

## APPLICATION FORM AND SUBMISSION CHECKLIST FOR MINOR SUBDIVISIONS AND MINOR LAND DEVELOPMENTS

The following completed application form together with the appropriate materials for either a preliminary or a final application, as indicated on the attached checklist, shall be submitted to the Administrative Officer.

### APPLICATION FORM

Type of Application: Preliminary \_\_\_\_\_ Final: \_\_\_\_\_

1. Name of proposed subdivision/land development: Burnside
2. Name, address and telephone number of property owner: Halsey C. Herreshoff, Trustee  
c/o 443 Hope Street, Bristol, RI 02809 401-253-2500 John G. Rego, Esq.
3. Name, address of applicant, if different from owner: (A written, notarized confirmation from property owner authorizing the applicant to make the submission shall also be submitted): John J. Marshall 760-420-3301  
950 Warren Avenue, East Providence, RI 02914
4. Plat and lot number(s) of the parcel being subdivided/developed: Plat 16 Lots 48 and 39
5. Area of the subdivision/development parcel(s): 3,649 sq ft / 4,638 sq ft
6. Zoning District(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc): M

Signed by Owner/Applicant: [Signature] Date August 6, 2025

Notarized:

Subscribed and sworn to before me this 6 day of August, 2025

[Signature]  
NOTARY PUBLIC

Alfred R. Rego, Jr.  
Notary Public  
State of Rhode Island  
Term Expires 06/24/2029 ID# 12939

TOWN OF BRISTOL  
COMMUNITY DEV.

2025 AUG -8 PM 1:10

**MINOR SUBDIVISION OR LAND DEVELOPMENT APPLICATION AND CHECKLIST**

Name of proposed subdivision/development:

BurnsideApplicant Name and Address: John J. Marshall950 Warren Avenue, East Providence, RI 02914Phone Number: 760-420-3301Email: JJMarshall@marshallpropertiesinc.comDate of Application: August 6, 2025Plat and Lot Number(s) of the land being subdivided/developed: Plat 16 Lots 48 and 39

Date Received / Initials

**A COPY OF ALL PLANS AND SUPPORTING DOCUMENTS SHALL BE SUBMITTED IN DIGITAL FORM (PDF). APPLICATIONS WILL NOT BE CONSIDERED SUBMITTED FOR REVIEW OF COMPLETENESS UNTIL BOTH DIGITAL AND PAPER SUBMISSIONS ARE RECEIVED.**

**INSTRUCTIONS**

Five (5) Copies of the application package including all plans and supporting documents shall be provided along with a Digital Form (PDF) of the entire application package. Each sheet shall be a minimum size of 8 1/2x 11" and a maximum of 24" x 36" and at a scale of 1"=40' with a sufficient number of sheets to clearly show all of the information required. Upon final approval one reproducible mylar, three (3) copies, and one electronic AutoCAD file of all plans shall be submitted. A reduced copy (11x17) shall be submitted for each plan.

All plans required by this checklist shall show the following information (as applicable). The shaded boxes within the checklist indicate an item is **not** required at a particular stage of review. If any checklist items are marked as not applicable (NA) please provide an explanation as to why the item is not applicable in the space provided at the end of the checklist. A separate sheet may be attached.

For the LOCATION column please provide the location of the specific checklist item. This can be a plan sheet number or the name of the supporting document and page. All revisions in response to comments shall include a written statement indicating the response.

*Review Codes are for administrative use only and are to be entered by the Administrative Officer.*

**Please check the applicable stage of review for the submission**

|               |                                                       |                  |                                                |
|---------------|-------------------------------------------------------|------------------|------------------------------------------------|
| Project Type: | <input checked="" type="checkbox"/> Minor Subdivision | Stage of Review: | <input type="checkbox"/> Preliminary Plan (PR) |
|               | <input type="checkbox"/> Minor Land Development       |                  | <input type="checkbox"/> Final Plan (F)        |

[x] Adaptive Reuse

Residential 7 unit residential condominium

**A. FORMS AND DOCUMENTS**

| A  | PR | F | REQUIRED FORMS AND DOCUMENTS                                                                                                                                                     | REVIEW CODE |
|----|----|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1. |    |   | Project Review Application Checklist                                                                                                                                             |             |
| 2. |    |   | A notarized letter from the property owner(s) stating that the applicant has been granted the authority to proceed with the application with the owner(s) permission and consent |             |
| 3. |    |   | Proposal Narrative                                                                                                                                                               |             |
| 4. |    |   | Completed Application Checklist                                                                                                                                                  |             |

**B. GENERAL INFORMATION (to be provided on all plan sheets)**

| B   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                | LOCATION (PAGE #) | REVIEW CODE |
|-----|----|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| 1.  |    |   | Title Block with Name of the proposed project, Plat and Lot Numbers of the subject property, Address of the subject property, Name and Address of the Owner/Applicant Name of the proposed subdivision/land development project |                   |             |
| 2.  |    |   | Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans                                                                                                   |                   |             |
| 3.  |    |   | Date of plan preparation and all revision date(s), if any                                                                                                                                                                       |                   |             |
| 4.  |    |   | True north arrow and graphic scale                                                                                                                                                                                              |                   |             |
| 5.  |    |   | Plan legend (all items displayed on site plans shall be symbolized in a legend)                                                                                                                                                 |                   |             |
| 6.  |    |   | Relevant references to deeds and recorded plans                                                                                                                                                                                 |                   |             |
| 7.  |    |   | List of sheets contained within the plan set                                                                                                                                                                                    |                   |             |
| 8.  |    |   | Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable                                                                                          |                   |             |
| 9.  |    |   | Names, addresses and Plat/Lot identified of abutting and adjacent property owners                                                                                                                                               |                   |             |
| 10. |    |   | Names and addresses of adjoining communities or agencies requiring notification under these regulations                                                                                                                         |                   |             |

**C. EXISTING CONDITIONS PLAN(S) – Show the entire tract of the subject property and all lots owned by the owner/applicant as it currently exists**

| C  | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                   | LOCATION (PAGE #) | REVIEW CODE |
|----|----|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| 1. |    |   | A general location map showing the relationship of the parcel to the area within a half-mile radius, provide an aerial photograph or satellite image clearly depicting the subject parcel                                                          |                   |             |
| 2. |    |   | Certification by a RI Registered Land Surveyor that a perimeter survey of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information |                   |             |
| 3. |    |   | Zoning District Dimensional Regulations of the subject parcel                                                                                                                                                                                      |                   |             |
| 4. |    |   | Density calculations based upon the exclusion of unsuitable land                                                                                                                                                                                   |                   |             |



| C   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
|-----|----|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|
|     |    |   | from the total land area of the subject parcel, include the total acreage, the acreage of unsuitable land and the resulting total number of units allowed by right                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                |
| 5.  |    |   | Dimensions and total area of the subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                |
| 6.  |    |   | Existing contours at intervals at a minimum of two (2) feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                |
| 7.  |    |   | Base flood elevation data; use the North American Vertical Datum of 1988 (NAVD 88)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                |
| 8.  |    |   | Boundaries and notation of the soil types classifications for the entire area of the subdivision parcel(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                |
| 9.  |    |   | Location of soil contaminants present on the subject parcel, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                |
| 10. |    |   | Location of Phase III Remediation Plan area, if required by RIDEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                |
| 11. |    |   | Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                |
| 12. |    |   | If no wetlands or coastal features are depicted within the plan set, an affidavit signed by a qualified professional stating that there are no freshwater wetlands and/or buffer areas within the subdivision/development parcel(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                |
| 13. |    |   | Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use including the location of any trees over 10" caliper.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                |
| 14. |    |   | Identification of areas containing prime agricultural soils and farmland soils of statewide importance, or if no such soils are present on the site, a notation indicating such                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                |
| 15. |    |   | <p>Determination if the proposed development or subdivision lies within any area designated by the town or state for purposes of environmental protection or natural or cultural resource protection, such as:</p> <ul style="list-style-type: none"> <li>a. Natural Heritage Areas, as defined by RIDEM</li> <li>b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC</li> <li>c. A Groundwater Protection Overlay District</li> <li>d. Wellhead Protection Area</li> <li>e. Groundwater Recharge Area</li> <li>f. Areas within a TMDL watershed, as identified by RIDEM</li> <li>g. National Register of Historic Places</li> <li>h. Bristol Local Historic District</li> <li>i. OWTS Critical Resource Area, as defined by RIDEM</li> <li>j. A Drinking Water Supply Watershed, as defined by RIDEM</li> <li>k. Silver Creek Watershed in Town of Bristol</li> <li>l. Tanyard Brook Watershed in Town of Bristol</li> </ul> |                      |                |
| 16. |    |   | Location of known existing easements and rights-of-way within or adjacent to the subdivision/development parcel(s), including streets, driveways, farm roads, woods roads, and/or trails that have been in public use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                |



| C          | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                        | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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| 17.        |    |   | Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subdivision/development parcel(s)                                                                                                                                                  |                      |                |
| 18.        |    |   | Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, on the subdivision/development parcel(s)                                                                                                                                          |                      |                |
| 19.        |    |   | Location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subdivision/development parcel(s)                                                                                                                                                 |                      |                |
| 20.        |    |   | Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage |                      |                |
| 21.<br>21. |    |   | Location of any unique and/or historic features within or adjacent to the subdivision/development parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such                                                                                             |                      |                |
| 22.        |    |   | Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such                                                                                                                                   |                      |                |
| 23.        |    |   | Relevant references to deeds and recorded plans                                                                                                                                                                                                                                                         |                      |                |

**D. PROPOSED CONDITIONS PLAN(S) Show all items on existing conditions plan as well as the following:**

| D  | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                   | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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| 1. |    |   | Location, size, and use/type of proposed buildings and structures, including proposed number of residential units per building, if applicable, and include all accessory structures and total lot coverage                         |                      |                |
| 2. |    |   | Proposed buildings and other site improvements for a commercial or industrial development, include building setback lines and lot coverage                                                                                         |                      |                |
| 3. |    |   | Proposed lots with lot numbers, with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot lines |                      |                |
| 4. |    |   | Zoning Data Table to show the existing zoning requirements and proposed conditions                                                                                                                                                 |                      |                |
| 5. |    |   | Boundaries and total area of any land classified as “unsuitable for development” as defined in the Regulations                                                                                                                     |                      |                |
| 6. |    |   | Proposed connection with existing public water supply and sewer system or on-site wells and sewage disposal                                                                                                                        |                      |                |
| 7. |    |   | If proposed, plan and profile design information for any extension of public or private utility infrastructure                                                                                                                     |                      |                |
| 8. |    |   | Measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual                                                                                   |                      |                |
| 9. |    |   | Any proposed on- and /or off-site improvements including streets,                                                                                                                                                                  |                      |                |

| D   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                                                                   | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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|     |    |   | access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections                                                                                                                                                                                                                             |                      |                |
| 10. |    |   | Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development                                                                           |                      |                |
| 11. |    |   | If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM                                                                                                    |                      |                |
| 12. |    |   | Location and dimensions of proposed easements and rights-of-way within the development parcel(s), or those to be acquired adjacent to the development parcel(s) as maybe necessary                                                                                                                                                                 |                      |                |
| 13. |    |   | Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, or drainage or conveyed to the Town for public purposes, if any                                                                                                                                                                        |                      |                |
| 14. |    |   | Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable                                                                                                                                                                                                      |                      |                |
| 15. |    |   | Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation                                                                                                                                                                                                                                                |                      |                |
| 16. |    |   | Grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction, drainage facilities, and individual house lots, certified by a RI registered Professional Engineer for final plans                                                                                                           |                      |                |
| 17. |    |   | Stormwater management plan(s), to show accurate designs and details of proposed stormwater management and water quality infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, and operations and management plan prepared by a Registered Professional Engineer                         |                      |                |
| 18. |    |   | Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a licensed Landscape Architect for final plans |                      |                |
| 19. |    |   | Location of proposed permanent bounds (document that all proposed bounds have been set shall be provided prior to plan recording)                                                                                                                                                                                                                  |                      |                |
| 20. |    |   | Any revisions to the proposed conditions required by the Preliminary Plan approval                                                                                                                                                                                                                                                                 |                      |                |
| 21. |    |   | Certification by a RI Registered Land Surveyor that a survey of all perimeter lot lines and interior lot lines and street lines of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information                                        |                      |                |
| 22. |    |   | Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct                                                                                                                                                                                                                                                |                      |                |
| 23. |    |   | Notation of any special conditions/documents received as required by the Preliminary Plan approval                                                                                                                                                                                                                                                 |                      |                |





**E. PROJECTS WITH STREETS/ROADWAYS**

If your project proposes to extend or create a roadway, please complete this section. If your project does not propose to extend or create a roadway, you may skip this section.

| <b>E</b> | <b>PR</b> | <b>F</b> | <b>ELEMENT REQUIRED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>LOCATION<br/>(PAGE #)</b> | <b>REVIEW<br/>CODE</b> |
|----------|-----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------|
| 1.       |           |          | Street plans (minimum scale of 1"=40' horizontal with profiles (minimum 1"=4' vertical) indicating the street center line, curblines, and the existing elevations of the ground at the street center line, location and size of proposed sewer lines, water lines and other underground utilities; and, street cross sections showing width of right-of-way, roadway; and, sidewalks. Plan must include street names and hydrant locations approved by the Fire Chief. Plan must include proposed street light locations. |                              |                        |
| 2.       |           |          | Street typical cross-sections and paved (impervious) areas such as parking and loading areas, curb cuts, including all pedestrian facilities.                                                                                                                                                                                                                                                                                                                                                                             |                              |                        |
| 3.       |           |          | Stormwater management plan(s), and drainage calculations to show accurate designs and details of proposed stormwater management and water quality infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, including an operations and management plan prepared by a Registered Professional Engineer                                                                                                                                                             |                              |                        |
| 4.       |           |          | Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a licensed Landscape Architect in accordance with Appendix F                                                                                                                                                          |                              |                        |
| 5.       |           |          | Construction Cost Estimate for all improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |                        |
| 6.       |           |          | Soil Erosion and Sediment Control Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                        |
| 7.       |           |          | If any Streets, Areas or Facilities are to be dedicated to the Town of Bristol, the Final Plan shall include a Statement that such dedication shall not impose any duty or responsibility upon the Town of Bristol to maintain or improve any dedicated streets, areas or facilities until specifically authorized by the Town Council Per Section 6.7 of these regulations.                                                                                                                                              |                              |                        |

/ F. SUPPORTING MATERIALS

| F   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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| 1.  |    |   | Renderings, elevations or photographs as may be requested to illustrate the visual impact of the proposal for subdivision/development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                |
| 2.  |    |   | Copies of an aerial photograph or satellite image vicinity map drawn to a measurable scale as necessary to show the relationship of the subject parcel(s) to the area within a half-mile radius, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                |
| 3.  |    |   | A written statement indicating any proposed zoning relief or waivers or modifications from the regulations, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                |
| 4.  |    |   | Determination letter from the Zoning Official on the requested zoning waivers or modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                |
| 5.  |    |   | Copy of the Deed/Title to the subject parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                |
| 6.  |    |   | Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional stating that no RIDEM stormwater or construction permits are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                |
| 7.  |    |   | Written report of Phase I Environmental Site Assessment, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                |
| 8.  |    |   | Phase II Environmental Site Assessment, written report if indicated, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                |
| 9.  |    |   | For subdivisions/developments proposing service by OWTS(s), copies of an On-Site Wastewater Treatment System permit issued by RIDEM confirming soil suitability or OWTS permits for individual lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                |
| 10. |    |   | Written report and approval from RIDEM of an Environmental Site Assessment Phase III (Remediation Plan) if required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                |
| 11. |    |   | <p>Copies of a narrative report or written statement including:</p> <ul style="list-style-type: none"> <li>a. A general description of the existing physical environment and existing use(s) of the property;</li> <li>b. A general description of the use(s) and type(s) of subdivision/development proposed;</li> <li>c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features;</li> <li>d. An estimate of the approximate population of the proposed subdivision/development, if any;</li> <li>e. An estimate of the number of school-aged children to be housed in the proposed subdivision/development, if any.</li> <li>f. A general analysis of soil types and suitability for the subdivision/development proposed;</li> </ul> |                      |                |



| F   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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|     |    |   | g. A statement of the potential fiscal impacts of the subdivision/development on Town expenses and revenues;<br>h. A description of proposed phasing, if any.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                |
| 12. |    |   | Either, copies of:<br>a. An affidavit signed by a qualified professional stating that there are no coastal features and/or buffer areas adjacent to or within the subdivision/development parcel(s); or<br>b. A Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                |
| 13. |    |   | Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                |
| 14. |    |   | Written comments on the Plans, by the following as required ( <i>Referrals to the agencies below will be made by the Planning Department Staff</i> ):<br><div style="display: flex; justify-content: space-between;"> <div>           _____ Building Official<br/>           _____ Zoning Official<br/>           _____ Technical Review Committee<br/>           _____ Director of Public Works<br/>           _____ Fire Department<br/>           _____ Conservation Commission<br/>           _____ Police Department<br/>           _____ School Department<br/>           Other (specify below) _____<br/>           Adjacent Communities _____         </div> <div>           Date: _____<br/>           Date: _____<br/>           Date _____<br/>           Date _____<br/>           Date _____<br/>           Date _____<br/>           Date _____<br/>           Date _____<br/>           Date _____         </div> </div> |                      |                |
| 15. |    |   | Copies of all legal documents; legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication. Draft copies for Preliminary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                |
| 16. |    |   | Written confirmation and/or permits from any additional required federal, state or local agencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                |
| 17. |    |   | Final utilities plan stamped by a licensed Professional Engineer; include the extension and location of gas, electric, water/wells, sewer/OWTS, signage or other proposed utilities as applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                |
| 18. |    |   | "Tax Certificate" from the Tax Collector showing that all taxes due on the parcel being developed have been paid to date and there are no outstanding municipal liens on the parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                |
| 19. |    |   | Soil Erosion and Sediment Control Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                |
| 20. |    |   | Draft copies of the metes and bounds description(s) and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                |



| F   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
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|     |    |   | warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the Town for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval                                                                                                                                                                                                                                                       |                      |                |
| 21. |    |   | Copies of an estimate of the cost of installation of all on- and off-site improvements, including landscaping, prepared by a Registered Professional Engineer                                                                                                                                                                                                                                                                                                                                                   |                      |                |
| 22. |    |   | Written approval (assent agreement) from the RI Coastal Resources Management Council of the proposed development or subdivision if the subject parcel has coastal shoreline, including any required off-site construction                                                                                                                                                                                                                                                                                       |                      |                |
| 23. |    |   | For subdivisions/developments with freshwater wetlands present on the parcel(s), copies of either:<br>a. An RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or<br>b. A letter of non-jurisdiction from RIDEM                                                                                                                                                                                                                                                                        |                      |                |
| 24. |    |   | For subdivisions/developments proposing service by public water, copies of a written statement from the Bristol County Water Authority that the proposed plan, with plan revision date indicated, has been reviewed and which provides:<br>a. Confirmation that water service is available;<br>b. Approval of connection to the existing water main as depicted on the plan; and,<br>If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan |                      |                |
| 25. |    |   | For subdivisions/developments proposing service by public sewer, copies of a written statement from the Bristol Water Pollution Control Department that the proposed plan, with plan revision date indicated, has been reviewed and which provides:<br>a. Confirmation that sewer service is available;<br>b. Approval of connection to the existing sewer main as depicted on the plan; and<br>If extension is proposed, approval of extension of the sewer main as depicted on the plan                       |                      |                |
| 26. |    |   | For subdivisions/developments proposing new physical access to a State right-of-way a letter evidencing the issuance of such a permit upon the submission of a bond and insurance <sup>1</sup>                                                                                                                                                                                                                                                                                                                  |                      |                |
| 27. |    |   | Traffic study performed by a RI Licensed Engineer (as applicable), if required                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                |
| 28. |    |   | Location, type, intensity and direction of illumination of all outdoor lighting fixtures.                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                |
| 29. |    |   | Signage including location, size, design and illumination.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                |
| 30. |    |   | Proposed residential density and square footage of non residential use. Floor plans to scale for each building including the use of floor space, number of units, number of bedrooms and square footage of each unit and building                                                                                                                                                                                                                                                                               |                      |                |

| F   | PR | F | ELEMENT REQUIRED                                                                                                                                                                                                   | LOCATION<br>(PAGE #) | REVIEW<br>CODE |
|-----|----|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|
|     |    |   | elevations showing exterior building design, materials, colors and height (for land developments and adaptive re-use)                                                                                              |                      |                |
| 31. |    |   | Plans for trash and recycling, and transformer locations (for land developments)                                                                                                                                   |                      |                |
| 32. |    |   | Low Impact Development (LID) Site Planning and Design Strategies and Checklist from the RI Stormwater Design and Installation Standards Manual. Stormwater designs to meet RI Stormwater Manual Minimum Standards. |                      |                |
| 33. |    |   | A plan with new street address numbers and new assessor's plat and lot numbers signed by the Tax Assessor.                                                                                                         |                      |                |

**G. FEES**

| G  | PR | F |                                                                                | Received? |
|----|----|---|--------------------------------------------------------------------------------|-----------|
| 1. |    |   | Application Fee                                                                |           |
| 2. |    |   | Engineering Review Fee                                                         |           |
| 3. |    |   | Advertising Reimbursement Fee (if applicable)                                  |           |
| 4. |    |   | Final Plat Recording and Mapping Fees                                          |           |
| 5. |    |   | Performance Guarantee (if applicable)                                          |           |
| 6. |    |   | Engineering Inspection Fee                                                     |           |
| 7. |    |   | Maintenance Guarantee (if applicable)                                          |           |
| 8. |    |   | Receipt that all other fees to outside agencies have been paid (if applicable) |           |

|                                                                         |
|-------------------------------------------------------------------------|
| Applicant Comments on Required Items: (attach separate sheet if needed) |
|                                                                         |
| Reviewer Comments on Required Items:                                    |
|                                                                         |

Signature of Applicant: John J Marshall

Signature of Professional Land Surveyor /Engineer: \_\_\_\_\_ Registration No. \_\_\_\_\_

Signature of Professional Land Surveyor /Engineer: \_\_\_\_\_ Registration No. \_\_\_\_\_

Signature of Reviewer: \_\_\_\_\_ Date of Review: \_\_\_\_\_

## *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 7, 2025

Town of Bristol  
10 Court Street  
Bristol, RI 02809

Re: Adaptive Reuse Application - 18 Burnside Street (5 Units) and 1 Resolute Lane (2 Units) with 14 first floor - indoor parking spaces.

Gentlemen:

On behalf of the applicant, I submit preliminary plans for review under Rhode Island's Adaptive Reuse statute (R.I. Gen. Laws § 45-24-31 et seq.). This 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. The proposal also suggests merger of the two parcels at 18 Burnside Street to be known as the Burnside Condominiums.

The application (buyer and seller) seeks approval for the adaptive reuse of historic manufacturing buildings that are currently underutilized and in varying states of disrepair. One of the primary buildings (1 Resolute Lane) is in need of substantial structural rehabilitation due to advanced deterioration.

The project proposes converting these buildings into seven (7) residential condominium units, in a manner that preserves and respects their historic character while addressing longstanding vacancy and functional obsolescence.

The redevelopment will be consistent with the guidelines established by the Rhode Island Historic Preservation & Heritage Commission and the Bristol Historic District Commission. It is also subject to marginal 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. The plan includes at least fourteen (14) on-site parking spaces at the 1 Resolute Lane site, in compliance with applicable zoning requirements.

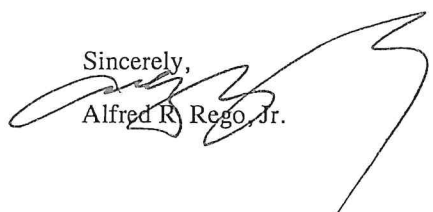
This adaptive reuse project directly advances the goals of the Town's Comprehensive Plan, which encourages the revitalization of deteriorated, underperforming structures through sustainable and historically sensitive redevelopment. The proposal will not result in any negative environmental impacts. On the contrary, it mitigates ongoing decay and safeguards a valuable architectural and cultural resource through thoughtful reinvestment.

Importantly, the project conforms with existing zoning for residential condominium use, and promotes compact, environmentally responsible development by reusing an existing footprint rather than new construction of 18 Burnside Street.

We appreciate your consideration of this application and welcome the opportunity to present this transformative rehabilitation proposal for your review and input.

Sincerely,

Alfred R. Rego, Jr.

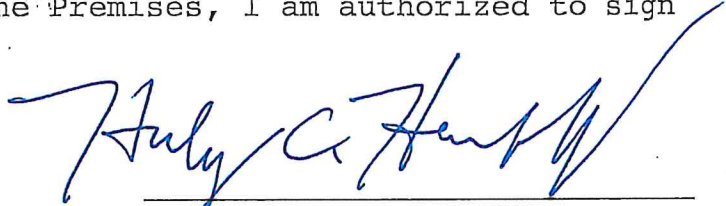




**AFFIDAVIT**

I, HALSEY C. HERRESHOFF, of PO BOX 687, Bristol, Rhode Island 02809, who after being duly sworn according to law, makes affidavit and swears that the following statements are true to the best of my knowledge and belief:

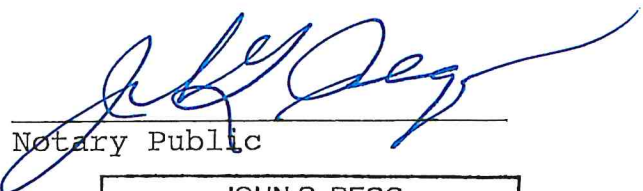
1. That I am the Manager of the real estate located at 18 Burnside Street and 1 Resolute Lane, Bristol, Rhode Island 02809, hereinafter referred to as "Premises".
2. That I hereby approve of the plans and renderings for the proposal to convert the Premises from manufacturing into residential condominiums.
3. That the Premises have not been used for boat manufacturing or any manufacturing purpose for approximately four years.
4. That the Premises are not suitable for manufacturing purposes because it has no off-street parking.
5. That as the Manager of the Premises, I am authorized to sign this affidavit.



Halsey C. Herreshoff

STATE OF RHODE ISLAND)  
COUNTY OF BRISTOL )

In the Town of Bristol on the 16<sup>th</sup> day of July, 2025, before me personally appeared, HALSEY C. HERRESHOFF, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument, and acknowledged that he executed said instrument for the purpose stated therein as his free act and deed.



Notary Public

|                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|
| JOHN G. REGO<br>NOTARY PUBLIC<br>STATE OF RHODE ISLAND<br>NOTARY ID 12941<br>COMMISSION EXPIRES 6/16/2029 |
|-----------------------------------------------------------------------------------------------------------|



I, Halsey C. Herreshoff, Manager,  
approve of this rendering

7/16/25

Date

Halsey C. Herreshoff



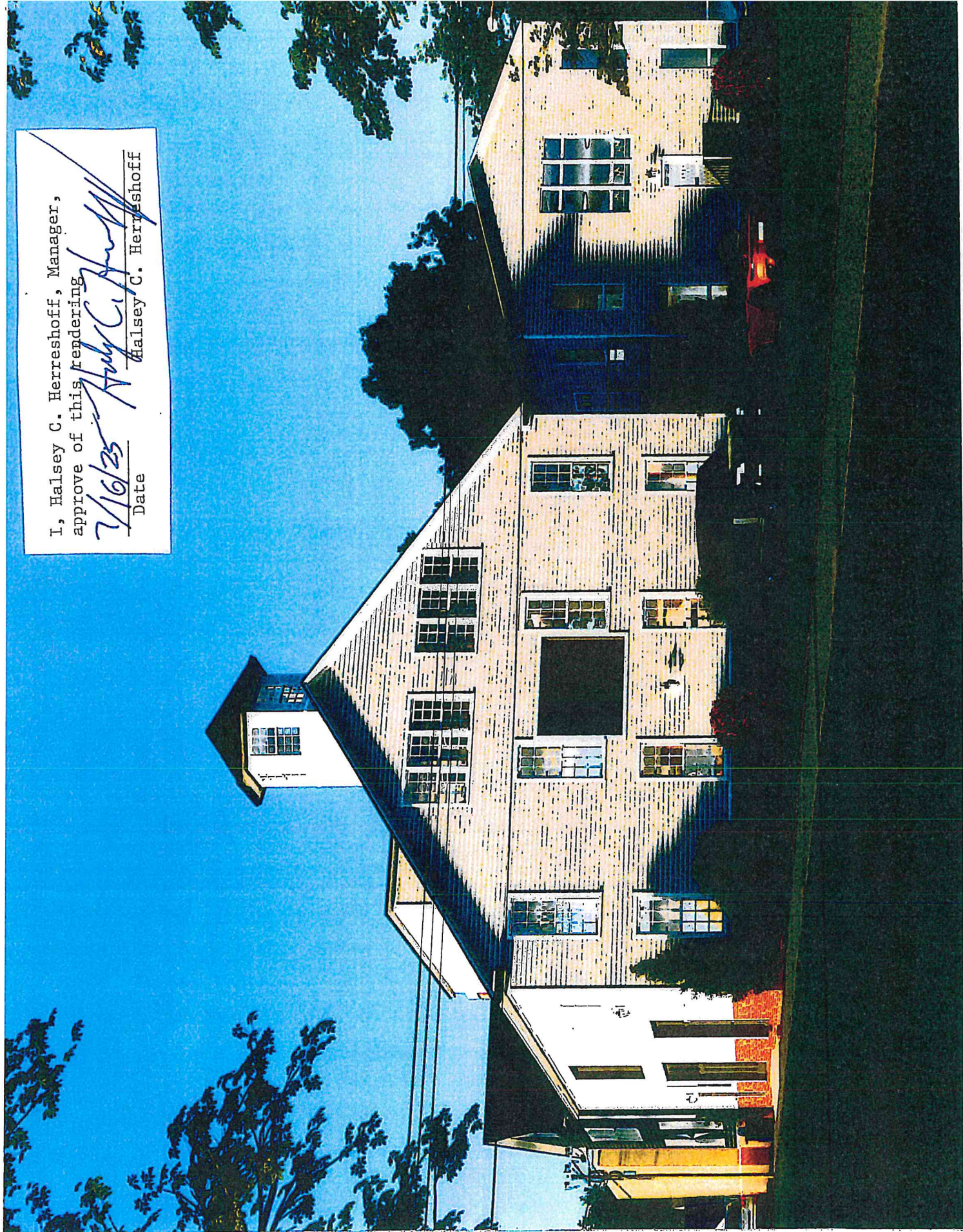


I, Halsey C. Herreshoff, Manager,  
approve of this rendering

7/16/25

Date

Halsey C. Herreshoff





I, Halsey C. Herreshoff, Manager,  
approve of this rendering

7/16/25

Date

Halsey C. Herreshoff





12-J-12000

AUTHORIZATION

The undersigned, being the Sole Owner of 18 Burnside Street, Bristol, Rhode Island 02809, hereby authorize attorney John G. Rego, Esq., address 443 Hope Street, Bristol, Rhode Island 02809, telephone number (401) 253-2500, to represent me before all local and state boards to obtain approval to build residential condominiums on 18 Burnside Street, Bristol, Rhode Island 02809.

WITNESS, my hand and seal this 16 day of July, 2025.

A handwritten signature in blue ink, appearing to read "Halsey C. Herreshoff", with a large, stylized flourish extending from the end of the name.

---

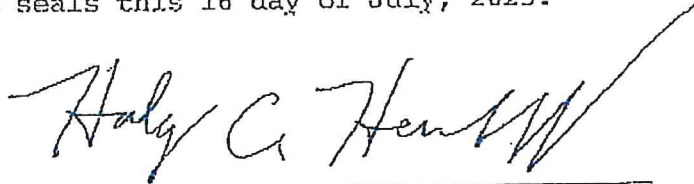
HALSEY C. HERRESHOFF, TRUSTEE  
HALSEY C. HERRESHOFF REVOCABLE TRUST



AUTHORIZATION

The undersigned, being all of the Owners of 1 Resolute Lane, Bristol, Rhode Island 02809, hereby authorize John G. Rego, Esq., address 443 Hope Street, Bristol, Rhode Island 02809, telephone number (401) 253-2500, to represent us before all local and state boards in order to obtain approval to build residential condominiums on 1 Resolute Lane, Bristol, Rhode Island 02809.

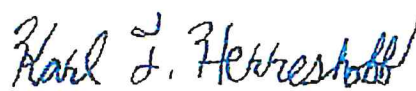
WITNESS our hands and seals this 16 day of July, 2025.



HALSEY C. HERRESHOFF, TRUSTEE  
HALSEY C. HERRESHOFF REVOCABLE TRUST



NATHANAEL G. HERRESHOFF, III, TRUSTEE  
NATHANAEL G. HERRESHOFF REVOCABLE TRUST



KARL F. HERRESHOFF



HALSEY C. HERRESHOFF, II

EXHIBIT A  
DESCRIPTION

Parcel I

That parcel of land, with the buildings and improvements thereon, situated on the southerly side of Burnside Street [18 Burnside Street] in the Town of Bristol in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Burnside Street at the southeasterly corner of said Burnside Street and Resolute Lane, formerly known as Willow Lane; thence easterly bounding northerly on Burnside Street 70 feet and 2 inches to land now or lately of Jesse P. Sousa Foundations, Inc.; thence southerly bounding easterly on the last mentioned land 52 feet to a corner; thence turning at right angles and running westerly bounding southerly on the last mentioned land 70 feet and 2 inches, more or less, to said Resolute Lane; thence northerly bounding westerly on said Resolute Lane 52 feet to said Burnside Street.

Together with rights appurtenant and subject to exceptions and reservations set forth or referred to in deed in Book 103 at Page 33.

Parcel II

That certain parcel of land, with all buildings and improvement thereon, situated southerly on Burnside Street, on the easterly side of Resolute Lane [1 Resolute Lane], in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc. said point being fifty-two (52) feet southerly of said Burnside Street as measured along the westerly line of said Herreshoff land, said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Willow Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land; thence turning an interior angle of 90°-43'30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Sousa Foundation, Inc. ninety-six and 90/100 (96.90) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range thereof and distant ninety-six and 89/100 (96.89) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Sousa Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and 89/100 (96.89) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinafter referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

For a source of title, see Deeds in Book 259 Page 263, Book 260 Page 39, Book 1425 Page 20, Book 1426 Page 3, Book 1096 Page 22, and in Book 1096 Page 26.

Meaning and intending to convey Lots 48 and 39 on Tax Assessors' Plat 16, for reference purposes only.





**TOWN OF BRISTOL**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
10 Court Street • Bristol, Rhode Island 02809

March 6, 2024

**ZONING CERTIFICATE**  
*for*  
**1 RESOLUTE LANE, ASSESSOR'S PLAT 16, LOT 39**  
**BRISTOL, RHODE ISLAND**

According to tax assessor's records, the above property is currently owned by the Halsey C. Herreshoff Revocable Trust. This property contains approximately 4,651 square feet of land area and is located within the Manufacturing (M) zoning district. Lot 39 was created in its current configuration in 1969 via recorded deed; and it does not conform to the current minimum dimensional requirements for a lot in the M zone. However, as this parcel was created prior to adoption of Bristol's zoning ordinance it is considered legal nonconforming by dimension. This property is improved with a two-story commercial building that is used for light manufacturing, marine trades, and warehousing. These uses are permitted in the M zone.

Edward M. Tanner  
Principal Planner / Zoning Enforcement Officer

cc: Building Department  
Tax Assessor

Town of Bristol, Rhode Island  
Real Estate Merging Declaration

Name:

Property: 18 Burnside Street  
[1 Resolute Lane]

Bristol, RI 02809

Pursuant to Town of Bristol Ordinance 28-221, the undersigned, as property owner/s of contiguous parcels known as Assessors Plat 16 lots 48 , and 39 , declare/s the lots herein listed to be one parcel with a total of 8,287 square feet. .1902 acres

This declaration is made with the full knowledge that all Town records for assessing purposes will forever reflect this change, and will only be changed or altered through the recording of a subdivision plan, properly approved by the Town of Bristol.

All valuations to be as of December 31, 2025 and subsequent revaluation anniversaries.

Owner/s John J. Marshall  
950 Warren Avenue, East Providence, RI 02914

STATE OF RHODE ISLAND COUNTY OF BRISTOL

In Bristol this \_\_\_\_\_ day of \_\_\_\_\_, 20 before me personally  
appeared John J. Marshall to me known and known by me  
to be the person/s executing the foregoing and said person/s acknowledge this instrument to be  
their free act and deed.

\_\_\_\_\_  
Notary Public Date  
My Commission Expires:

To be known as Assessors Plat 16 Lot 48 18 Burnside Street, Bristol, RI 02809

Tax Assessor \_\_\_\_\_

Director of Community Development \_\_\_\_\_

TODAYS DATE





# Town of Bristol, RI

16-20

Search results

Parcel #: 16-20



Documents

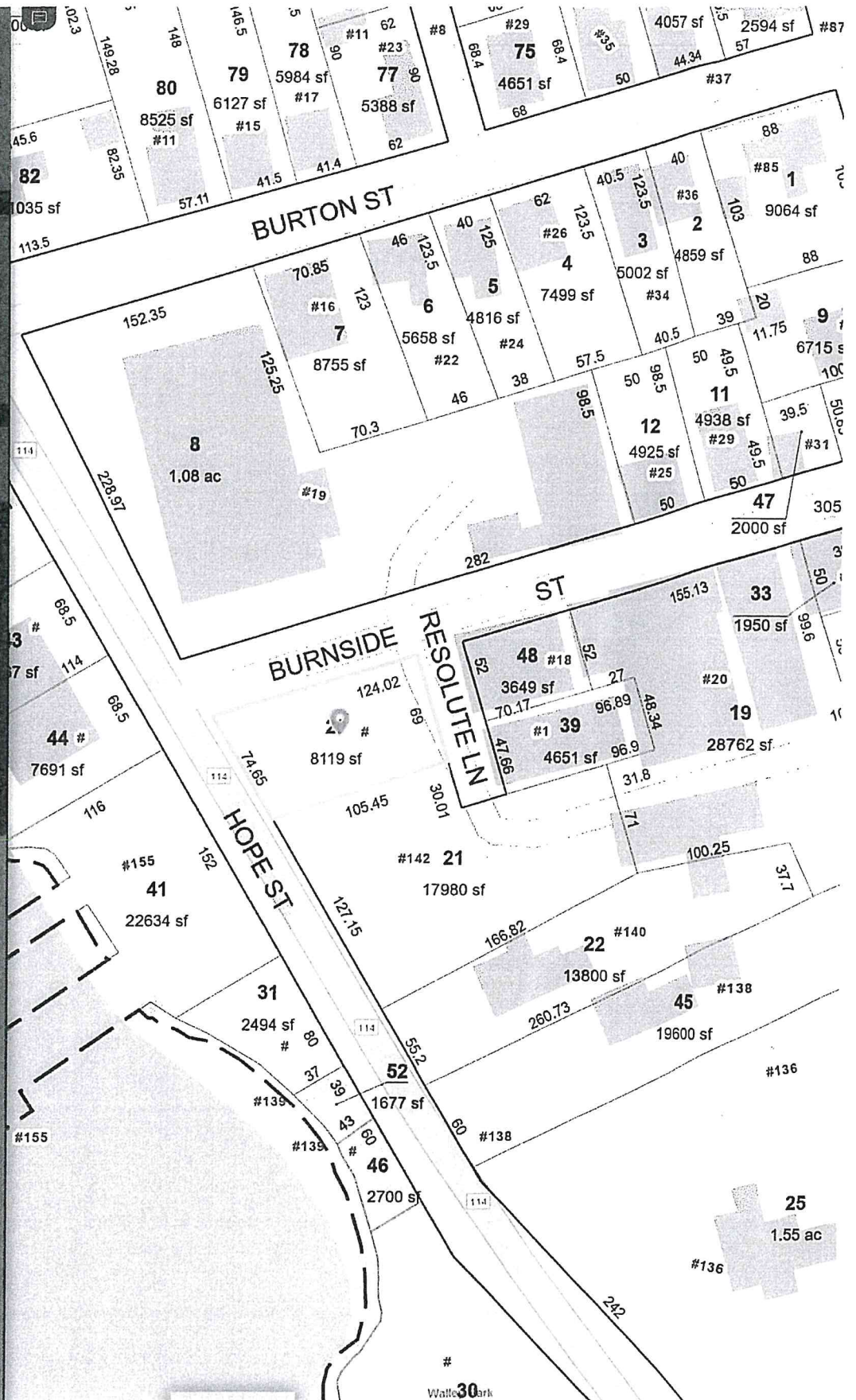
[NEReal Property Card](#)

[CAI Property Card](#)

[Tax Map](#)

## Assessment

|                 |                         |
|-----------------|-------------------------|
| ID              | 1004                    |
| PropertyAddress | BURNSIDE ST             |
| PropertyStreet  | BURNSIDE ST             |
| MapSheet        | 016                     |
| OwnerName       | HERRESHOFF MARINE MUSEU |
| CoOwnerName     |                         |
| OwnerAddress    | P O BOX 450             |
| OwnerAddress2   |                         |
| OwnerCity       | BRISTOL                 |
| OwnerState      | RI                      |
| OwnerZip        | 02809                   |
| ParcelNumber    | 16-20                   |
| GisFullNumber   | 16-20                   |
| CamaFullNumber  | 16-20                   |
| PID             | 1019                    |
| LastRunDataDate | 2025-7-21               |
| LastRunFiltered | False                   |
| RecordID        | 1004                    |
| AccountNumber   | 1019                    |
| ParcelID        | 016-0020-000            |
| UserAccount     | 34-0075-00              |
| Street          |                         |
| AltStreet       |                         |
| StreetName      | BURNSIDE ST             |
| LocCity         | Bristol                 |
| CondoUnit       |                         |
| CondoComplex    |                         |
| Owner1          | HERRESHOFF MARINE MUSEU |
| Owner2          |                         |
| Owner3          |                         |
| BillingAddress  | P O BOX 450             |
| BillingAddress2 |                         |
| City            | BRISTOL                 |
| State           | RI                      |
| Zip             | 02809                   |
| OwnerOccupied   |                         |
| Zone1           | M                       |
| FloodHazard     |                         |







Herreshoff  
Marine Museum  
Exhibits on sailing  
& the America's Cup

America's Hall of Fame

Resolute Lane

Compass Group  
International

Gallery 26

Burnside St

Burnside St

114

155

140

138

10

29

32

25

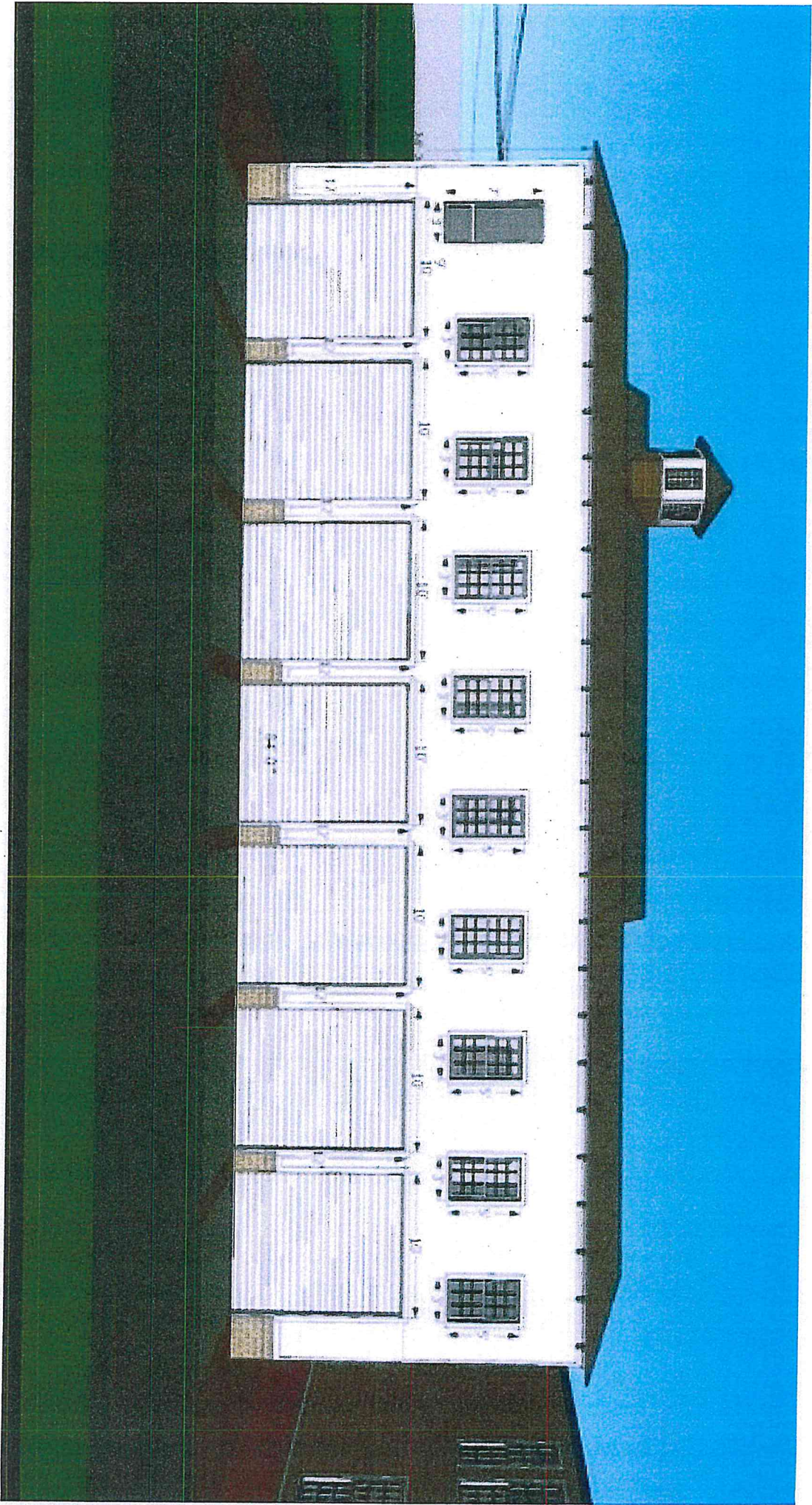




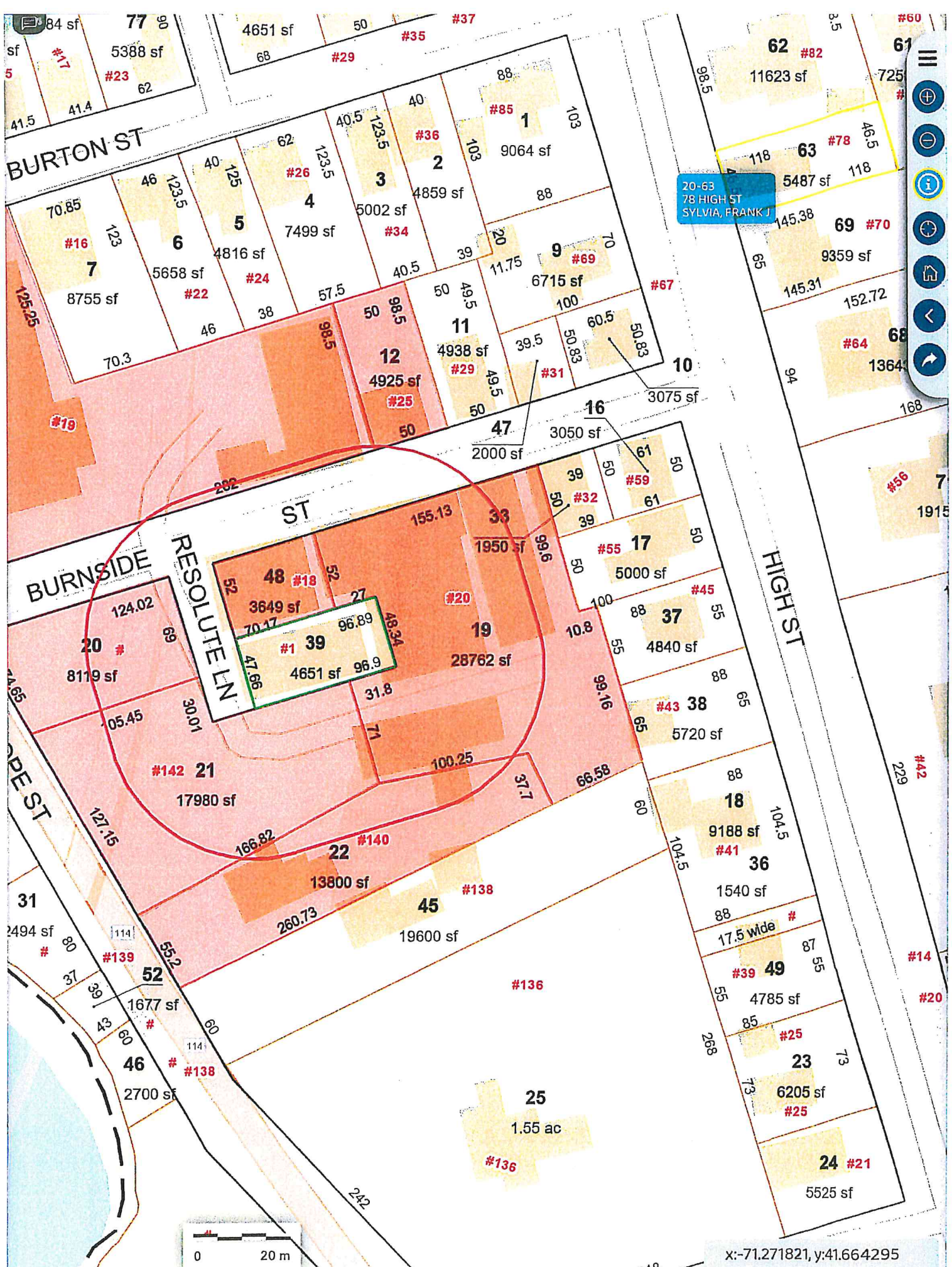












20-63  
78 HIGH ST  
SYLVIA, FRANK J



x:-71.271821, y:41.664295





# 100 feet Abutters List Report

Bristol, RI  
May 27, 2025

## Subject Property:

Parcel Number: 16-39  
CAMA Number: 16-39  
Property Address: 1 RESOLUTE LANE

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE  
(50%) ETAL  
125 HOPE ST  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 16-12  
CAMA Number: 16-12  
Property Address: 25 BURNSIDE ST

Mailing Address: FANTINI, JOANNE  
169 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 16-19  
CAMA Number: 16-19  
Property Address: 20 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

Parcel Number: 16-20  
CAMA Number: 16-20  
Property Address: BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

Parcel Number: 16-21  
CAMA Number: 16-21  
Property Address: 142 HOPE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

Parcel Number: 16-22  
CAMA Number: 16-22  
Property Address: 140 HOPE ST

Mailing Address: BARLOW, WILLIAM V. & BARLOW,  
MILDRED M. TRUSTEES,  
140 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 16-48  
CAMA Number: 16-48  
Property Address: 18 BURNSIDE ST

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE  
P.O. BOX 687  
BRISTOL, RI 02809

Parcel Number: 16-8  
CAMA Number: 16-8-001  
Property Address: 19 BURNSIDE ST

Mailing Address: HH ACQUISITIONS LLC  
19 BURNSIDE ST  
BRISTOL, RI 02809

Parcel Number: 16-8  
CAMA Number: 16-8-002  
Property Address: 17 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

Parcel Number: 16-8  
CAMA Number: 16-8-003  
Property Address: 1 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809



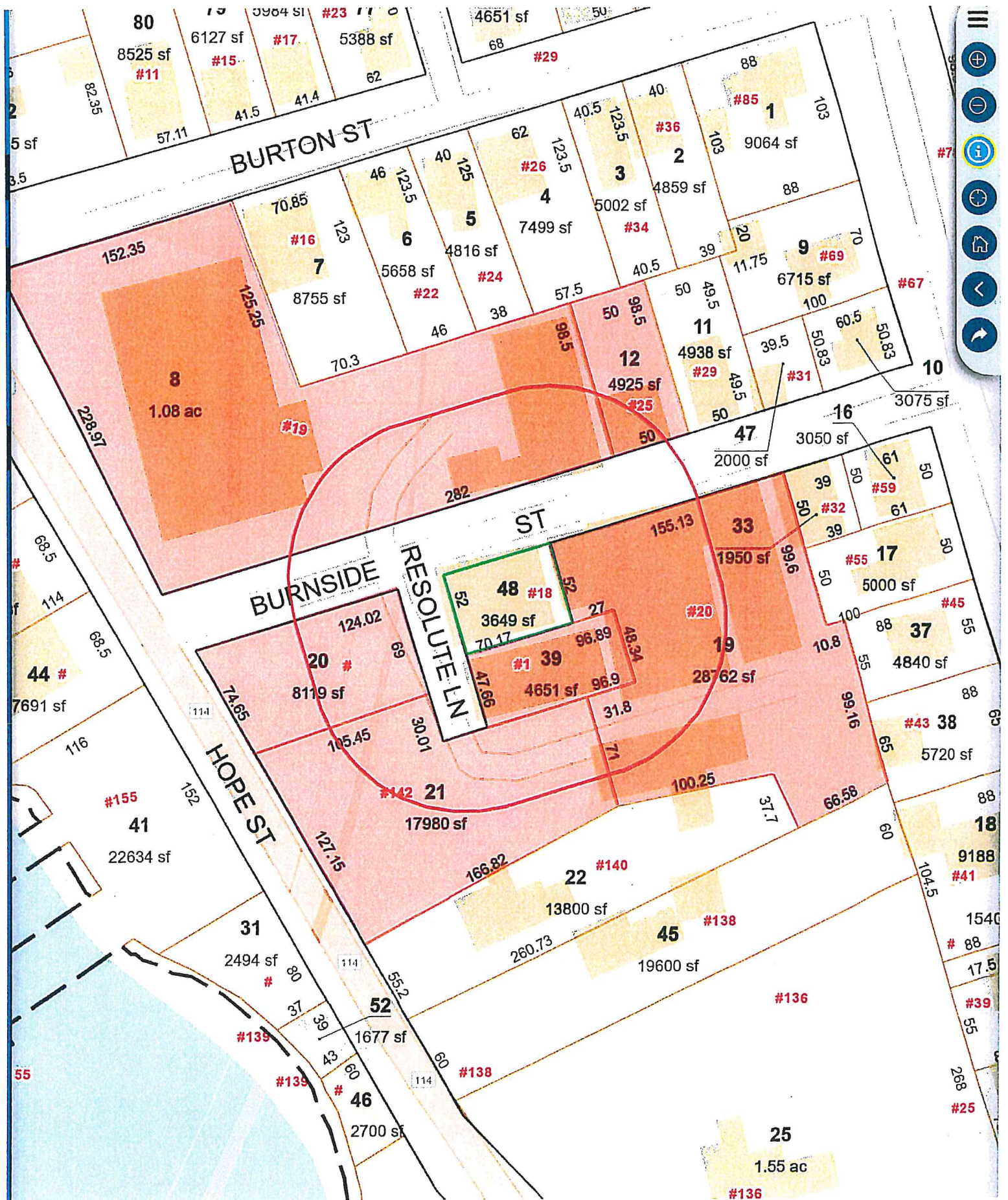
www.cai-tech.com

5/27/2025

Data shown on this report 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 report.

Page 1 of 1









# 100 feet Abutters List Report

Bristol, RI  
May 27, 2025

## Subject Property:

Parcel Number: 16-48  
CAMA Number: 16-48  
Property Address: 18 BURNSIDE ST

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE  
P.O. BOX 687  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 16-12  
CAMA Number: 16-12  
Property Address: 25 BURNSIDE ST

Mailing Address: FANTINI, JOANNE  
169 HOPE ST  
BRISTOL, RI 02809

---

Parcel Number: 16-19  
CAMA Number: 16-19  
Property Address: 20 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

---

Parcel Number: 16-20  
CAMA Number: 16-20  
Property Address: BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

---

Parcel Number: 16-21  
CAMA Number: 16-21  
Property Address: 142 HOPE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

---

Parcel Number: 16-39  
CAMA Number: 16-39  
Property Address: 1 RESOLUTE LANE

Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE  
(50%) ETAL  
125 HOPE ST  
BRISTOL, RI 02809

---

Parcel Number: 16-8  
CAMA Number: 16-8-001  
Property Address: 19 BURNSIDE ST

Mailing Address: HH ACQUISITIONS LLC  
19 BURNSIDE ST  
BRISTOL, RI 02809

---

Parcel Number: 16-8  
CAMA Number: 16-8-002  
Property Address: 17 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

---

Parcel Number: 16-8  
CAMA Number: 16-8-003  
Property Address: 1 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

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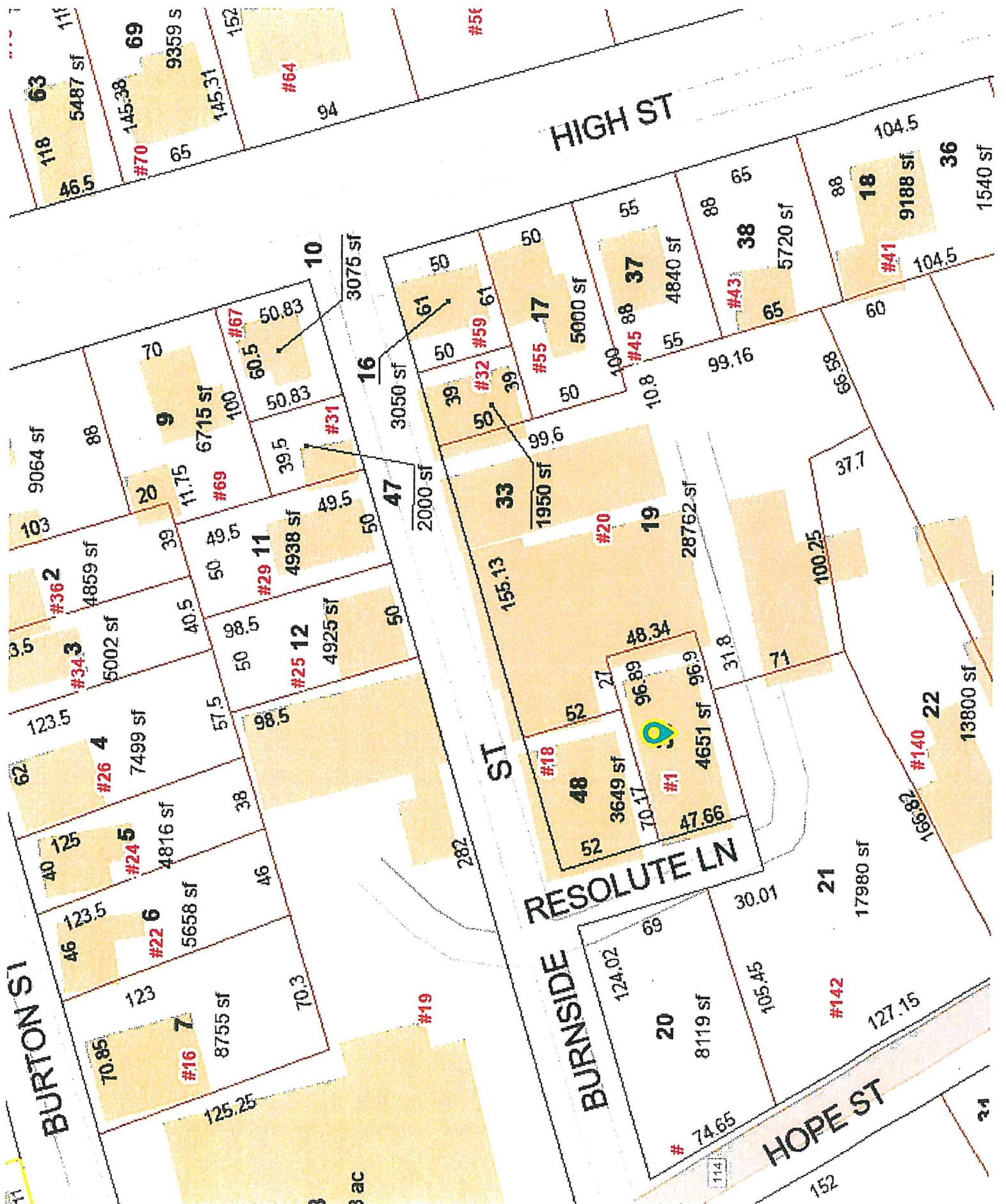
www.cai-tech.com

5/27/2025

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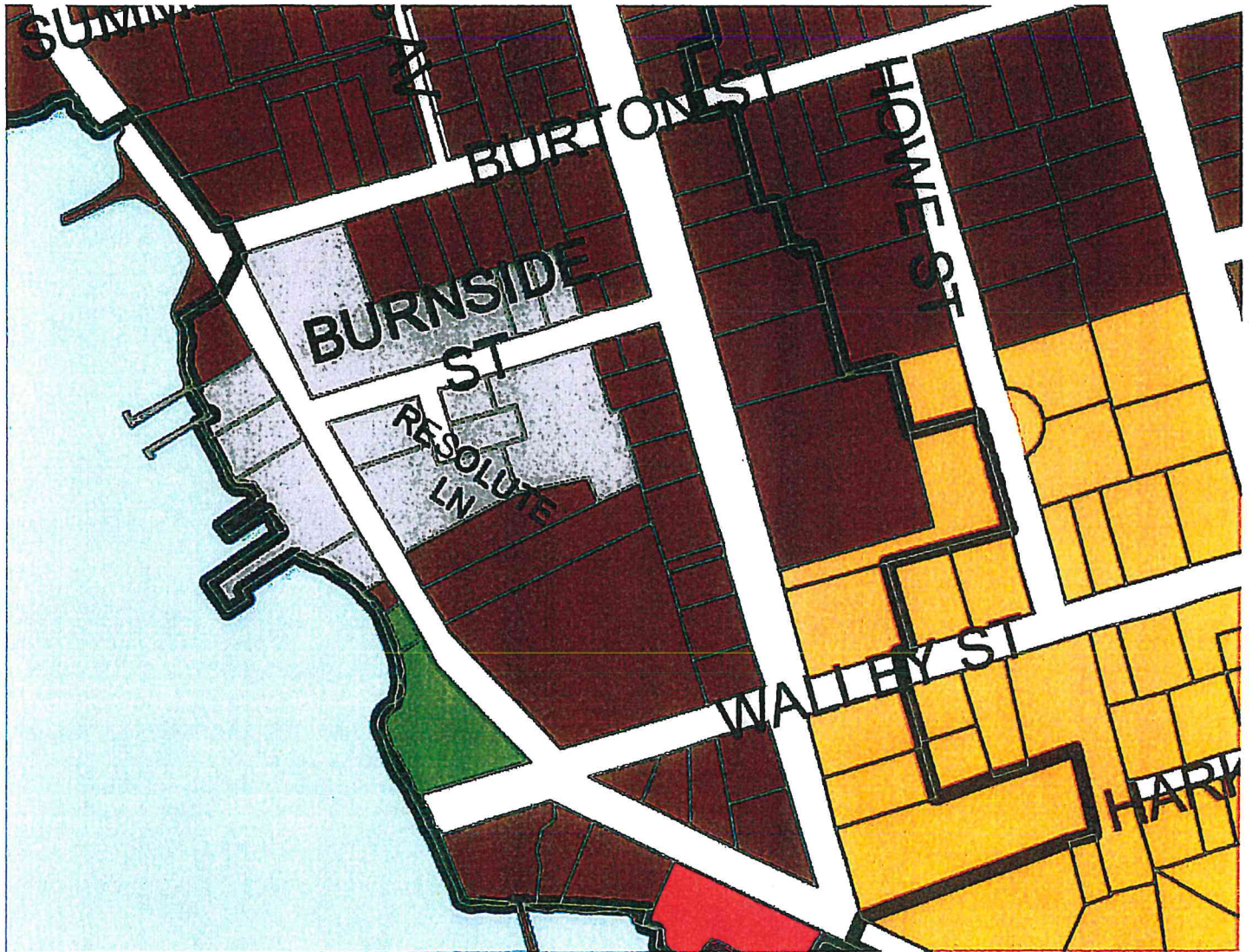
Page 1 of 1





Plat 16 Lots 48 and 39





(M) Manufacturing [Burnside / Resolute]



|                                                                                                                                                                                                       |                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <i>First American Title™</i> </div> | <div style="text-align: center;">Commitment for Title Insurance</div> <hr/> <small>ISSUED BY</small><br><div style="text-align: center;">First American Title Insurance Company</div> |
| <h2>Commitment</h2>                                                                                                                                                                                   |                                                                                                                                                                                       |

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_

*Curt B. Johnson*

PRESIDENT

Attest: \_\_\_\_\_

*Christy A. Kelley*

SECRETARY



# TITLE EXAMINATION CONCLUSION SHEET

Examiner name: CJE

## *Schedule A*

File # (do not use dashes or suffix): 110850205 Start date: 5/16/75 End date: 5/4/2025 at 1:00 PM

Street/Town/State/Zip Code: 18 Burnside Street, Bristol, RI 02809

Assessor's Plat #: 16 Assessors Lot #: 48 Recorded Lot/Plat Card:

---

Title in: Halsey C. Herreshoff, as Trustee of the Halsey C. Herreshoff Revocable Trust  
Tenancy: sole

by Quitclaim Deed from: Halsey Properties, LLC

Signed Date: 11/19/2024 Recorded Date/Time: 11/20/2024 at 8:55 AM Book/Page: 2264/319

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Legal Description in Book/Page (include the book/page of any drops and/or additions): 2264/319

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## *Schedule B, Section 1, Requirements*

Mortgage To: Amount: \$

Signed Date: Recorded Date/Time: Book/Page:

Is affected by:

---

Mortgage To: Amount: \$

Signed Date: Recorded Date/Time: Book/Page:

Is affected by:

---

Mortgage To: Amount: \$

Signed Date: Recorded Date/Time: Book/Page:

Is affected by:

---

Additional Liens:



# TITLE EXAMINATION CONCLUSION SHEET

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Note for informational purposes, the following deeds in the 24-month chain of title other than the deed cited above: Book 1985, Page 200  
Book      , Page      ; Book      , Page      ;

---

## *Schedule B, Section 2, Exceptions*

Restrictions/Easements/Other (including all exceptions from Start).

Exceptions and reservations in Book/Page: 103/33

Restrictions in Book/Page: 171/107

in Book/Page:

in Book/Page:

in Book/Page:

Other: Memorandum of Trust at 2270/77

Examiner Remarks/Comments:

Choose Box: 10 Year Buyer Run: yes Current Owner Check for Probate: no Examined Online: yes



EXHIBIT A  
DESCRIPTION

Parcel I

That parcel of land, with the buildings and improvements thereon, situated on the southerly side of Burnside Street [18 Burnside Street] in the Town of Bristol in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Burnside Street at the southeasterly corner of said Burnside Street and Resolute Lane, formerly known as Willow Lane; thence easterly bounding northerly on Burnside Street 70 feet and 2 inches to land now or lately of Jesse P. Sousa Foundations, Inc.; thence southerly bounding easterly on the last mentioned land 52 feet to a corner; thence turning at right angles and running westerly bounding southerly on the last mentioned land 70 feet and 2 inches, more or less, to said Resolute Lane; thence northerly bounding westerly on said Resolute Lane 52 feet to said Burnside Street.

Together with rights appurtenant and subject to exceptions and reservations set forth or referred to in deed in Book 103 at Page 33.

Parcel II

That certain parcel of land, with all buildings and improvement thereon, situated southerly on Burnside Street, on the easterly side of Resolute Lane [1 Resolute Lane], in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc. said point being fifty-two (52) feet southerly of said Burnside Street as measured along the westerly line of said Herreshoff land, said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Willow Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land; thence turning an interior angle of 90°-43'30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Sousa Foundation, Inc. ninety-six and 90/100 (96.90) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range thereof and distant ninety-six and 89/100 (96.89) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Sousa Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and 89/100 (96.89) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

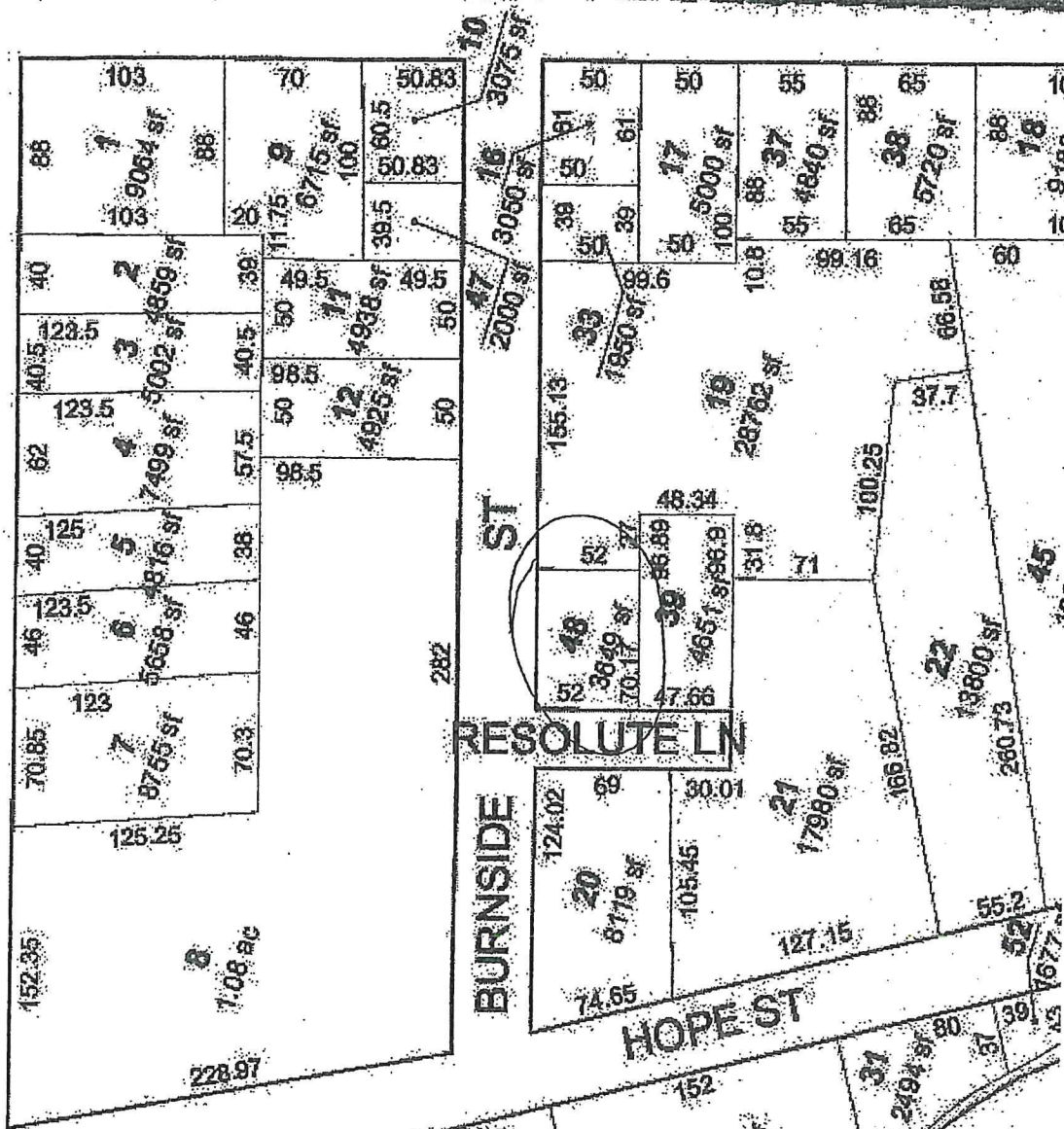
This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinabove referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

For a source of title, see Deeds in Book 259 Page 263, Book 260 Page 39, Book 1425 Page 20, Book 1426 Page 3, Book 1096 Page 22, and in Book 1096 Page 26.

Meaning and intending to convey Lots 48 and 39 on Tax Assessors' Plat 16, for reference purposes only.

BURTON ST



Assessor's Plat 16



QUITCLAIM DEEDQUIT CLAIM DEED  
Bk: 2264 Pg: 319  
Instr: 2024-2687

KNOW ALL MEN BY THESE PRESENTS, that, HALSEY PROPERTIES, LLC, a Rhode Island Limited Liability Company having its principal place of business at P.O. Box 687, Bristol, Rhode Island 02809, for consideration paid in the amount of One Dollar (\$1.00) and other good and valuable consideration, grant to HALSEY C. HERRESHOFF, in his capacity as Trustee of the "HALSEY C. HERRESHOFF REVOCABLE TRUST," under that certain Revocable Trust Agreement dated September 18, 2020, and any amendments thereto, with an address of PO Box 687, Bristol, Rhode Island 02809, with QUITCLAIM COVENANTS:

SEE ATTACHED EXHIBIT A

Being the same premises conveyed to this grantor by deed of HALSEY C. HERRESHOFF, and recorded on June 17, 2019, in the Records of Land Evidence in the Town of Bristol, State of Rhode Island, in Book 1985 at Page 200.

The consideration for this conveyance is such that no documentary stamps are required. This transfer is by way of gift and no withholding is required under RIGL 44-30-71.3.

Subject to taxes and assessments assessed as of December 31, 2023.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

IN WITNESS WHEREOF, HALSEY PROPERTIES, LLC, has caused this instrument to be executed by its Manager thereunto duly authorized on this 19th day of November, 2024.

HALSEY PROPERTIES, LLC



By: HALSEY C. HERRESHOFF, MANAGER

STATE OF RHODE ISLAND  
COUNTY OF BRISTOL

In the Town of Bristol on the 19th day of November, 2024, before me personally appeared, HALSEY C. HERRESHOFF, the manager of HALSEY PROPERTIES, LLC, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said corporation, and acknowledged that he executed said instrument with proper authority for the purpose stated therein as his free act and deed in his said capacity and the free act and deed of said limited liability company.



Notary Public

JOHN G. REGO  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
NOTARY ID 12941  
COMMISSION EXPIRES 6/16/2025



EXHIBIT A

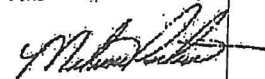
That parcel of land, with the buildings and improvements thereon, situated on the southerly side of Burnside Street in the Town of Bristol in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Burnside Street at the southeasterly corner of said Burnside Street and Resolute Lane, formerly known as Willow Lane; thence easterly bounding northerly on Burnside Street 70 feet and 2 inches to land now or lately of Jesse P. Sousa Foundations, Inc.; thence southerly bounding easterly on the last mentioned land 52 feet to a corner; thence turning at right angles and running westerly bounding southerly on the last mentioned land 70 feet and 2 inches, more or less, to said Resolute Lane; thence northerly bounding westerly on said Resolute Lane 52 feet to said Burnside Street.

Together with rights appurtenant and subject to exceptions and reservations set forth or referred to in deed in Book 103 at Page 33.

Meaning and intending to convey Lot 48 on Tax Assessors' Plat 16, for reference purposes only.

Received for record at Bristol, RI  
11/20/2024 08:55:07 AM



PROPERTY ADDRESS:  
18 BURNSIDE STREET  
BRISTOL, RI 02809

103/33

by him executed in said capacity to be his free act and deed, and the free act and deed of the Henry C. McDuff Estate.

Dorothy K. Williams  
Notary Public.

Recorded October 23, 1931  
at 9:30 a.m. in Book 10000.

*[Signature]*

Town Clerk. X

Know all Men by these Presents, that:

COLLINS & ALTMAN CORPORATION, a corporation existing under the laws of the State of Delaware, hereinafter called the Grantor, in consideration of ten (\$10) Dollars, to it paid by HERRSHOFF MANUFACTURING COMPANY, a corporation existing under the laws of the State of Rhode Island, hereinafter called the Grantee, the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said Grantee, and its successors and assigns, forever.

That certain lot of land with all the buildings and improvements thereon, situated on the southerly side of Burnside Street, in the Town of Bristol, State of Rhode Island, and bounded and described as follows:

Beginning at the southeasterly corner of Burnside Street and Willow Lane, then turning and running easterly, bounding northerly by said Burnside Street to a point five (5) feet easterly from the northeasterly corner of the present foundation of the building on the land hereby conveyed, which point is approximately seventy (70) feet and two (2) inches from said corner of Burnside St. and Willow Lane; thence turning and running southerly fifty-two (52) feet to other land of this grantor, bounding easterly by other land of this grantor; thence turning a right angle and extending westerly to said Willow Lane, a distance of approximately seventy (70) feet and two (2) inches, bounding southerly by other land of this grantor; thence turning and extending northerly fifty-two (52) feet to said Burnside Street, and the point of beginning, bounded westerly by said Willow Lane; or however otherwise the same may be bounded, it being the northwesterly portion of the premises designated as parcel "A" in that certain deed from Cranston Worsted Mill to this grantor, dated July 26, 1927, and recorded in Book 27 at Page 18 of the records of deeds in said Town of Bristol.

also the right to use and enjoy in common with this grantor, for a distance of fifty-two (52) feet from said Burnside Street, whatever rights or way, easements or privileges this grantor may have in and to Willow Lane.

Also the right, through its servants and agents, to enter at all reasonable times upon the land of this grantor, situated next adjoining, on the south, the land hereby conveyed, for the purpose of inspecting, painting or repairing the building now located on the



land hereby conveyed.

The grantor hereby excepts from this conveyance, and expressly reserves unto itself, its successors and assigns, the right to the exclusive use and enjoyment of that part of the cement vault now located on the easterly part of the premises hereby conveyed, said vault to be kept and maintained by this grantor, its successors and assigns, on the premises hereby conveyed; and also the right to enter upon the premises hereby conveyed at all reasonable times for the purpose of inspecting, repairing, or maintaining said vault.

In the event that the building owned by this grantor and now located easterly of the premises hereby conveyed, and from which building said vault now extends, shall be destroyed by fire or other causes, or shall be rendered unfit for use, and shall not be rebuilt or rendered fit for use within a period of one (1) year from the time when such destruction or unfitness shall occur, then the right to the use and enjoyment of said vault hereby created, shall cease and determine.

The grantor reserves and excepts from this conveyance the right to use and maintain on its present location the shipping platform, now situated on Milton Lane and lying between the building hereby conveyed and the building of this grantor next adjoining on the south.

To Have and to Hold, the aforementioned premises, with all the rights, privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee, and its successors and assigns, forever.

And it is the said Grantor, does hereby, for itself and for its successors and assigns, covenant with the said Grantee, and its successors and assigns that it is lawfully seized in fee simple of the said granted premises; that the same are free from all incumbrances; that it has good right, full power and lawful authority to sell and convey the same in manner as aforesaid; that the said Grantee and its successors and assigns shall by these presents at all times hereafter peaceably and quietly have and enjoy the said premises, and that, if the said Grantor will, and its successors and assigns shall warrant and defend the same to the said Grantee and its successors and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the said COLLINS & ALKMAN CORPORATION has caused these presents to be executed and its corporate seal hereunto duly affixed by C.B. Rockwell, Jr. its Treasurer, for this purpose duly authorized, this 20th day of October in the year of our Lord one thousand nine hundred and thirty-one.

Executed in the presence of

COLLINS & ALKMAN CORPORATION

(CORPORATE SEAL)

By C.B. Rockwell, Jr.

Attested:

Treasurer:

C.M. Willon

Sec'y

STATE OF RHODE ISLAND

COUNTY OF BRISTOL

At Bristol, in said County and State, on the 20th day of October, A.D. 1931 before me personally appeared C.B. Rockwell, Jr., Treasurer of Collins & Alkman Corporation, to me known and known by me to be the party executing the foregoing instrument, and acknowledged said instrument by him executed as such Treasurer to be his free act and deed as such Treasurer and the free act and deed of said Collins & Alkman Corporation.

Edward L. Leamy

Notary Public.

Recorded October 23, 1931

at 11:40 o'clock forenoon,

*John H. Bernard*

Town Clerk

X

UNITED STATES RUBBER COMPANY  
FIRST AND REFUNDING MORTGAGE - RELEASE NO. 91  
RELEASE

This indenture made this 20th day of October 1931, between CENTRAL HANOVER BANK AND TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of New York, as sole surviving Trustee under the Mortgage hereinafter referred to and hereinafter termed the Corporate Trustee, and UNITED STATES RUBBER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of New Jersey, hereinafter termed the Company;

WHEREAS the Company heretofore made, executed and delivered its certain Indenture of Mortgage dated February 15, 1917, under which it conveyed to Central Trust Company of New York and James N. Wallace, as Trustees, all and singular the lands and property as mentioned in the said Mortgage, and all other lands or interests in lands now owned or acquired by the Company subsequent to the date of the said Mortgage, as security for the payment of certain bonds or obligations for an aggregate principal sum not exceeding \$97,252,900, which Mortgage was duly recorded March 7, 1917, in the office of the Town Clerk of Bristol in Mortgage Record, Vol. 79, Page 19.

WHEREAS on June 18, 1918, pursuant to the laws of the State of New York, Central Trust Company of New York merged unto itself the Union Trust Company of New York, and simultaneously changed its name to Central Union Trust Company of New York; and

WHEREAS on May 15, 1929, pursuant to the laws of the State of New York, Central Union Trust Company of New York merged unto itself The Hanover Bank of the City of New York and simultaneously changed its name to Central Hanover Bank and Trust Company, and under said name <sup>the</sup> constituted Corporate Trustee under the said Mortgage; and

WHEREAS said James N. Wallace, one of the Trustees, died on the 11th day of October, 1919, and said Central Hanover Bank and Trust Company is the sole surviving Trustee under the said Mortgage; and

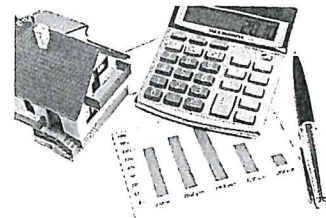
WHEREAS the Company has agreed to sell to JOHN B. BERNARD certain real property hereinafter more particularly described, and to execute, acknowledge and deliver to said purchaser deed conveying to him the title to the said real property free from all encumbrances; and

WHEREAS it is provided by Article Ten of the said Mortgage that the Corporate Trustee shall, from time to time, upon request of the Company and upon conditions therein specified, release from the lien and operation of the said Mortgage, any part of the mortgaged premises; and



# CATALIS<sup>®</sup>

## Bristol, RI


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[Previous](#)
[Next](#)

Disclaimer: This information is for tax assessing purposes and is not warranted

### Parcel Identification

Map/Lot 016-0048-000  
 Account 1049  
 State Code 07 - Industrial  
 Card 1/1  
 User Account 50-0086-56

### Assessment

Land \$344,600  
 Building \$238,700  
 Card Total \$583,300  
 Parcel Total \$583,300

### Prior Assessments

| Fiscal Year | Land Value | Building Value | Outbuilding Value | Total Value |
|-------------|------------|----------------|-------------------|-------------|
| 2025        | \$344,600  | \$238,700      | \$0               | \$583,300   |
| 2024        | \$265,300  | \$197,500      | \$0               | \$462,800   |
| 2023        | \$265,300  | \$197,500      | \$0               | \$462,800   |
| 2022        | \$265,300  | \$197,500      | \$0               | \$462,800   |
| 2021        | \$273,500  | \$172,800      | \$0               | \$446,300   |

### Location and Owner

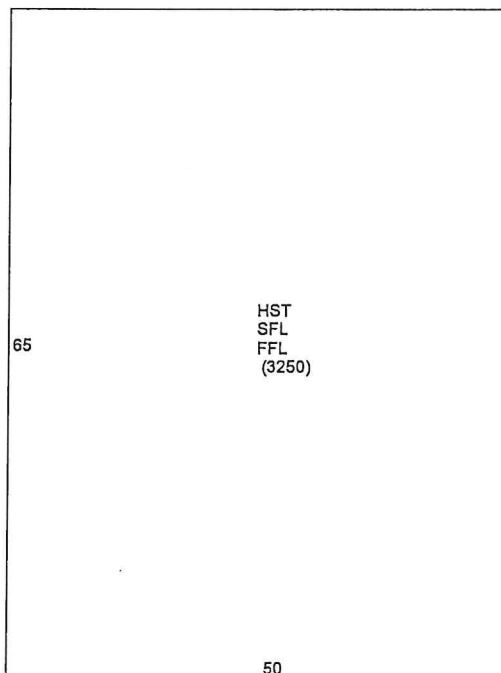
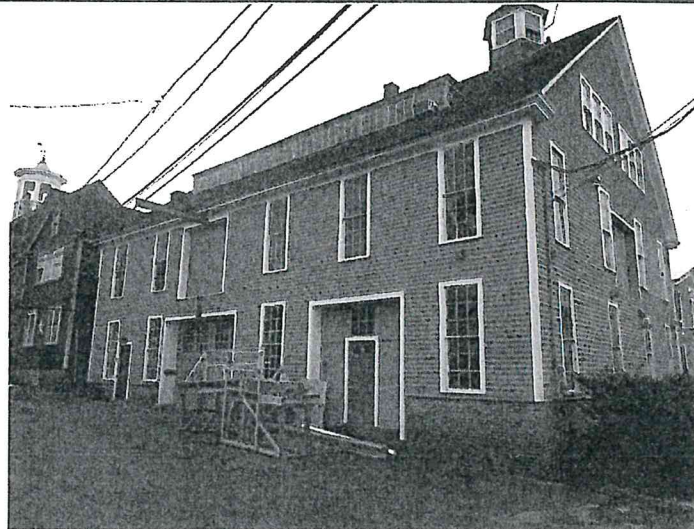
Location 18 BURNSIDE ST  
 Owner HERRESHOFF, HALSEY C. TRUSTEE  
 Owner2  
 Owner3  
 Address P.O. BOX 687  
 Address2  
 Address3 BRISTOL RI 02809

### Building Information

Design WhseStor  
 Year Built 1890  
 Heat Wall Furnace  
 Fireplaces 0  
 Rooms 0  
 Bedrooms 0  
 Bathrooms  
 Above Grade Living Area 8,125 SF

### Sale Information

| Sale Date  | Sale Price | Legal Reference | Instrument |
|------------|------------|-----------------|------------|
| 11/20/2024 | \$0        | 2264-319        | Quit Claim |
| 06/17/2019 | \$0        | 1985-200        | Quit Claim |
| 06/17/2019 | \$0        | 1985-197        | Quit Claim |
| 06/17/2019 | \$0        | 1985-194        | Quit Claim |
| 05/16/1975 | \$0        | 199-82          |            |
| 01/01/1968 | \$0        | 171-10          |            |
| 01/01/1963 | \$0        | 149-27          |            |



### Building Sub Areas

| Sub Area   | Net Area |
|------------|----------|
| 1st FLOOR  | 3,250 SF |
| 2nd FLOOR  | 3,250 SF |
| HALF STORY | 1,625 SF |

### Land Information

Land Area 0.084 AC

|            |     |         |
|------------|-----|---------|
| 01/01/1963 | \$0 | 136-52  |
| 01/01/1954 | \$0 | 126-550 |
| 01/01/1931 | \$0 | 103-33  |
| 01/01/1927 | \$0 | 97-16   |

|              |     |
|--------------|-----|
| Zoning       | M   |
| View         | -   |
| Neighborhood | CI3 |

## Yard Item(s)

iisnode encountered an error when processing the request.

HRESULT: 0x6d  
HTTP status: 500  
HTTP subStatus: 1013  
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because system.w  
'true'.

In addition to the log of stdout and stderr of the node.exe process  
diagnose the problem.

The last 64k of the output generated by the node.exe process

```
(node:4084) [DEP0005] DeprecationWarning: Buffer()
(Use `node --trace-deprecation ...` to show where the warning was issued)
Application has thrown an uncaught exception and is terminating
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_p
    at processTicksAndRejections (node:internal/pro
```

[Click To Open AxisGIS Maps](#)



# 1 Resolute Lane

|                                                                                                               |                                                     |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
|  <i>First American Title</i> | <b>Commitment for Title Insurance</b>               |
| <b>Commitment</b>                                                                                             | ISSUED BY<br>First American Title Insurance Company |

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: *Carl B. Johnson*

PRESIDENT

Attest: *Mindy K. Kelley*

SECRETARY

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/> >.



# TITLE EXAMINATION CONCLUSION SHEET

Examiner name: CJE

## *Schedule A*

File # (do not use dashes or suffix): 110850198      Start date: 3/14/85      End date:  
8/4/2025 at 1:00 PM

Street/Town/State/Zip Code: 1 Resolute Lane, Bristol, RI 02809

Assessor's Plat #: 16      Assessors Lot #: 39      Recorded Lot/Plat Card:

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Title in: Halsey C. Herreshoff; Halsey C. Herreshoff Revocable Trust; Nathanael G. Herreshoff, III; Nathanael G.  
Herreshoff, III Revocable Trust; Karl C. Herreshoff; Halsey C. Herreshoff, II  
Tenancy: common

By Quitclaim Deed from: See deeds at 260/39, 1096/26, 1425/20, 1426/3, 2122/196, 2242/28, 2223/72

Signed Date:      Recorded Date/Time:      Book/Page:

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Legal Description in Book/Page (include the book/page of any drops and/or additions): 260/39

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## *Schedule B, Section 1, Requirements*

Mortgage To:      Amount: \$

Signed Date:      Recorded Date/Time:      Book/Page:

as affected by:

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Mortgage To:      Amount: \$

Signed Date:      Recorded Date/Time:      Book/Page:

as affected by:

---

Mortgage To:      Amount: \$

Signed Date:      Recorded Date/Time:      Book/Page:

as affected by:

---

Additional Liens:

# TITLE EXAMINATION CONCLUSION SHEET

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Note for informational purposes, the following deeds in the 24-month chain of title other than the deed cited above: Book      , Page      ; Book      , Page      ;

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## *Schedule B, Section 2, Exceptions*

Restrictions/Easements/Other (including all exceptions from Start).

Rights in Book/Page: 260/39

in Book/Page:

in Book/Page:

in Book/Page:

in Book/Page:

Other:

Examiner Remarks/Comments:

Choose Box: 10 Year Buyer Run: yes Current Owner Check for Probate: no Examined Online: yes



EXHIBIT A  
DESCRIPTION

Parcel I

That parcel of land, with the buildings and improvements thereon, situated on the southerly side of Burnside Street [18 Burnside Street] in the Town of Bristol in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Burnside Street at the southeasterly corner of said Burnside Street and Resolute Lane, formerly known as Willow Lane; thence easterly bounding northerly on Burnside Street 70 feet and 2 inches to land now or lately of Jesse P. Sousa Foundations, Inc.; thence southerly bounding easterly on the last mentioned land 52 feet to a corner; thence turning at right angles and running westerly bounding southerly on the last mentioned land 70 feet and 2 inches, more or less, to said Resolute Lane; thence northerly bounding westerly on said Resolute Lane 52 feet to said Burnside Street.

Together with rights appurtenant and subject to exceptions and reservations set forth or referred to in deed in Book 103 at Page 33.

Parcel II

That certain parcel of land, with all buildings and improvement thereon, situated southerly on Burnside Street, on the easterly side of Resolute Lane [1 Resolute Lane], in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

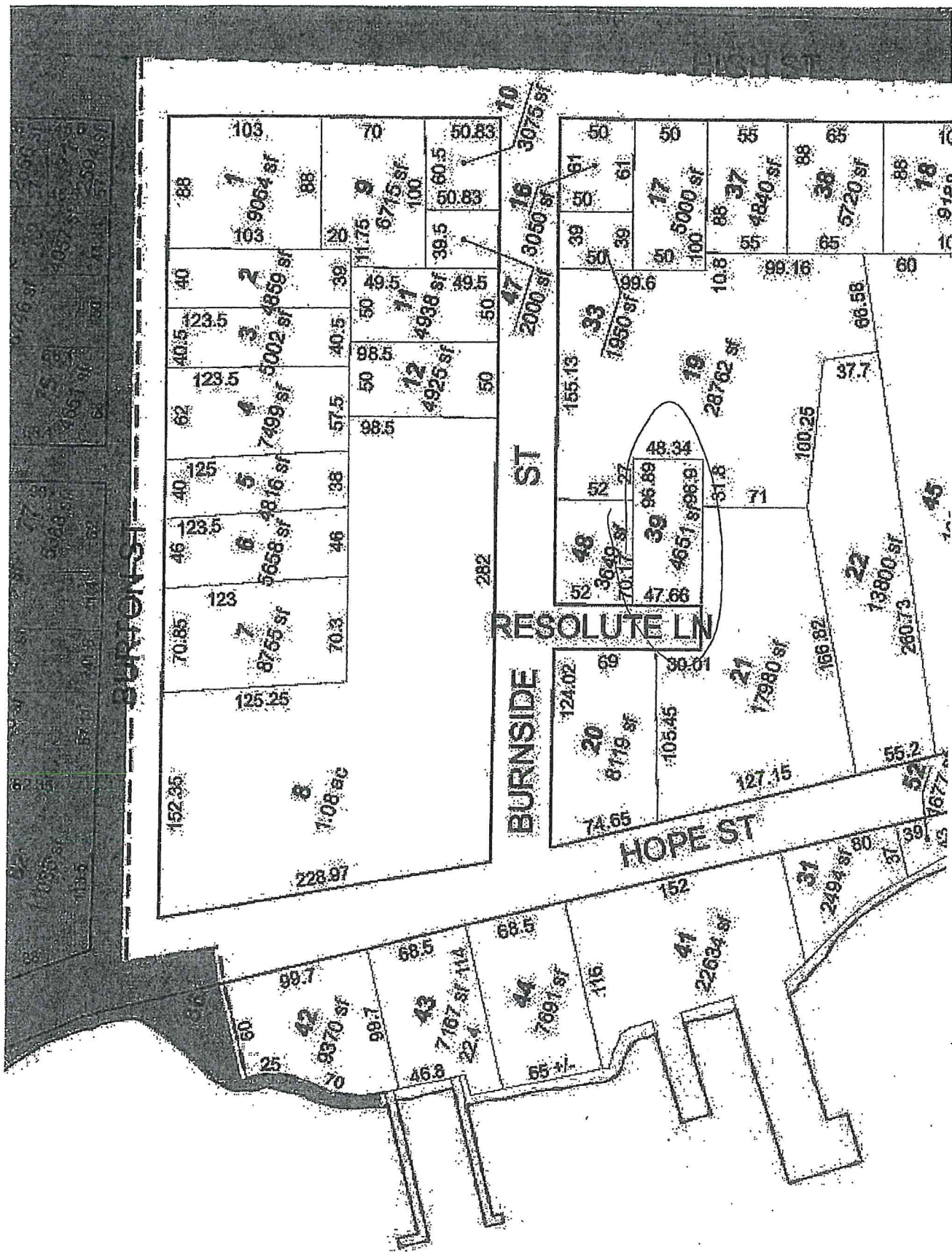
Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc. said point being fifty-two (52) feet southerly of said Burnside Street as measured along the westerly line of said Herreshoff land, said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Willow Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land; thence turning an interior angle of 90°-43'30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Sousa Foundation, Inc. ninety-six and 90/100 (96.90) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range thereof and distant ninety-six and 89/100 (96.89) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Sousa Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and 89/100 (96.89) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinabove referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

For a source of title, see Deeds in Book 259 Page 263, Book 260 Page 39, Book 1425 Page 20, Book 1426 Page 3, Book 1096 Page 22, and in Book 1096 Page 26.

Meaning and intending to convey Lots 48 and 39 on Tax Assessors' Plat 16, for reference purposes only.



A Assessor's Plat + 16



**TRUSTEE'S DEED**

KNOW ALL MEN BY THESE PRESENTS, That Nathaniel G. Herreshoff, III in his capacity as Trustee of the H. Herreshoff Irrevocable Trust dated January 2, 2002, by virtue and in exercise of the power and authority vested in him as successor Trustee by said Trust, and of every other power and authority hereunto enabling, for valuable consideration of One Dollar (\$1), the receipt of which is hereby acknowledged, grants all of his right, title and interest, being a 5% undivided interest, in and to the following described property to the following individuals in the following percentages as Tenants in Common:

|                          |      |
|--------------------------|------|
| Halsey C. Herreshoff, II | 2.5% |
| Karl C. Herreshoff       | 2.5% |

That certain parcel of land, with all buildings and improvement thereon, situated southerly on Burnside Street, on the easterly side of Resolute Lane, in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc. said point being fifty-two (52) feet southerly of said Burnside Street as measured along the westerly line of said Herreshoff land, said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Willow Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land; thence turning an interior angle of 90°-43'-30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Sousa Foundation, Inc. ninety-six and 90/100 (96.90) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range thereof and distant ninety-six and 89/100 (96.89) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Sousa Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and

89/100 (96.89) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinafter referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

Meaning and intending to convey the same premises conveyed to this Grantor and others by a Trustee's Deed from Fleet National Bank dated February 17, 2004 and recorded in the office of the Recorder of Deeds in said Town of Bristol on February 25, 2004 at 2:03 p.m. in Deed Book 1096 at Page 26.

Subject to real estate taxes assessed December 31, 2022.

Consideration is of such nature that no real estate transfer stamps are required, and no withholding is required under RIGL 44-30-71.3. This transfer is also exempt from the smoke detector and carbon monoxide detector law as provided under RIGL 23-28-35-1, as it is commercial property.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto appertaining, unto and to the use of the said grantees, their heirs and assigns forever.

And Nathaniel G. Herreshoff, III as such successor Trustee, for himself and for his successors and assigns, does hereby covenant with the said grantees and their heirs and assigns, that he the duly appointed and qualified Trustee of the said Trust and that he, as such Trustee, has good right, full power, and lawful authority under the power, authority and direction given to him in said trust to transfer and convey the same in manner as aforesaid.



IN WITNESS WHEREOF, Nathaniel G. Herreshoff, III has hereunto set his hand and seal  
in his capacity as Trustee as aforesaid this 31<sup>st</sup> day of August, 2023.

H. Herreshoff Irrevocable Trust  
dated January 2, 2002

By: Nathaniel G. Herreshoff III  
Nathaniel G. Herreshoff, III  
Trustee

State Of New Jersey  
County Of Burlington

In Lumberton on this 31<sup>st</sup> day of August, 2023 before me personally  
appeared Nathaniel G. Herreshoff, III, the Trustee of H. Herreshoff Irrevocable Trust dated January  
2, 2002, to me known and known by me or proved to me through satisfactory evidence to be the  
party executing the foregoing instrument as trustee of said Trust, and acknowledged he executed  
said instrument with proper authority for the purpose stated therein as his free act and deed in  
said capacity as Trustee.



Hannah E. Johnson  
Notary Public  
Printed Name: Hannah Johnson  
My commission expires: 05/15/2028

PROPERTY ADDRESS:  
1 Resolute Lane  
Bristol, RI 02809

GRANTEES' ADDRESS:  
c/o Halsey C. Herreshoff  
125 Hope Street  
Bristol, RI 02809

Received for record at Bristol, RI  
9/12/2023 11:30:59 AM

[Signature]

260139

1/3 int  
ea-

795-J-611

WARRANTY DEED

39

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN C. WIGG of 1125 Hope Street, Bristol, Rhode Island, for consideration paid, grant to HALSEY C. HERRESHOFF of 125 Hope Street, Bristol, Rhode Island 02809, NATHANIEL S. HERRESHOFF, III of Eastampton Gardens 130, Mt. Holly, New Jersey 08059, and KATHLEEN W. HERRESHOFF of Ambrose Drive, Bristol, Rhode Island 02809, as tenants in common, with WARRANTY COVENANTS:

That certain parcel of land, with all buildings and improvements thereon, situated southerly of Bernards Street, on the easterly side of Resolute Lane, in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner of land now or lately of Halsey C. Herreshoff, Inc., said point being fifty-two (52) feet southerly of said Bernards Street as measured along the westerly line of said Herreshoff land, said said point being the northwesterly corner hereof; thence southerly along a line in range with the westerly line of said Herreshoff land, bounding westerly on Resolute Lane (formerly Wilson Lane), being land now or lately of Norman F. Herreshoff, forty-seven and 66/100 (47.66) feet to an angle in said Herreshoff land, thence turning an interior angle of 90°-43'-30" and running easterly along the line of said Herreshoff land and along a line continued easterly in range therewith, bounding southerly on said Herreshoff land in part and in part on land now or lately of Jesse P. Gause Foundation, Inc. ninety-six and 99/100 (96.99) feet; thence northerly bounding easterly on said last named land to the point of intersection of the southerly line of Halsey C. Herreshoff, Inc. land continued easterly in range therewith and distant ninety-six and 99/100 (96.99) feet easterly of the point of beginning; thence westerly along the last described line bounding northerly in part on land now or lately of Jesse P. Gause Foundation, Inc. and in part on said Halsey C. Herreshoff, Inc. land ninety-six and 99/100 (96.99) feet to said Norman F. Herreshoff land, in the easterly line of Resolute Lane at the point and place of beginning.

This conveyance is executed together with the rights of passage and rights to lay water and other pipes as are set forth in title deeds, in common with others, said right being further subject to the rights of others in and to the shipping or loading platform situated on said Resolute Lane.

This conveyance is executed subject to the rights of the owners of land on the north (hereinafter referred to as Halsey C. Herreshoff, Inc.) to enter on the above described premises to inspect, paint, or repair the building on their premises.

Meaning and intending to convey Lot 39 on Tax Assessor's Plat 16.

The consideration for this conveyance is such that no documentary stamps are required.

JOHN C. WIGG  
NATHANIEL S. HERRESHOFF, III  
KATHLEEN W. HERRESHOFF  
HALSEY C. HERRESHOFF



WITNESS my hand and seal this 14th day of April, 1965.

John G. Rago  
John G. Rago

STATE OF RHODE ISLAND )  
COUNTY OF BRISTOL )

In the Town of Bristol on the 14th day of April, 1965, before me personally appeared John G. Rago to be known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed.

Arthur R. Rago, Jr.  
Notary Public  
Commission Expires June 30, 1966

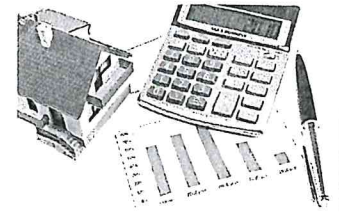
MAR 14 1965

Recorded in 11-25-65  
Diane C. Thelander Notary

NOTARY PUBLIC  
STATE OF RHODE ISLAND  
My Comm. Expires June 30, 1966

# CATALIS<sup>®</sup>

Bristol, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Picture Not Available

## Parcel Identification

Map/Lot 016-0039-000  
 Account 1040  
 State Code 07 - Industrial  
 Card 1/1  
 User Account 08-0687-10

## Assessment

Land \$174,100  
 Building \$167,700  
 Card Total \$341,800  
 Parcel Total \$341,800

## Prior Assessments

| Fiscal Year | Land Value | Building Value | Outbuilding Value | Total Value |
|-------------|------------|----------------|-------------------|-------------|
| 2025        | \$174,100  | \$167,700      | \$0               | \$341,800   |
| 2024        | \$134,100  | \$138,800      | \$0               | \$272,900   |
| 2023        | \$134,100  | \$138,800      | \$0               | \$272,900   |
| 2022        | \$134,100  | \$138,800      | \$0               | \$272,900   |
| 2021        | \$276,500  | \$88,400       | \$0               | \$364,900   |

## Location and Owner

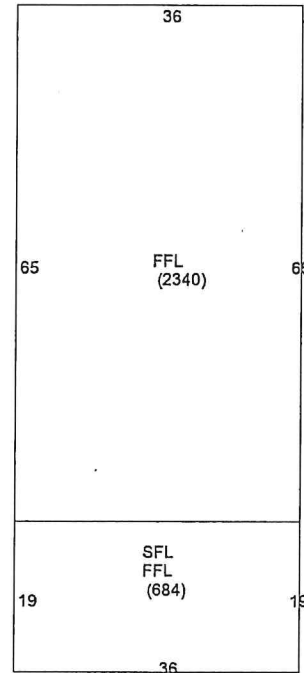
Location 1 RESOLUTE LANE  
 Owner HERRESHOFF, HALSEY C. TRUSTEE (50%) ETAL  
 Owner2  
 Owner3  
 Address PO BOX 687  
 Address2  
 Address3 BRISTOL RI 02809

## Building Information

Design WhseStor  
 Year Built 1940  
 Heat Forced Warm Air  
 Fireplaces 0  
 Rooms 0  
 Bedrooms 0  
 Bathrooms  
 Above Grade Living Area 3,708 SF

## Sale Information

| Sale Date  | Sale Price | Legal Reference | Instrument |
|------------|------------|-----------------|------------|
| 04/24/2024 | \$0        | 2242-28         | Quit Claim |
| 09/12/2023 | \$0        | 2223-72         | Trustee    |
| 07/12/2021 | \$0        | 2122-196        | Quit Claim |
| 03/20/2008 | \$0        | 1426-3          | Quit Claim |
| 03/14/2008 | \$0        | 1425-20         | Quit Claim |
| 02/25/2004 | \$0        | 1096-26         | Trustee    |
| 02/25/2004 | \$0        | 1096-22         | Executor   |



## Building Sub Areas

| Sub Area  | Net Area |
|-----------|----------|
| 1st FLOOR | 3,024 SF |
| 2nd FLOOR | 684 SF   |

## Land Information

Land Area 0.107 AC  
 Zoning M  
 View -  
 Neighborhood C13

## Yard Item(s)



|            |     |          |
|------------|-----|----------|
| 03/14/1985 | \$0 | 260-39   |
| 02/15/1985 | \$0 | 259-263  |
| 05/19/1978 | \$0 | 219-481  |
| 01/01/1969 | \$0 | 172-1114 |

isnode encountered an error when processing the request.

HRESULT: 0x6d  
HTTP status: 500  
HTTP subStatus: 1013  
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because system.w  
'true'.

In addition to the log of stdout and stderr of the node.exe process  
diagnose the problem.

The last 64k of the output generated by the node.exe process

```
(node:7916) [DEP0005] DeprecationWarning: Buffer()
(Use `node --trace-deprecation ...` to show where the
Application has thrown an uncaught exception and its
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_p
    at processTicksAndRejections (node:internal/pro
```

[Click To Open AxisGIS Maps](#)

Exhibit A  
Preliminary Draft of Proposed Easement

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_, for good and valuable consideration paid, grant to \_\_\_\_\_ and his successors and assigns, a ( 27' ) foot access easement upon and across the northerly portion of lots 19 and 21 on Tax Assessor's Plat 16 as designated, described, and identified as an "access easement" on that certain plat entitled lot "[plat name]" which plat is recorded in the Land Evidence Records in the Town of Bristol, State of Rhode Island.

Said non exclusive access easement shall run with the land in for the purpose of locating and establishing and maintaining in, through, over, across and upon the herein described premises, along with the right to pass and re pass on foot and in a vehicle, along with all necessary equipment, and related facilities.

Said access easement is to be used for the benefit of the owners, their successors and assigns of 18 Burnside Street / 1 Resolute Lane, Bristol, Rhode Island otherwise designated as lots 48 and 39 on Tax Assessor's Plat 16. The said Owners of lot 48 and 39 or their servants and agents, shall have the right and easement to go upon and to enter the access easement area to perform maintenance work and repairs and park their vehicles in the parking area located under said 1 Resolute Lane. That promptly after completion of any such maintenance work and repairs the said owners of lots 48 and 39, or their servants and agents, shall restore the premises in as good condition as they were before the work was started as may be consistent with the proper exercise of said rights and easement.

Said owners of said parcel and their successors or assigns, shall be solely responsible to maintain the driveway access to the referenced parking area.

IN WITNESS WHEREOF, Grantor has duly executed this document on the date first above written.

Herreshoff Marine Museum

By \_\_\_\_\_

\_\_\_\_\_  
John J. Marshall

STATE OF RHODE ISLAND  
COUNTY OF BRISTOL

In the Town/City of Bristol on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said corporation and acknowledged that he/she executed said instrument with proper authority for the purposes stated therein as his/her/their free act and deed in said capacity and the free act and deed of said corporation.

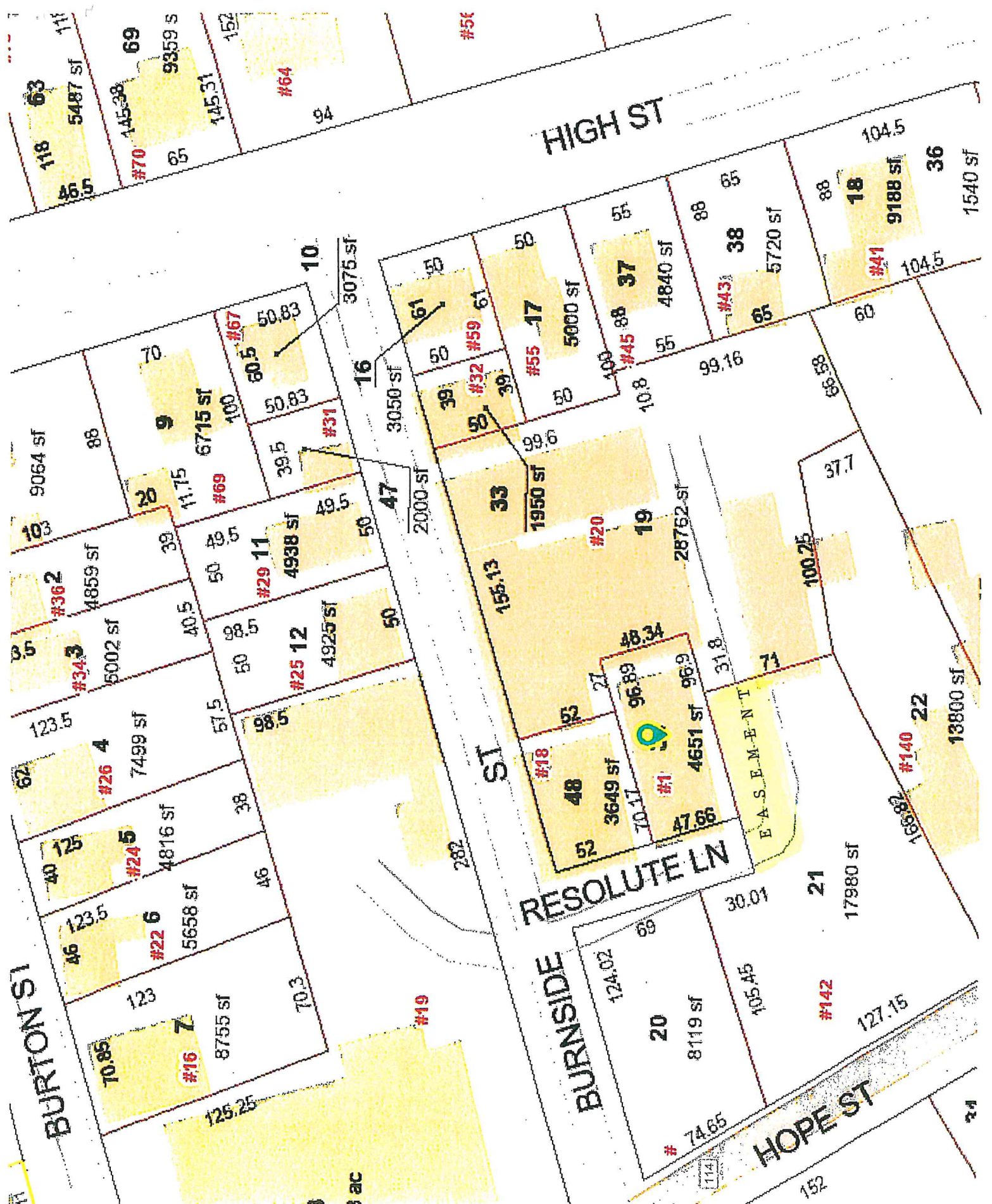
\_\_\_\_\_  
Notary Public

STATE OF RHODE ISLAND  
COUNTY OF BRISTOL

In the Town/City of Bristol on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared John J. Marshall, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument and acknowledged that he/she/they executed said instrument for the purposes stated therein as his/her/their free act and deed.

\_\_\_\_\_  
Notary Public





Plat 16 Lots 48 and 39