unit: 000 MV Acct #

BALANCE OUTSTANDING

Year	Original Tax	Exemption (if any)	Tax	Signature date Interest & Fees	Per Diem	Total Due (taxes, interest & fees)
2025	\$ 4,428.30		\$3,321.21			3,321.21
2024			\$0.00			PAID IN FULL

Motor Vehicle/Excise Tax

2021						
2020						

Supplemental billing may occur after December 31st assessment date (ex. Construction or subdivision)

Motor Vehicle billed 1 year in arrears subject to receive a bill next year

Sewer use fee of \$ 801.80 are included in principal above. Current unit rate : \$ 636.35

Sewer Assessment; Year assessed : N/A Remaining balance: N/A

**** Sewer Assessment may be paid annually at \$302.98 for 20 years ****

Prior year(s) deferred taxes (RIGL 44-3-20.2) are not included on this form. Refer to land evidence records.

Contact the Bristol County Water Authority (401) 245-2022 for water use and/or installation.

Tax Sale Information:

Tax sales are held annually. Any property with previous year's taxes due at that time is subject to effect from said action

Other Information:

Interest figures are valid as of the signature date below. The per diem rate is entered above.

PLEASE CALL TO GET CURRENT INTEREST & PENALTIES PRIOR TO CLOSING

Assessment information--An owner of property assessed December 31 would receive a bill in July representing taxes for the calendar year. The bill would be payable in installments in accordance with Rhode Island General Laws and the Town's Resolution to Levy.

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION IS GIVEN IN ACCORDANCE WITH SECTION 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND, 1956, AS OF THIS 14 DAY OF August 2025

Please Note: the information presented above is subject to provisions ro RIGL 44-5-13.

Fee \$ 25.00

Town of Bristol
10 Court St
Bristol, RI 02809



Prepared By: Lisa Marshall

Approved By: Lori A Hubbard

Sale

SECTION 44-7-11

GENERAL LAWS OF RHODE ISLAND

Refinance

Date: 8/14/2025 Requested by: ALFRED R. REGO, JR., ESQ.Address: 443 HOPE STREET
BRISTOL, RI 02809Taxpayer Name: HERRESHOFF, HALSEY C. TRUSTEE Account #: 50-0086-56Address: 18 BURNSIDE STREET Prev. Acct # _____Plat: 016 Lot: 0048 Unit: 000 MV Acct # _____

BALANCE OUTSTANDING

Year	Original Tax	Exemption (if any)	Tax	Signature date Interest & Fees	Per Diem	Total Due (taxes, interest & fees)
2025	\$ 8,097.86		\$6,073.38			6,073.38
2024			\$0.00			PAID IN FULL

Motor Vehicle/Excise Tax

2021						
2020						

Supplemental billing may occur after December 31st assessment date (ex. Construction or subdivision)

Motor Vehicle billed 1 year in arrears subject to receive a bill next year

Sewer use fee of \$ 1,909.05 are included in principal above. Current unit rate : \$ 636.35Sewer Assessment; Year assessed : N/A Remaining balance: N/A

**** Sewer Assessment may be paid annually at \$302.98 for 20 years ****

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Fee \$ 25.00

Town of Bristol
10 Court St
Bristol, RI 02809Prepared By: Lisa MarshallApproved By: Gloria Hubbard



Town of Bristol, RI

Find Property



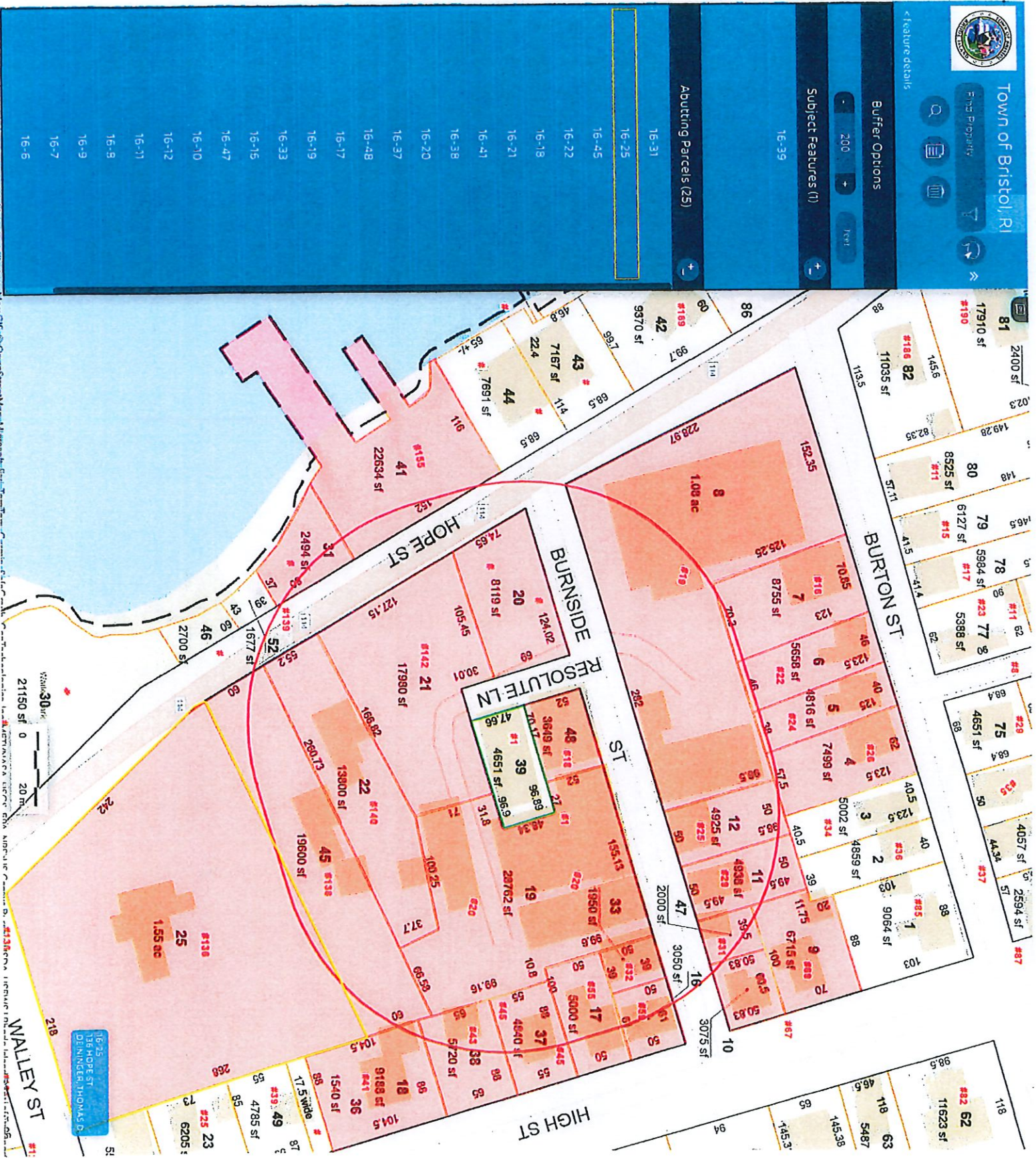
Feature details

Buffer Options

200 Feet

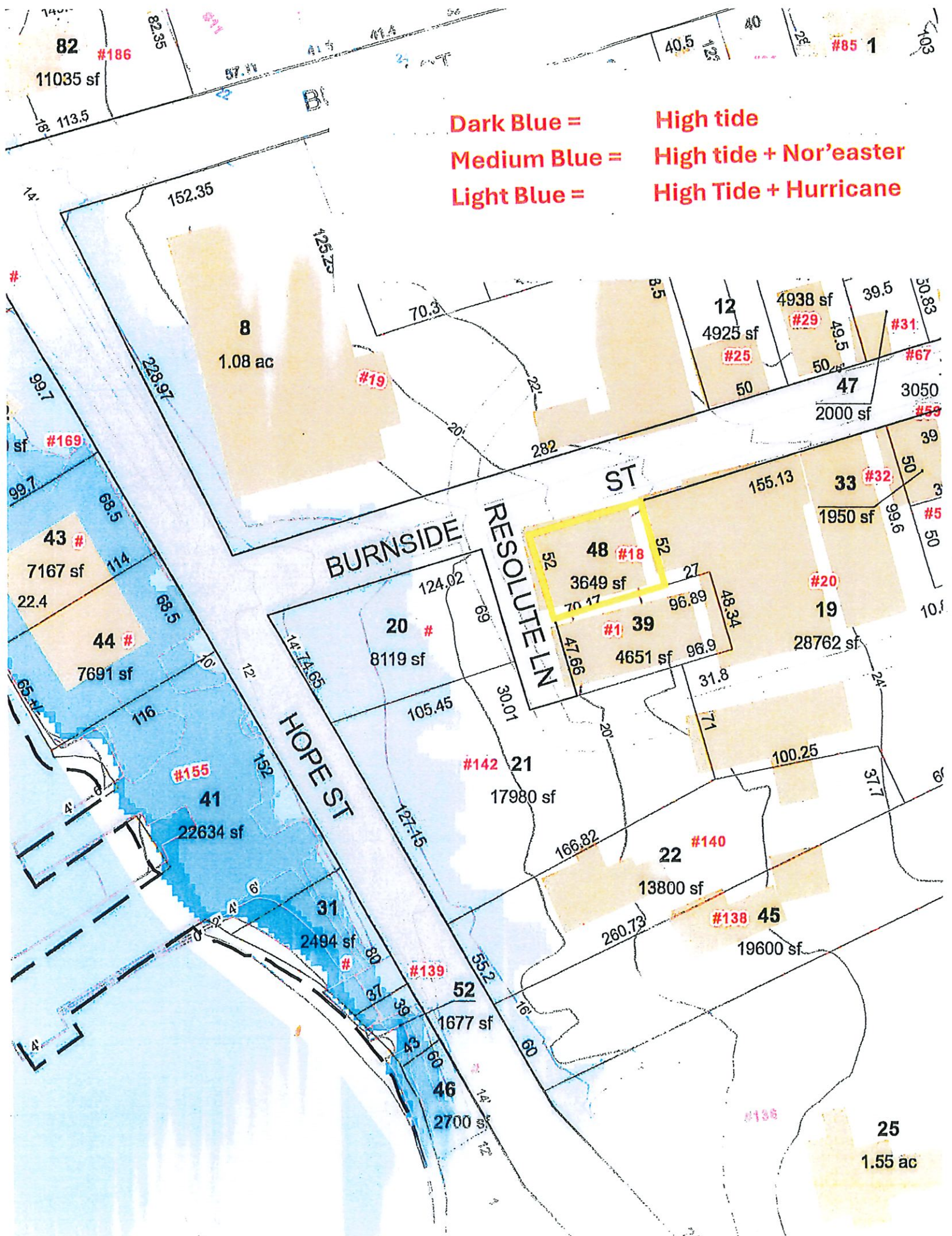
Subject Features (1)

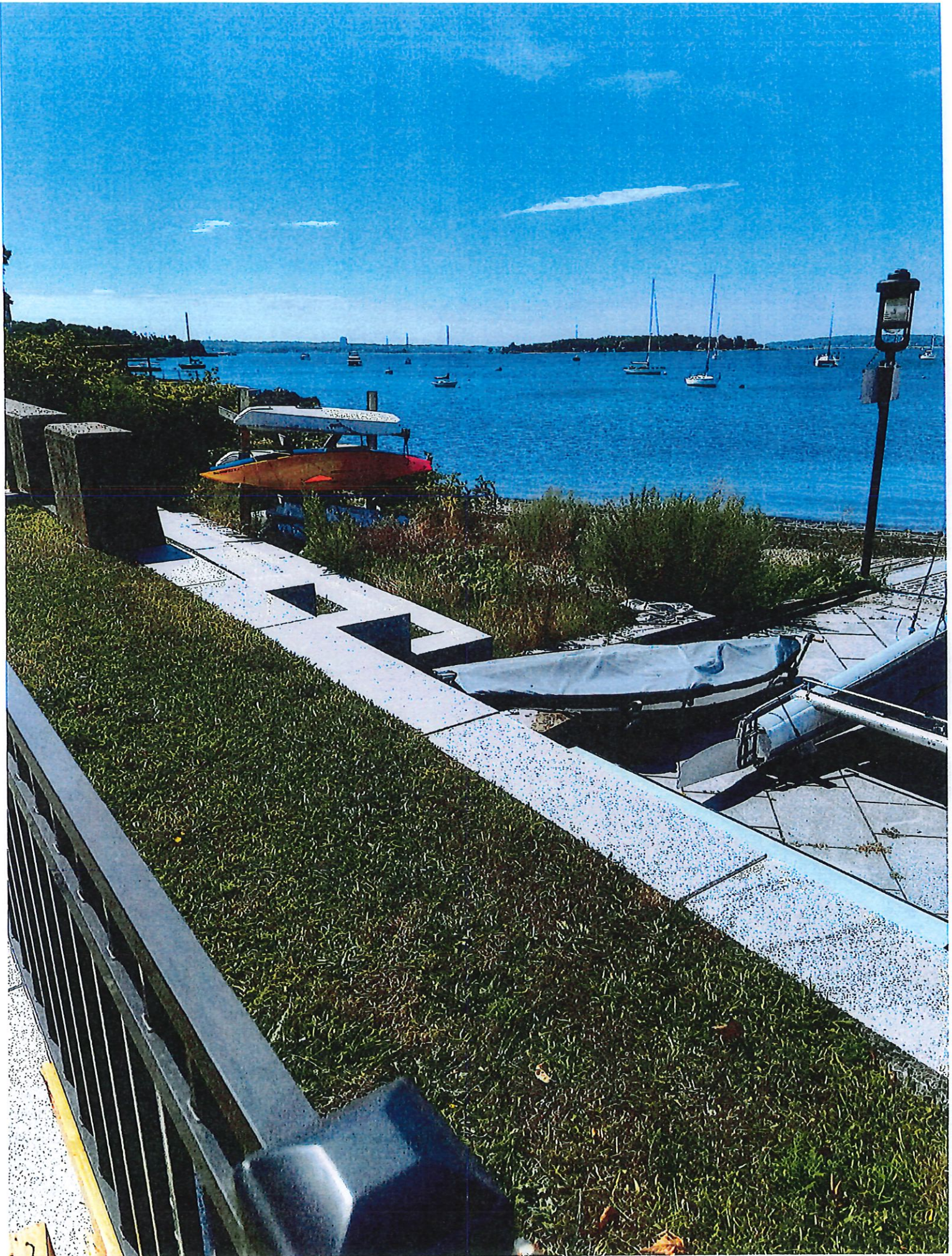
Abutting Parcels (25)



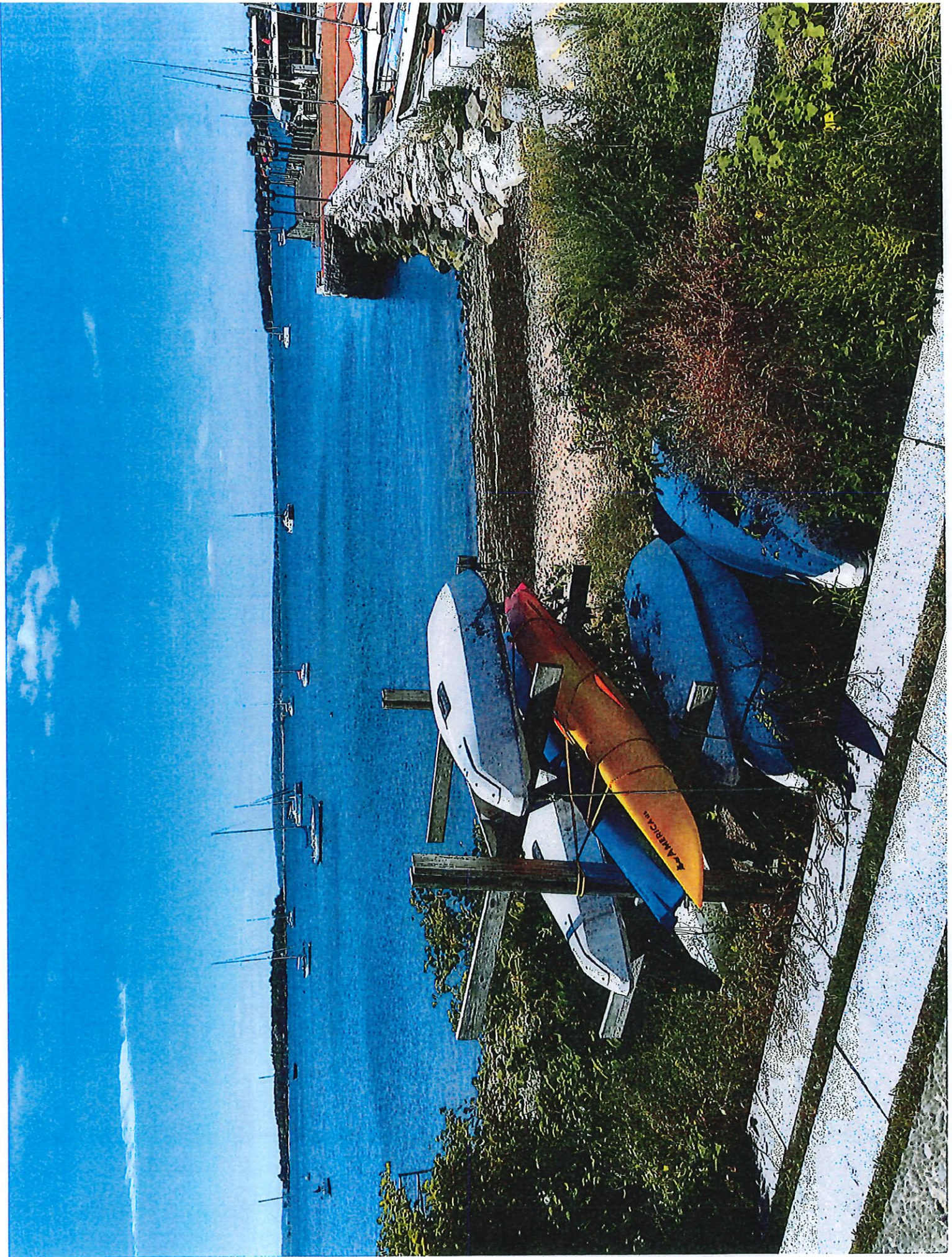


Dark Blue = High tide
Medium Blue = High tide + Nor'easter
Light Blue = High Tide + Hurricane

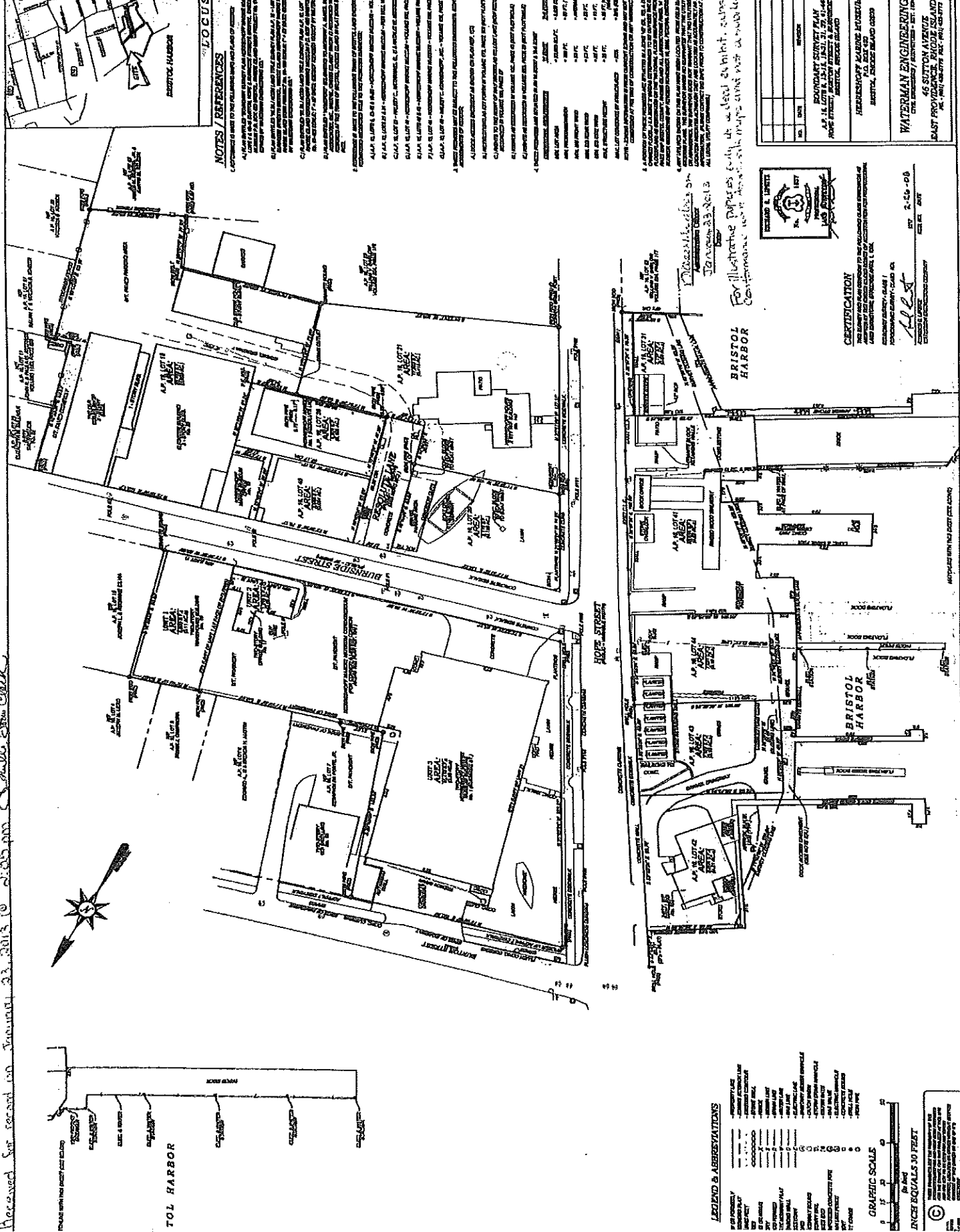




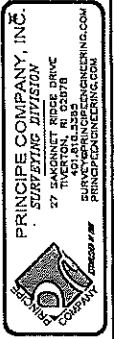
bulkhead



Bulkhead



© 1997 BENTON & BOWLES



STEPHEN T. LONG
No. 1930
PROFESSIONAL
LAND SURVEYOR

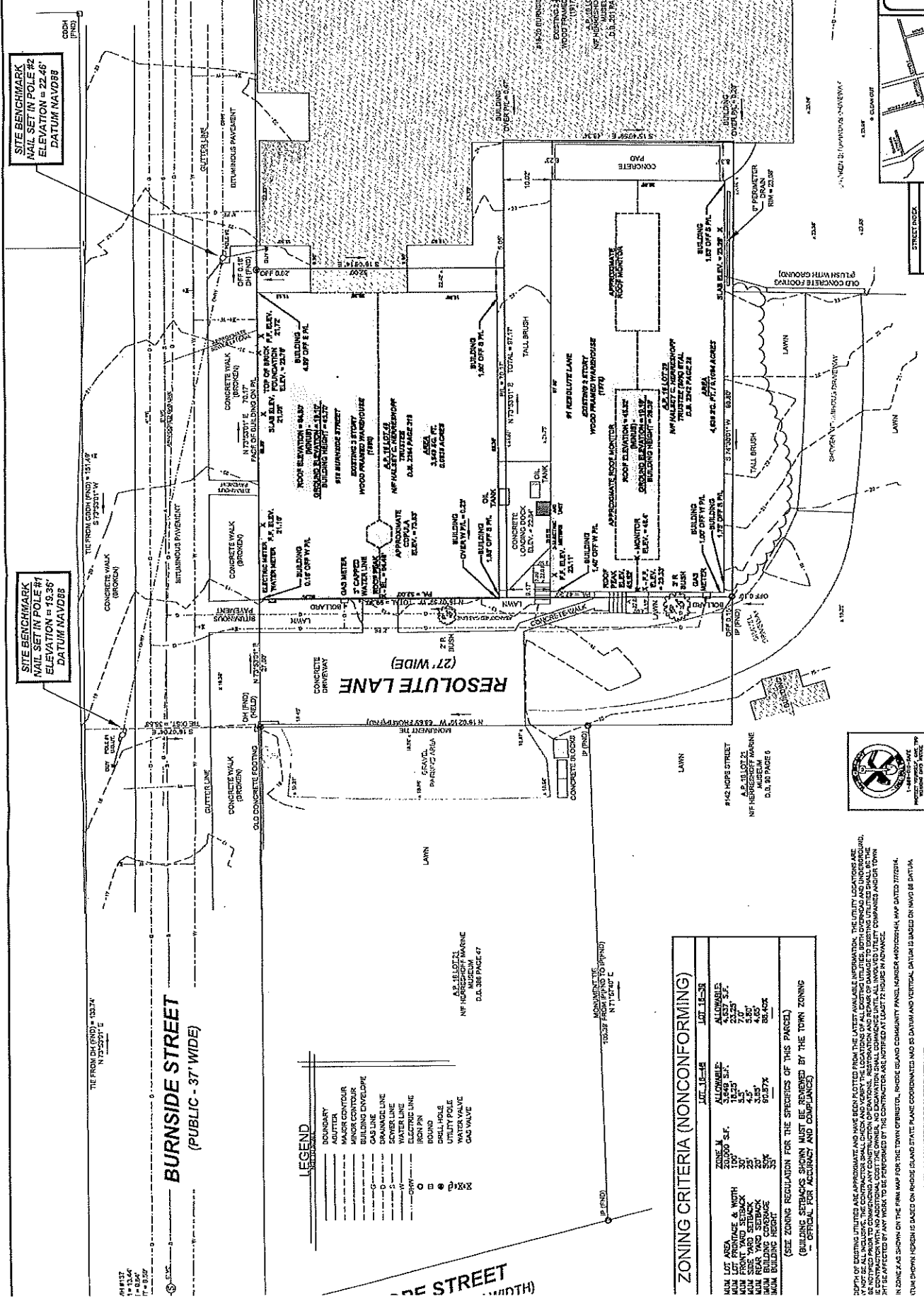
COMPLETED AND THE PLAN WAS SUBMITTED TO THE BUREAU OF LAND MANAGEMENT FOR REVIEW AND REGULATIONS ASSIGNED BY THE BUREAU OF LAND MANAGEMENT FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 22, 2015 AS

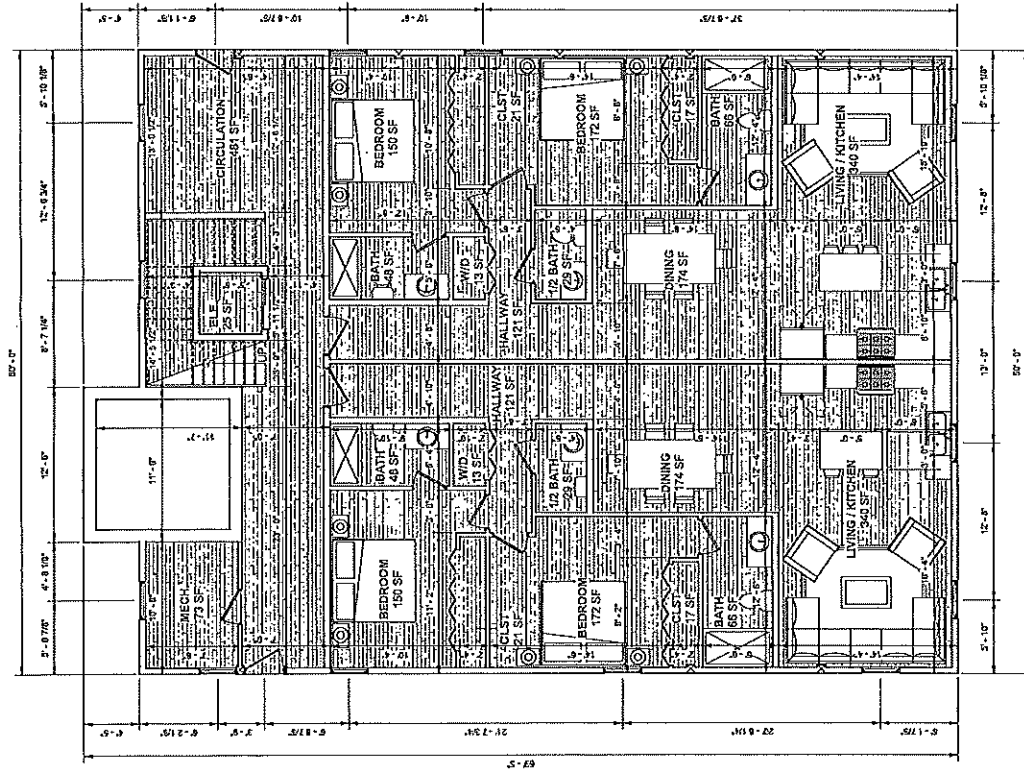
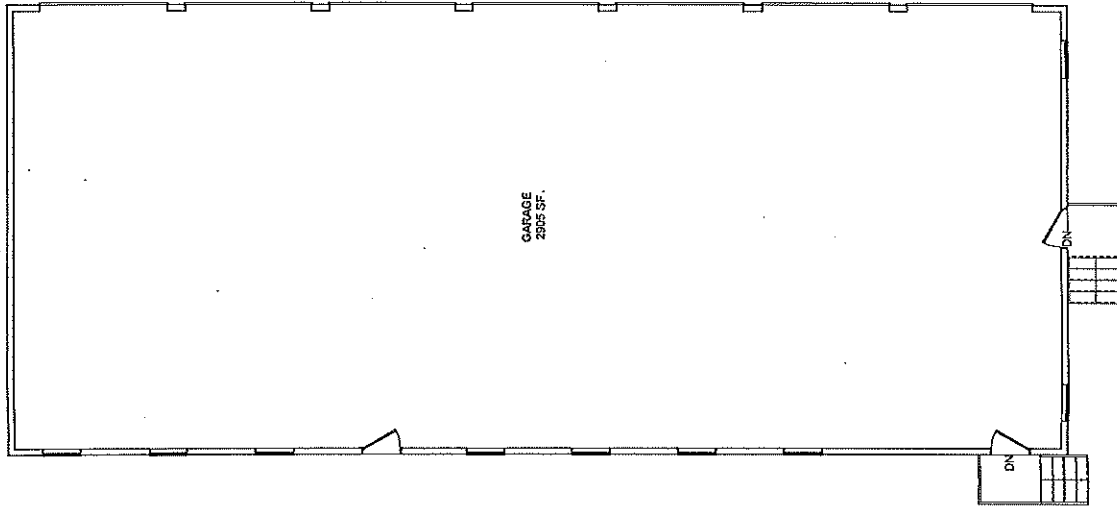
D CONTINUED BOUNDARY SURVEY
SECTION: CLASS 1 STANDARD / CLASS II TIDING

STATIONING CONDITIONS SURVEY

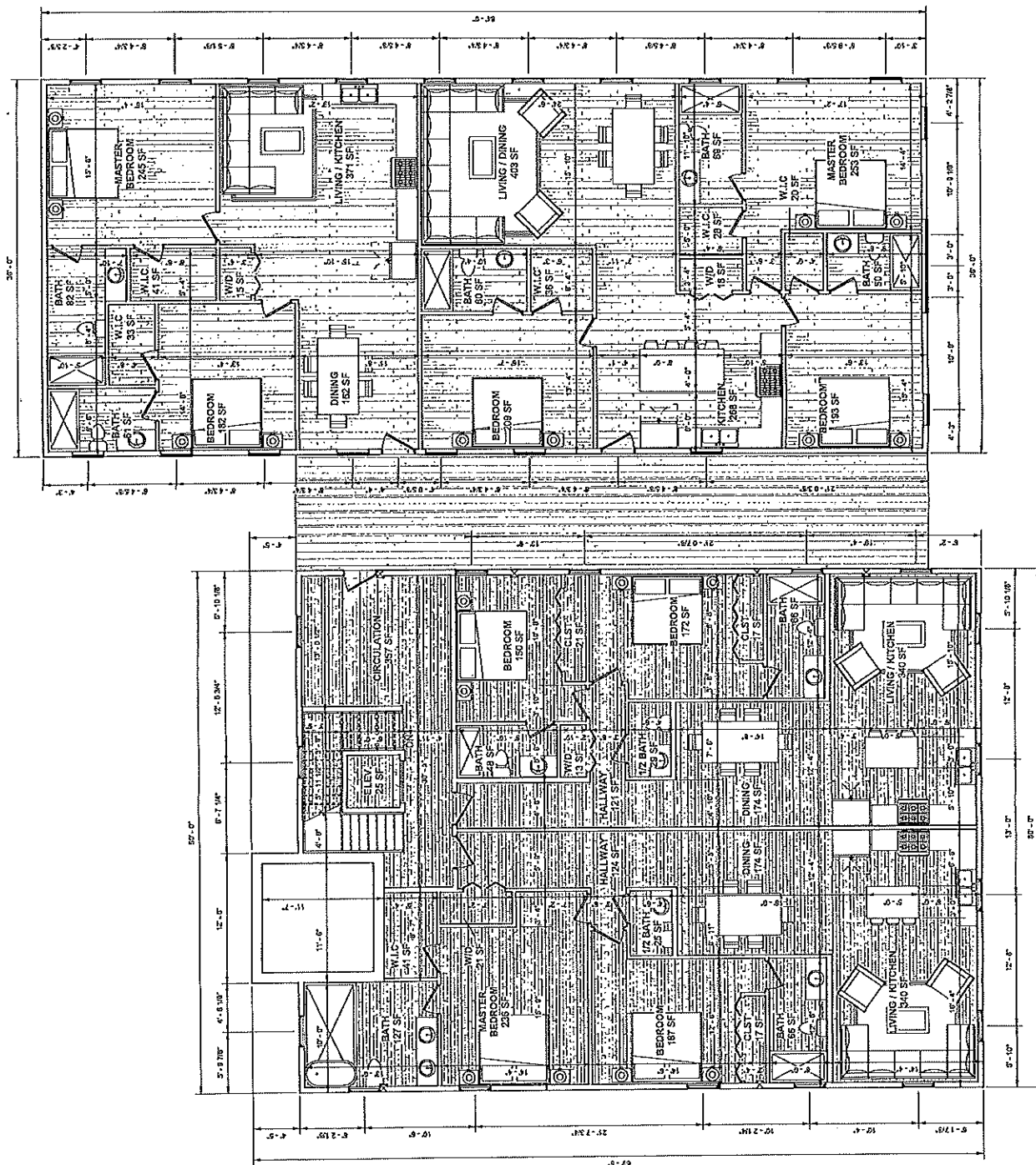
7/23/2025
DATE: _____

Drybrook Land Development\2025\110-2025-7_1 Resolution and 18 Burnside Street Crystal Merriehoff Museum John Marshall_RUE 5-2025-19\PWG\110-2025-7.dwg EXISTING, 7/23/2025 10:14:03 AM.

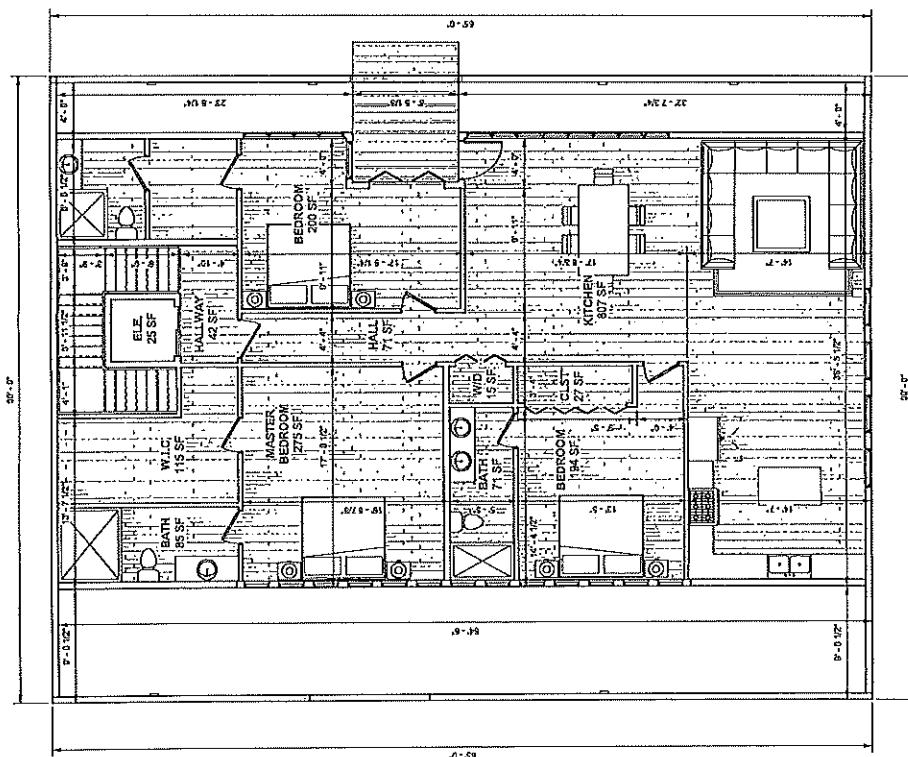




1 MAIN LEVEL PLAN
A101 3/16" = 1'-0"



1 UPPER LEVEL
A102 3/16" = 1'-0"



1 SECOND LEVEL
A192 3/16" = 1'-0"



Bristol Historic District Commission
Decision Letter

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

August 13, 2025

18 Burnside Street / 1 Resolute Lane, Plat #16, Lot #48

Application 25-98

John J. Marshall/Herreshoff Revocable Trust
c/o 443 Hope Street, Bristol, RI 02809
RE: BHDC Review

Dear Applicant:

At its August 7, 2025 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 25-98 as submitted for 7 unit adaptive reuse with material as presented

Finding of Fact: Property will not be used for original historical purpose but reuse will require minimal changes

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

- 1- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 4- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 6- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member Susan C. Church will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol Department of Community Development

ORIGIN D:WSTA (401) 253-2500
ALFRED R REGO JR
REGO & REGO
443 HOPE STREET
BRISTOL, RI 02809
UNITED STATES US

SHIP DATE: 22AUG25
ACTWGT: 1.00 LB
CAD: 255885228INET4535

BILL SENDER

TO ATTN: APPLICATIONS COORDINATOR
CRM C
4808 TOWER HILL ROAD SUITE 3

SOUTH KINGSTOWN RI 02879

REF: (401) 783-3370
INV: PO

DEPT:



MON - 25 AUG 10:30A
PRIORITY OVERNIGHT

TRK# 8837 8914 4725
0201

04 NCOA
02879
RI-US PVD



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within strict time limits, see current FedEx Service Guide.

Rego & Rego
Special Account
65 Franklin Street
Bristol, RI 02809
401-253-2560

CITIZENS BANK OF RHODE ISLAND
464 HOPE STREET
BRISTOL, RI 02809
57-12/115

1285

08/20/2025

PAY TO THE
ORDER OF

Coastal Resources Management Council

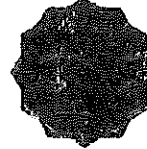
\$

1,400.00

One Thousand Four Hundred and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD



Alfred R. Rego, Jr.



MEMO 18 Burnside - 1 Resolute

[Signature]

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Rego & Rego

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PAYMENT
RECORD



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