

APPLICATION FORM AND SUBMISSION CHECKLIST FOR MINOR SUBDIVISIONS

Minor Subdivision - A plan for a **residential** subdivision of land consisting of **five (5) or fewer units or lots**, provided that such subdivision does not require waivers or modifications.

The following completed application form together with the appropriate materials from Items A, B, C, D, and E for either a preliminary or a final application, as indicated on the attached checklist, shall be submitted to the Administrative Officer at least three weeks prior to the regularly scheduled meeting of the Planning Board.

Date Submission Due 8/7/2023 Planning Board Meeting Date _____

2023 AUG - 7 PM 1:20
TOWN OF BRISTOL
COMMUNITY DEV.

APPLICATION FORM

Type of Application: Preliminary _____ Final: _____

1. Name of proposed subdivision: Mount Ave Lot

Name, address and telephone number of property owner: Joseph Mottatt, John Motta, James S. Motta 212 Moulton St, Rehoboth MA 02769 (401) 419-9108

2. 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): _____

3. Plat and lot number(s) of the parcel being subdivided: Plat 156 Lot 46 + 46 A

4. Area of the subdivision parcel(s): 5 Lang Ave

5. Zoning District(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc): R10SW

6. Name and owner of existing streets or rights of way within and immediately adjacent to the parcel being subdivided: Plat 154 Lot 26 + 49 Roland Jacques

Plat 154 Lot 31 Ester + Humberto Lima

Plat 154 Lot 45 Manuel Menezes Sandra Capral

7. Proposed number of buildable lots: /

jmottattiii@totalsold.com

8. If a street creation or extension is proposed, attach a list of the names and current mailing addresses (and on mailing labels) of property owners within notice area (See Section 8.5) from the current real estate and assessment records of the Town, including plat and lot numbers.

Signed by Owner/Applicant:

Joseph Motta

Date

8/7/2023

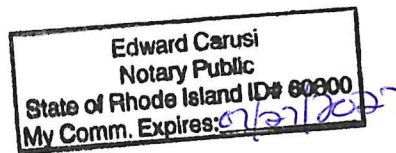
Notarized:

Subscribed and sworn to before me this 07 day of

August, 192023

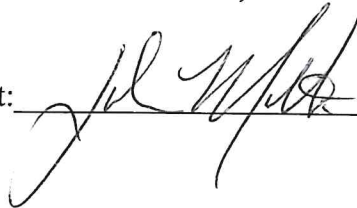
Edward Carusi

NOTARY PUBLIC



8. If a street creation or extension is proposed, attach a list of the names and current mailing addresses (and on mailing labels) of property owners within notice area (See Section 8.5) from the current real estate and assessment records of the Town, including plat and lot numbers.

Signed by Owner/Applicant:

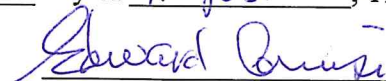


Date

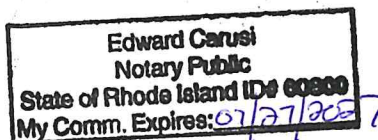
8/7/23

Notarized:

Subscribed and sworn to before me this 07 day of August, 2023.



NOTARY PUBLIC



8. If a street creation or extension is proposed, attach a list of the names and current mailing addresses (and on mailing labels) of property owners within notice area (See Section 8.5) from the current real estate and assessment records of the Town, including plat and lot numbers.

Signed by Owner/Applicant:

[Signature]

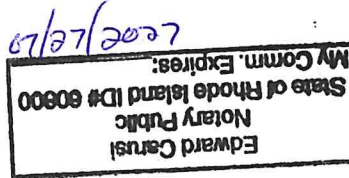
Date

8-7-2023

Notarized:

Subscribed and sworn to before me this 07 day of August, 192023.

[Signature]
NOTARY PUBLIC





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

July 18, 2023

Joseph Motta, Jr.
212 Moulton Street
Rehoboth, MA 02769

46A

RE: 5 Lang Avenue, Assessor's Plat 154, Lots 46 & 27, Bristol RI

Dear Mr. Motta,

I am writing to summarize our recent discussions regarding the sale and potential further development of your property located at 5 Lang Avenue. As we have discussed, this property currently consists of two assessor's lots — lot 46 and 27 — which have merged pursuant to Bristol's zoning ordinance. This property is currently listed in Town records as a two-family dwelling use on a 20,000 square foot parcel, and it does conform to Bristol's zoning ordinance.

You have indicated that you are interested in potentially subdividing this parcel into two lots of 10,000 square feet each, selling the existing dwelling, and selling lot 27 for development. Although the existing dwelling is presently considered a two-family residence, you have provided sketches which indicate that the second dwelling unit within the structure is rather small, and it appears that this structure could be legally converted to a single-family dwelling with an attached accessory dwelling unit. This conversion would require administrative approval and permitting from my office, but it does appear to meet the requirements of Bristol's zoning ordinance for an accessory dwelling unit to be used by either family members or as a deed restricted affordable housing unit.

As to the potential to develop lot 27; in order for this parcel to be considered a buildable lot, it would first need to be formally subdivided from the larger merged parcel with lot 46. The subdivision would need to be approved by the Bristol Planning Board as a Minor Subdivision. The Planning Board would likely require that the existing dwelling at 5 Lang Avenue be converted to a single-family dwelling or that it be properly permitted as a single-family dwelling with an accessory dwelling unit prior to, or as a condition of, subdivision approval. Once approved by the Planning Board, and assuming that any conditions of approval have been met, then lot 27 could be developed with a single-family dwelling.

Should you have any additional questions regarding this matter, please feel free to contact me at (401) 253-7000 x128 or via email at etanner@bristolri.gov.

Sincerely,

Edward M. Tanner
Principal Planner / Zoning Officer

000234

03149

T95-J-2106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, CATHERINE MOTTA, of 5 Lang Avenue, Bristol, Rhode Island 02809, for consideration paid, grant to JOSEPH MOTTA, JR. and JANE M. MOTTA, husband and wife, both of 67 Sherry Avenue, Bristol, Rhode Island 02809, as tenants by the entirety, with WARRANTY COVENANTS:

Those certain lots or parcel of land with all buildings and improvements thereon, situated on the westerly side of Lang Avenue, formerly known as Langello Avenue, and the easterly side of Mount Avenue in the Town and County of Bristol, State of Rhode Island, laid out and delineated as Lots numbered 27, 28, 47 and 48 on that plat entitled "Hope Villa Section No. 1, belonging to the Providence Land Co. by Francis Chiaverini, Eng., September 1929" - and recorded in the Office of the Town Clerk in said Bristol, Rhode Island in Plat Book B at Page 29.

Also the southerly one-half of Lot 29 and the southerly one-half of Lot 46 on the above-entitled plat which together measure 20 feet by 200 feet, from Lang Avenue to Mount Avenue on said plat.

Said Lots 27, 28, 47 and 48 and the southerly portions of Lots 29 and 46 together measure 100 feet on Lang Avenue and holding that width extend back to Mount Avenue 200 feet.

RESERVING AND EXCEPTING THEREFROM, however, unto grantor, CATHERINE MOTTA, the full use, control, income, and possession of the property for and during CATHERINE MOTTA'S natural life.

Meaning and intending to convey Lots 27, 28, 29, 46, 47, and 48 on Tax Assessors' Plat 154, for future reference only.

Being the same premises conveyed to this grantor by deed of Anthony Brown and Mary Brown, and recorded on September 5, 1963 in the Records of Land Evidence in said Town of Bristol in Book 150 at Page 488. This grantor also being the surviving joint tenant of Joseph Motta who died on April 27, 1995, a resident of Bristol, Rhode Island.

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

Subject to taxes assessed as of December 31, 1994.

I, Catherine Motta, do hereby covenant that I am a resident of Rhode Island in compliance with RIGL 44-30-71.3. No withholding is required.

-1-

REGO & REGO
ATTORNEYS AT LAW
443 HOPE STREET
BRISTOL, RHODE ISLAND
02809
1401253-2560

BOOK 554 PAGE 294

000295

WITNESS my hand and seal this 18th day of
October, 1995.

Catherine Motta
Catherine Motta

STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol on the 18th day of
October, 1995, before me personally appeared
Catherine Motta, to me known and known by me to be the party
executing the foregoing instrument, and she acknowledged
said instrument by her executed, to be her free act and
deed.

John G. Rego
Notary Public
John G. Rego
Notary Public
Commission Expires June 16, 1997

-2-

REGO & REGO
ATTORNEYS AT LAW
443 HOPE STREET
BRISTOL, RHODE ISLAND
02809
(401) 253-2560

Recorded OCT 19 1995
at 10:00 A.M.
Deane C. Medeiros Town Clerk

☐ Sale☐ Refinance

REQUEST FOR CERTIFICATE
SECTION 44-7-11
GENERAL LAWS OF RHODE ISLAND

Date: 7/31/2023 Requested by: JOSEPH MOTTA IIIAddress: 212 MOULTON ST
REHOBOTH, MA 02769Taxpayer Name: MOTTA, JOSEPH JR. & JANE Account #: 13-3120-05Address: 5 LANG AVE Prev. Acct # _____Plat: 154 Lot: 46 & 27 Unit: _____ MV Acct # _____

			BALANCE OUTSTANDING			
Year	Original Tax	Exemption (if any)	Tax	Signature date Interest & Fees	Per Diem	Total Due (taxes, interest & fees)
2023	\$ 8,151.29	NA	\$0.00			PAID IN FULL
2022			\$0.00			PAID IN FULL
Motor Vehicle/Excise Tax						

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

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

Sewer use fee of \$ 1,160.00 are included in principal above. Current unit rate : \$ 580.00Sewer Assessment; Year assessed : N/A Remaining balance: N/A

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

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

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

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

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

PLEASE CALL TO GET CURRENT INTEREST & PENALTIES PRIOR TO CLOSINGAssessment information--An owner of property assessed December 31 would receive a bill in July
representing taxes for the calendar year. The bill would be payable in installments in accordance
with Rhode Island General Laws and the Town's Resolution to Levy.THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION IS
GIVEN IN ACCORDANCE WITH SECTION 44-7-11 OF THE GENERAL LAWS OF RHODE
ISLAND, 1956, AS OF THIS 31 DAY OF July 2023

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

Fee \$ 25.00

Town of Bristol
10 Court St
Bristol, RI 02809

Prepared By:

Approved By:



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

8/11/2023

To: Planning Board

Re: Sanitary Sewer Availability
Plat 154 Lot 27
0 Mount Avenue
Bristol RI 02809

Access to the Towns sanitary sewer system is available for the above location. There is a main on Mount Avenue which is adjacent to the property.

Respectfully,

Jose' Da Silva
Superintendent
Bristol WPCF

Cc: Diane Williamson – Director of Community Development

Water Availability Request



Applicant Information

Date: 8/10/2023

Property Owner Signature: Joseph Motta

Owner (please print): Joseph Motta

Corporate Title (if not an individual): _____

Address: 212 Moulton St Rehoboth, MA 02769

Phone: 401-419-9108

Email: jmotatilia@totalisold.com

Contractor: _____

Email: _____

Location

Preliminary request is hereby made for a confirmation that public water is available from BCWA to service this property:

Town: Bristol

Location: behind 5 Lang Ave.
O Mount Ave

Address/Plat and Lot: MAP 154 Lot 27

☒ Residential*

☐ Commercial*

Building Footprint: _____

Occupancy: _____

Estimated Water Use: _____

*Site Plan Must Be Attached to All Applications

For BCWA Office Use Only

Action by the Bristol County Water Authority

☒ Water Available

☐ Water Not Available

Approximate Static Pressure: 50 psi

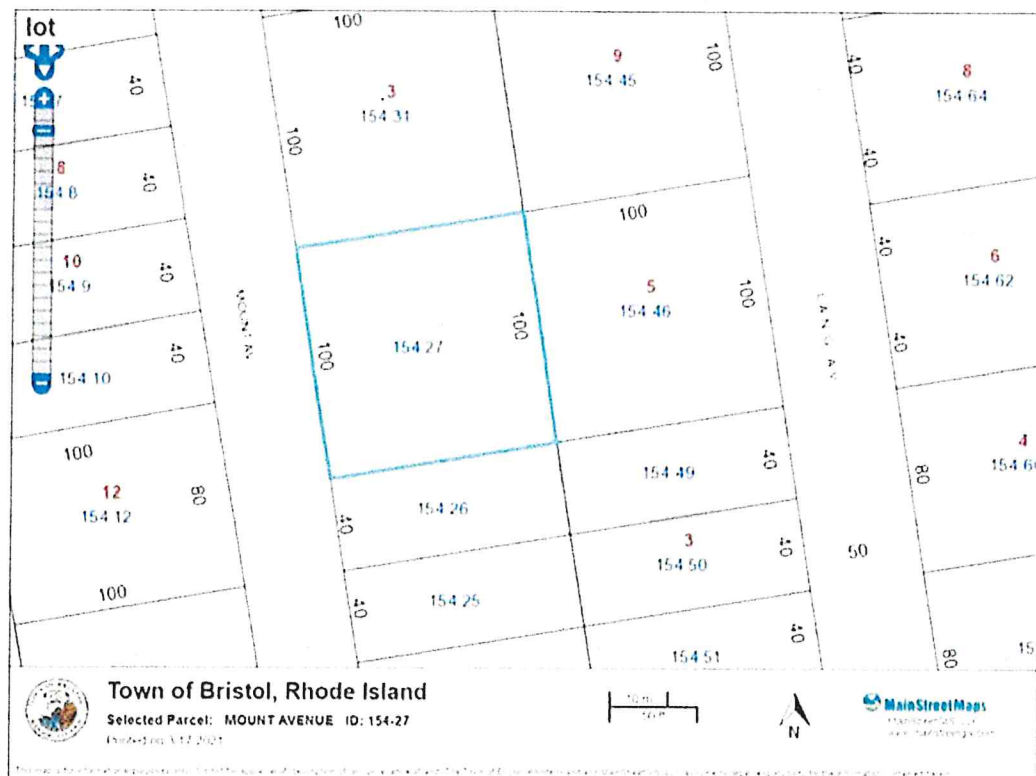
Conditions: _____

If connection to BCWA is desired, you must:

☐ Submit Application for Main Extension Form and Engineering Plans for Review

☒ Submit Application for New Water Service Installation and Fee

Date of Review: 8/10/23 BCWA Engineer: Sean H. Rabideau



Assessment and Sales Report**Location & Ownership Information**

Address:	0 Mount Ave, Bristol, RI 02809		
Map Ref.:	M:154 L:27	Zoning:	R-10
Owner 1:	Joseph Motta Jr		
Owner 2:	Jane M Motta		
Owner Address:	67 Sherry Ave,Bristol, RI 02809		

Property Information

Use:	Residential Open Land	Style:	
Levels:	0	Lot Size:	0.23 Acres (10001 sqft.)
Year Built:		Total Area:	0 sqft.
Total Rooms:	0	Total Living Area:	0 sqft.
Bedrooms:	0	First Floor Area:	0 sqft.
Full Baths:	0	Addl Floor Area:	0 sqft.
Half Baths:	0	Attic Area:	0 sqft.
Roof Type:		Finished Basement:	0 sqft.
Heat Type:		Basement:	0 sqft.
Fuel Type:		Basement Type:	
Exterior:		Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:			

Assessment Information

Last Sale Date:		Last Sale Price:	\$0
Last Sale Book:	0	Last Sale Page:	0
Map Ref.:	M:154 L:27	Tax Rate (Res):	14.38
Land Value:	\$133,300	Tax Rate (Comm):	14.38
Building Value:	\$0	Tax Rate (Ind):	14.38
Misc Improvements:	\$0	Fiscal Year:	2021
Total Value:	\$133,300	Estimated Tax:	\$1,916.85

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
MLS PIN is not responsible for the accuracy or completeness of this information.



LANG AV

0.23 AC

154-31
0.23 AC

100

100

57

154-46

0.23 AC

5

40

154-49

0.09 AC³

100

46A

154-27

0.23 AC

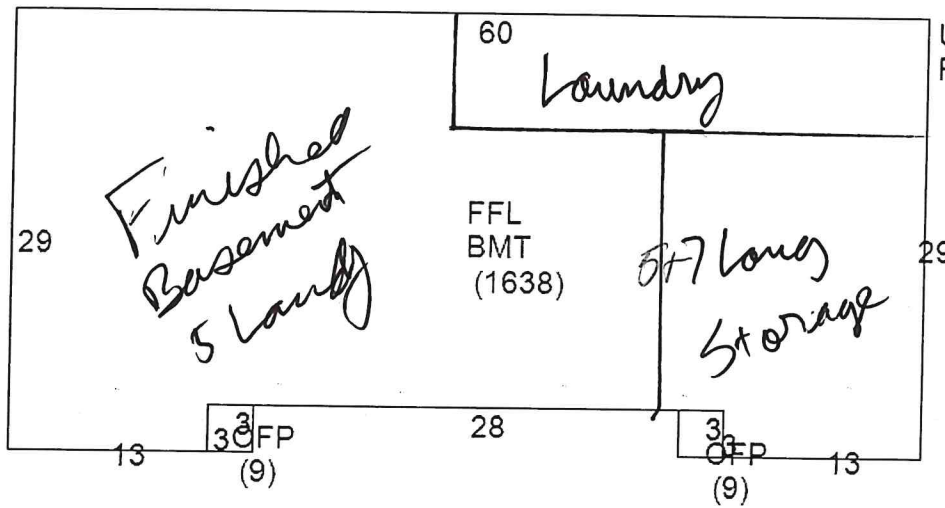
154-26

0.18 AC

40

100

100

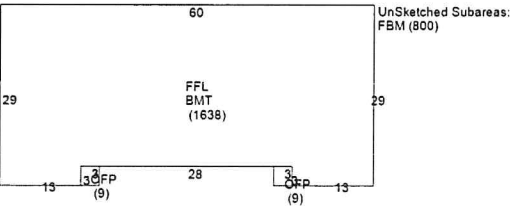



Unsketched Subareas:
FBM (800)

CAI Property Card

Town of Bristol, RI



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 5 LANG AVE ACRES: 0.2296 PARCEL ID: 154 46 LAND USE CODE: 02 CONDO COMPLEX: OWNER: MOTTA, JOSEPH JR CO - OWNER: JANE M. TE MAILING ADDRESS: 212 MOULTON ST ZONING: R-10 PATRIOT ACCOUNT #: 8160	BUILDING STYLE: Ranch UNITS: 1 YEAR BUILT: 1960 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: BOOK & PAGE: SALE PRICE: 0 SALE DESCRIPTION: SELLER:	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4094 FINISHED BUILDING AREA: 2438 BASEMENT AREA: 2438 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$144,800 YARD: \$9,500 BUILDING: \$224,200 TOTAL: \$378,500	
SKETCH	PHOTO
	



www.cai-tech.com

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.

8/9/2023

Property Information - Bristol, RI

Page 1 of 1