



**Town of Bristol, Rhode Island**  
**Zoning Board of Review**

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

File #2023-06

**CORRECTED PUBLIC HEARING\***

Notice is hereby given by the Zoning Board of Review  
that a public hearing will be held on the following application:

**Monday\*, February 6, 2023 (date correction\*)**

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

APPLICANT: **Michael and Alexis Santoni**

PROPERTY OWNER: **Michael and Alexis Santoni**

LOCATION: **9 Sunset Road**

PLAT: **74** LOT: **5**

ZONE: **R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 22ft. x 34ft. two-story accessory garage structure at an overall size and height greater than permitted for accessory structures in the R-20 zoning district.

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, February 2, 2023.



**Town of Bristol, Rhode Island**  
**Department of Community Development**  
**Zoning Board of Review**

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 JAN -3 PM 1:28

**APPLICATION**

File No: 2023-06

Accepted by ZEO: EMT. 1/3/2023

<b>APPLICANT</b>	Name: Michael & Alexis Santoni		
	Address: 9 Sunset Road		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 973-609-2660	Home:	Work/Cell:
<b>PROPERTY OWNER</b>	Name: Michael & Alexis Santoni		
	Address: 9 Sunset Road		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 973-609-2660	Home:	Work/Cell:

1. Location of subject property: 9 Sunset Road, Bristol, RI, 02809

Assessor's Plat(s) #: 74

Lot(s) #: 5

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

3. Zoning Approval(s) required (check all that apply):

☒

Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:

Dimensional Variance Section(s): Maximum size and height of an accessory structure (Article IV, Sec 28.11)

Special Use Permit Section(s): \_\_\_\_\_

Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

\*See Supporting Document

6. How long have you owned the property?: Since 2016

7. Present use of property: Existing single family home

8. Is there a building on the property at present?: Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): (existing house)

Length: 74'-6" (including deck) Width: 46'-2" (including deck) Height: 29'-10" +/-

10. Proposed use of property: No work to the existing single family house - add a new accessory building that includes a detached garage structure with a lofted area on the upper floor.



11. Give extent of proposed alterations: \_\_\_\_\_

New accessory carriage house located in the front yard that includes first floor parking for two cars and a lobby with stairs to the second floor and an open plan studio on the second floor

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_

New garage to be 34'-0" x 22'-0" & 24'-0" high

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line (for an accessory structure)

Front lot line(s):	Required Setback: 35'	Proposed Setback: 36'-0"
Left side lot line:	Required Setback: 6'	Proposed Setback: 15'-0"
Right side lot line:	Required Setback: 6'	Proposed Setback: 161'-2"
Rear lot line:	Required Setback: 6'	Proposed Setback: 284'-2"
Building height:	Required: 20'	Proposed: 23'-0"

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
Required: 25% Proposed: 5%

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

14. Have you submitted plans for the above alterations to the Building Official? No

If yes, has he refused a permit? \_\_\_\_\_ If refused, on what grounds? \_\_\_\_\_

15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)  
(previous easement for the tennis court on the east side of the property has been dissolved)

16. Which public utilities service the property?: Water: Town Sewer: Town

17. Is the property located in the Bristol Historic District or is it an individually listed property?: No

18. Is the property located in a flood zone? No If yes, which one?: N/A

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Michael Sarton / Alexis Pappas

Date: 12/29/22

Print Name: Michael Sarton / Alexis Pappas

Property Owner's Signature: Michael Sarton / Alexis Pappas

Date: 12/29/22

Print Name: Michael Sarton / Alexis Pappas

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

Name: JPS Construction & Design

Telephone #: 401-619-1260

Address: 88 Valley Road, Middletown, RI, 02840

2023 JAN-3 PM 1:29  
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# JPS

CONSTRUCTION and DESIGN

» **Contact Us:** 401-619-1260  
JPS@JPSConstructionDesign.com

88 Valley Rd.  
Middletown, RI 02842

Rhode Island & Massachusetts  
Licensed and Insured  
Lead-Safe Certified

## **5. This application meets the "Standards for Relief" as described in the Bristol Zoning Code:**

Town of Bristol Zoning Board of Review

Michael and Alexis Santoni  
9 Sunset Road  
Bristol, RI 02809

The applicant is seeking zoning relief to add a detached accessory structure in the south west corner of the lot. The accessory structure will include a two car garage, a first floor lobby with stair access to the second floor and a second floor home office and bathroom. The office is to be used by the applicant who is a medical doctor. Due to telemedicine privacy requirements, an area separate from the main living area of the house is required for appointments and the storage of files. The bathroom will allow the applicant to shower without disturbing the rest of the family when he returns home after working nights at the hospital.

The applicant is seeking the following dimensional relief for the new accessory structure. The areas of relief are as follows:

### **Article IV - Dimensional Regulations** **Section 28-111-Residential Zones:**

1. The applicant is proposing to build the accessory structure larger than permitted by the zoning code. The allowable size for an accessory structure in an R20 zone is 24'-0" x 22'-0". The proposed size for the new building is 34'-0" x 22'-0". The garage has been kept at 24'-0" x 22'-0". The additional area is to allow the stair access to the second floor to be enclosed, creating a safer means of access and egress during inclement weather. It also helps to maintain a better aesthetic appearance. The size of the lot is 1,697 acres which is larger than most of the neighboring properties. The existing lot coverage is 4.1% and the new lot coverage will be 5%. This is an increase of only 0.9% lot coverage and is still well below the permissible lot coverage of 25%. Due to the size of the lot, the larger

2023 JAN -3 PM 1:29

TOWN OF BRISTOL  
COMMUNITY DEV.



footprint will not effect the overall character of the property and the neighborhood.

2. The maximum permissible height for an accessory structure is 20'-0". The applicant is requesting a variance to increase the height to 23'-0". It is important to the applicant that the aesthetic appearance of the new structure relates to the historical character of the existing house which was built in 1926. The same roof pitch has been used as on the main house which has contributed to the height increase.
3. Due to the steep slope of the site, locating the garage in the rear of the property is not feasible. Therefore the new building has been located 36'-0" from the front property line

#### **Article V - Supplementary Regulations**

##### **Sec. 28-409. - Variances and special use permits**

1. Because of the size and characteristics of the lot, the applicant is seeking relief to increase the size and height of the accessory building. The closest neighboring home at 1 Sunset Avenue is 31'- 0" from the shared property line (taken from Bristol' s WEBGIS) with the 3 car garage and driveway facing the shared property line. The applicant shall extend the landscaping along this property line to help screen the new building.
2. The existing garage is located at the lower level of the existing house. It is inaccessible due to the steep slope and is not feasible to use as a garage. This hardship is not the result of any prior action of the applicant as it was in this location when the applicant purchased the home and therefore the new accessory building is not an unreasonable request.
3. The requested variances will not alter the general characteristic of the surrounding area - if you refer to the attached documentation you will see that some of the neighboring homes have less than the 35'-0" front yard setback which has a larger impact on the characteristics of the neighborhood and there are other accessory buildings in the neighborhood that have a second story.
4. The requested relief is the least relief necessary to park two cars and have a home office for use by the applicant.

Thank you

2023 JAN -3 PM 1:29  
COMMUNITY DEV.  
BRI 109

# JPS

CONSTRUCTION and DESIGN

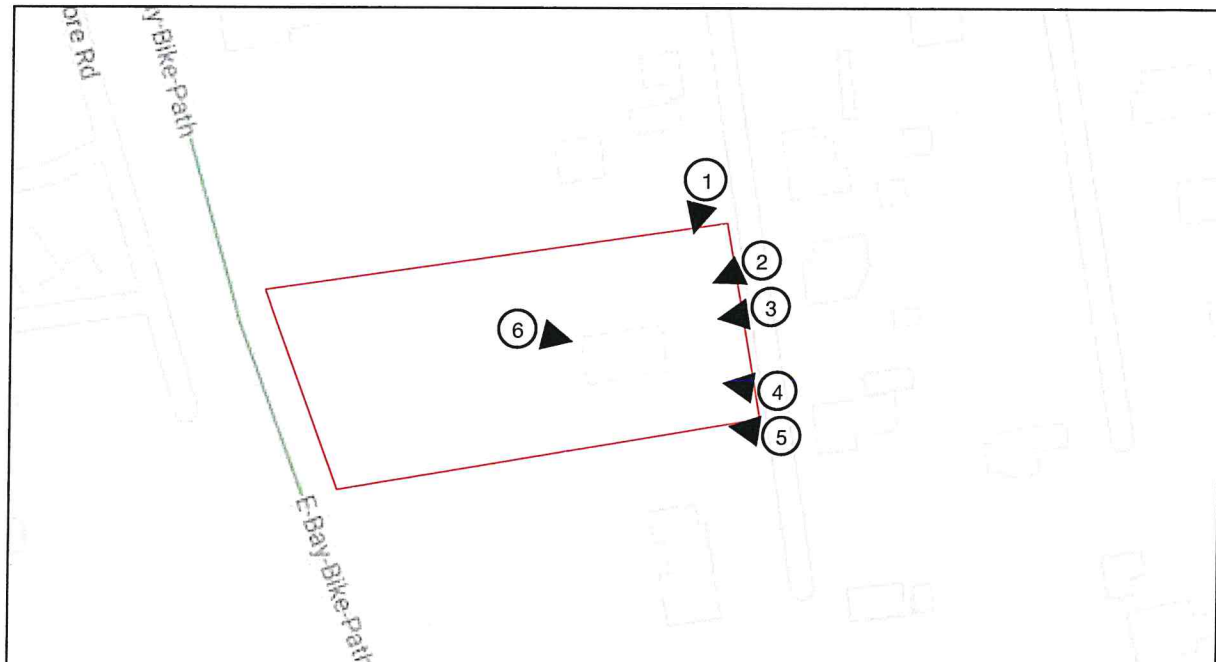
» **Contact Us:** 401-619-1260  
JPS@JPSCONSTRUCTIONDESIGN.COM

88 Valley Rd.  
Middletown, RI 02842

Rhode Island & Massachusetts  
Licensed and Insured  
Lead-Safe Certified

## Zoning Application:

9 Sunset Road, Bristol, RI 02809

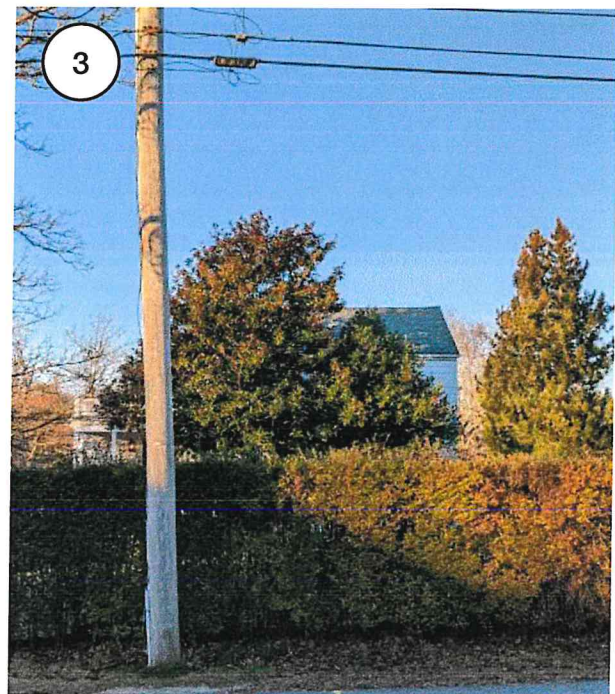
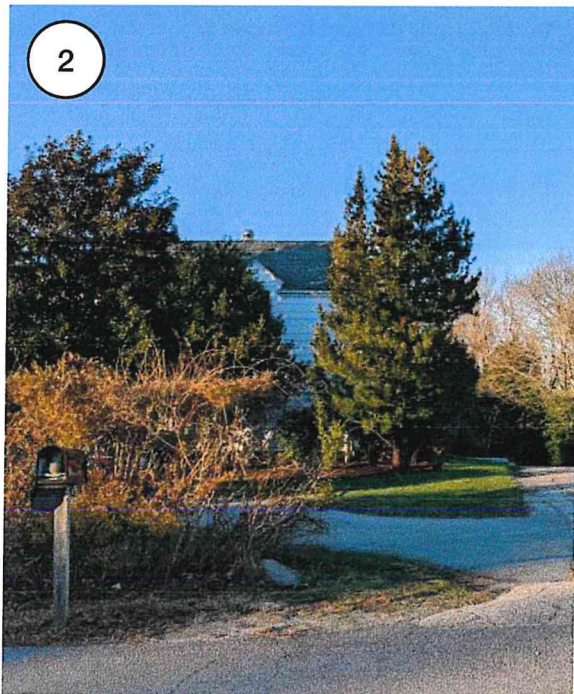




Existing Conditions: North Elevation (from street)

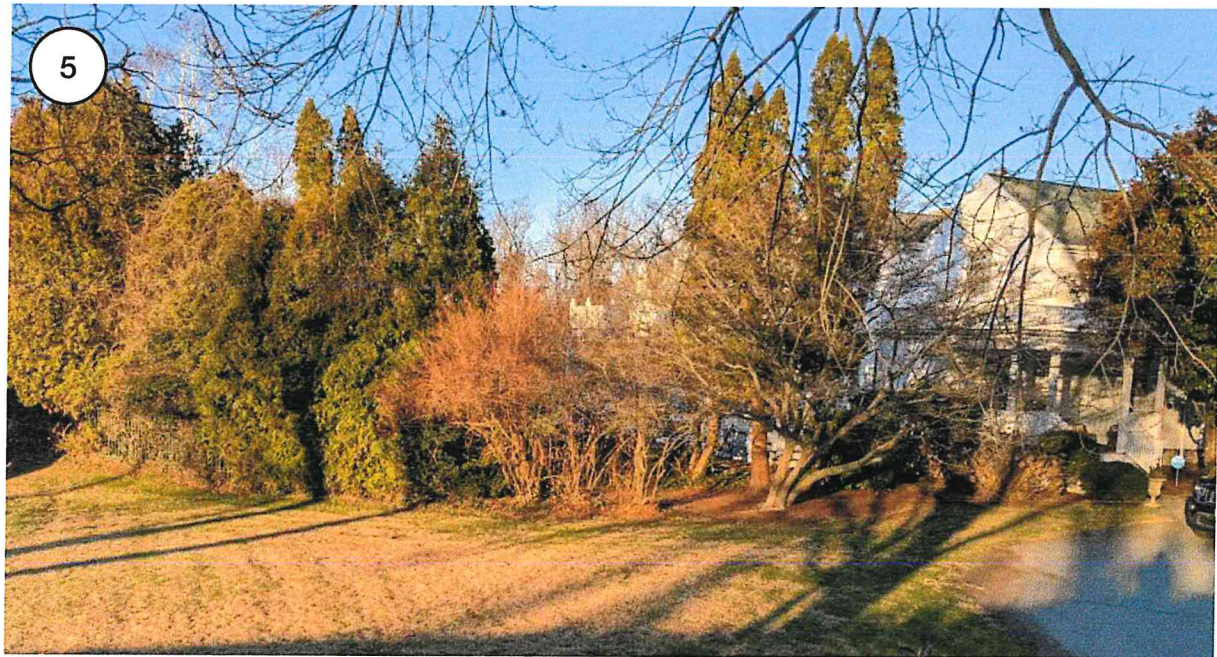
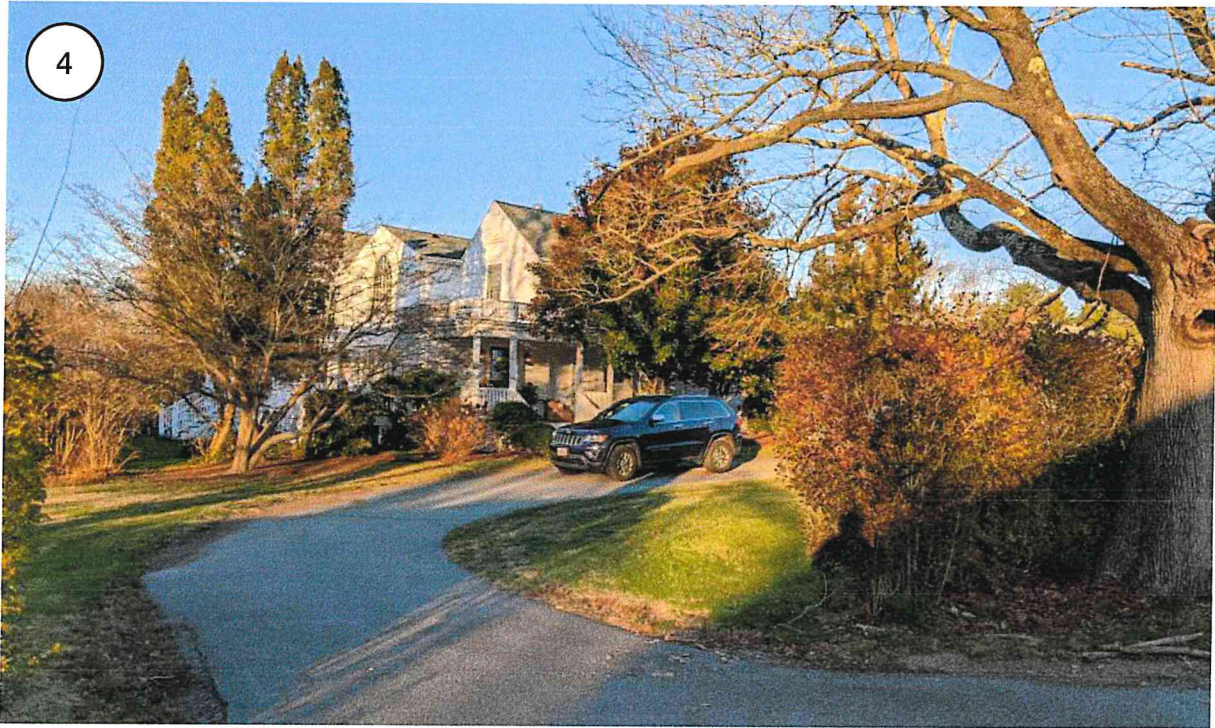


Existing Conditions: East Elevation (from street)





Existing Conditions: Southeast Corner (from street)



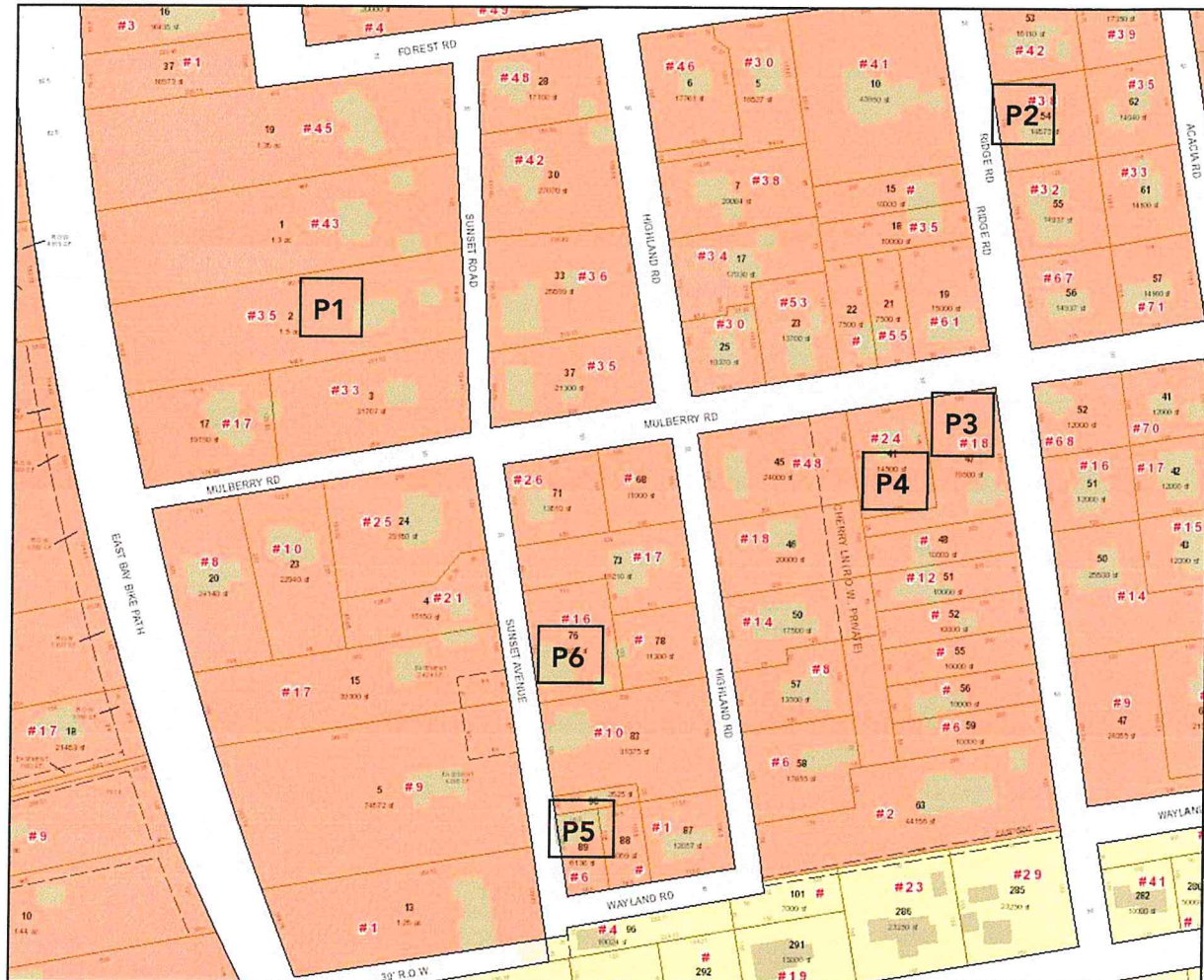


**Existing Conditions: West elevation (prior to paint)**

Showing extreme slope to existing garage entrance

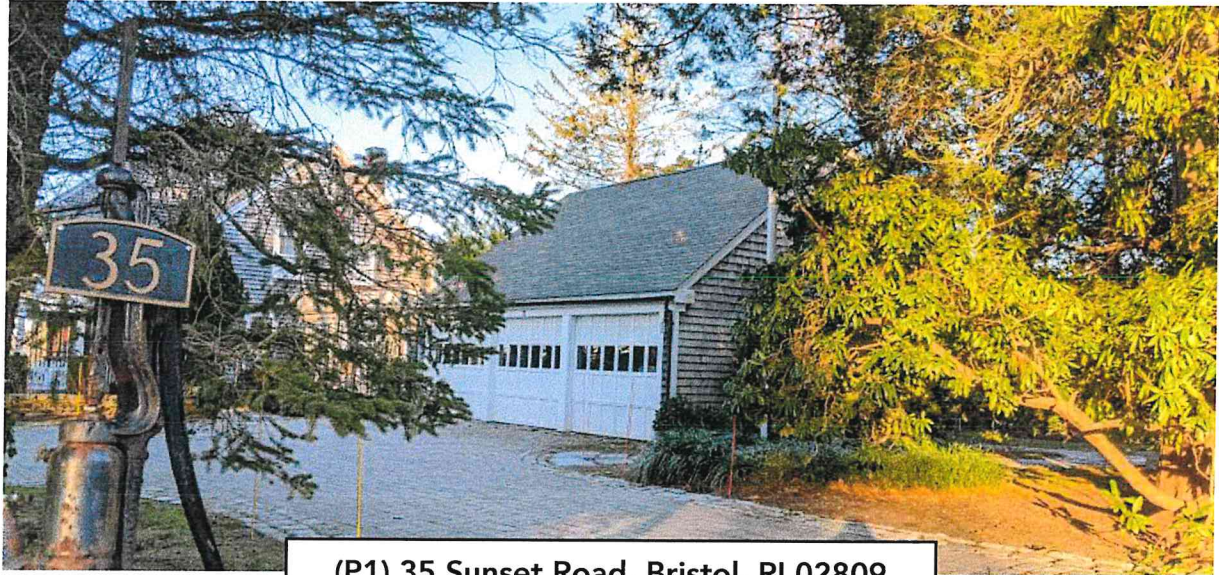


### Map Key

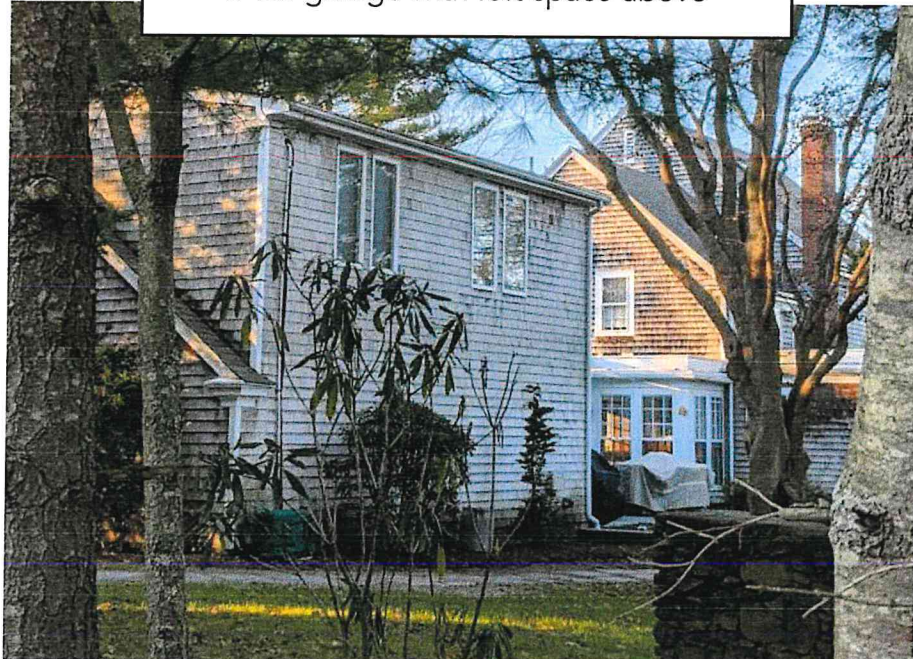




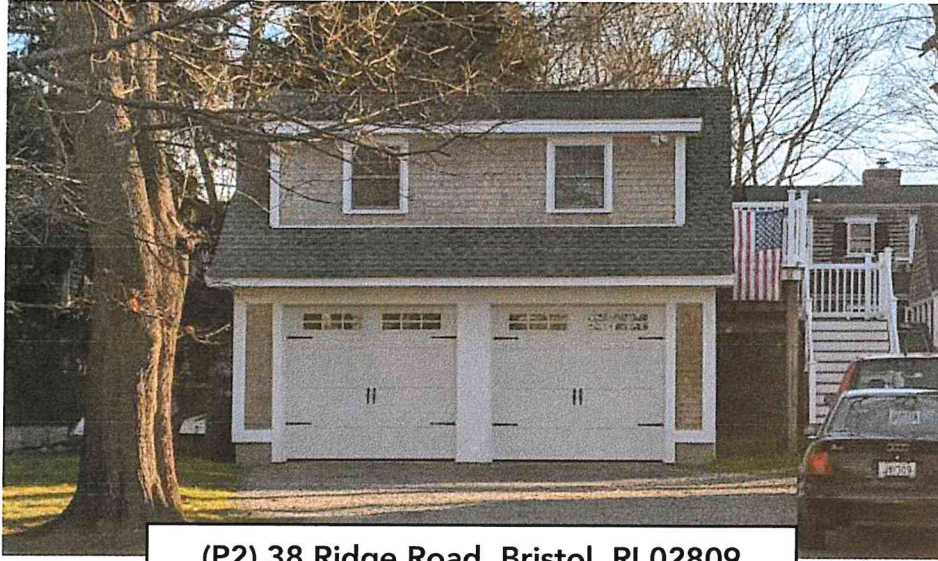
Neighboring Homes



**(P1) 35 Sunset Road, Bristol, RI 02809**  
3-car garage with loft space above





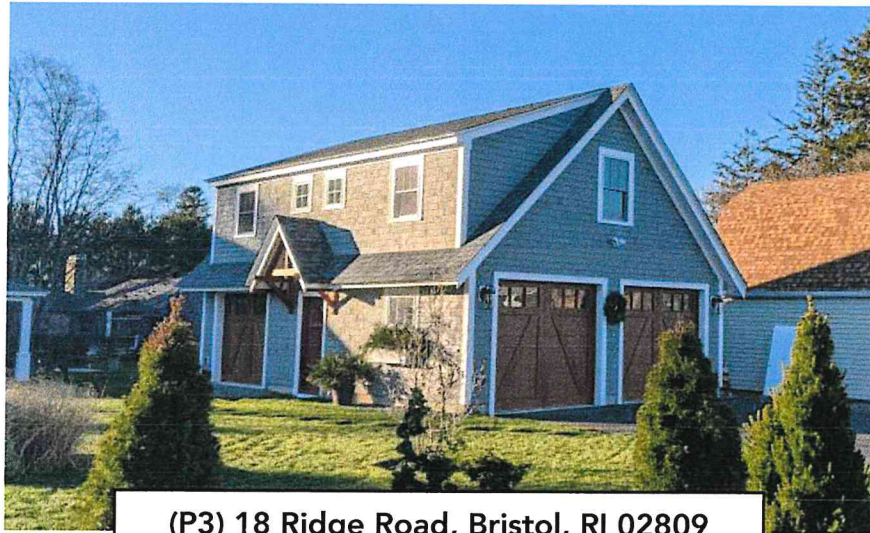


**(P2) 38 Ridge Road, Bristol, RI 02809**

Free-standing 2-car garage with  
loft space above







**(P3) 18 Ridge Road, Bristol, RI 02809**

Free-standing 3-car garage with  
loft space above







**(P4) 24 Cherry Lane, Bristol, RI 02809**

Free-standing 2-car garage with  
loft space above







**(P5) 6 Sunset Road, Bristol, RI 02809**

Within the 35' front yard setback

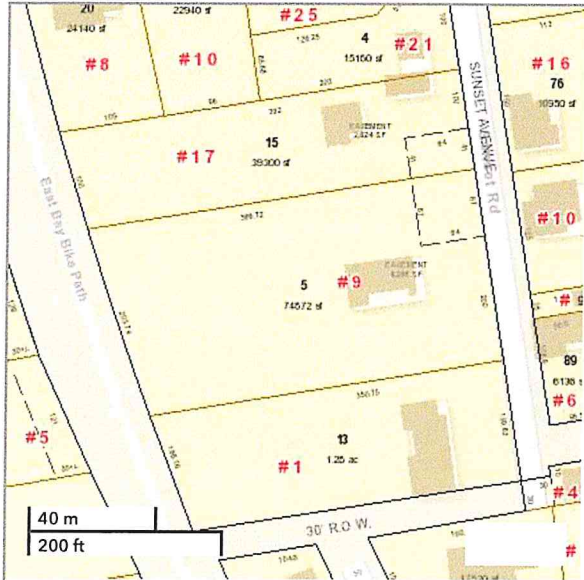


**(P6) 16 Sunset Road, Bristol, RI 02809**

Within the 35' front yard setback







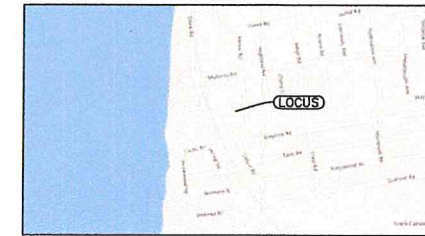
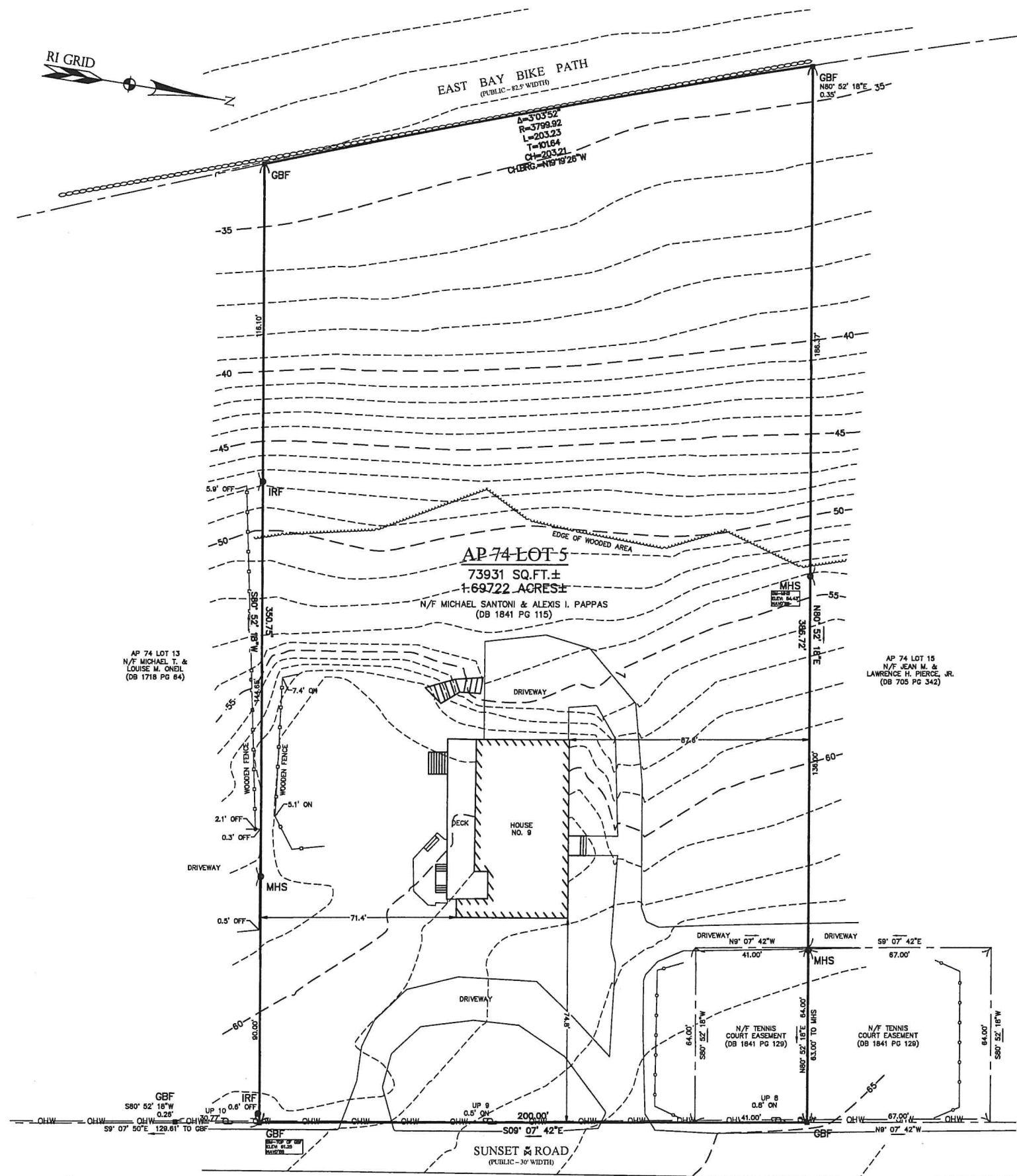
[Click To Open AxisGIS Maps](#)

Land Area	1.719 AC
Zoning	R-20
View	-
Neighborhood	F

Yard Item(s)			
Description	Quantity	Size	Year
<del>Tennis Court</del>	<del>4</del>	3600	<del>1970</del>
Patio	1	240	1926
<del>InGround Pool</del>	<del>4</del>	800	<del>1990</del>

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COMMUNITY DEV.  
2023 JAN -3 PM 1:29





VICINITY MAP  
SCALE: 1"=1000'

#### REFERENCES:

- SEE PLAT ENTITLED "REPLAT OF THE WILLIAM HENRY CHURCH FARM BRISTOL I.I. NOVEMBER 1909 BY W.W. PERRY C.E." WHICH IS RECORDED IN THE TOWN OF BRISTOL LAND EVIDENCE RECORDS IN PLAT BOOK A PAGE 113.

#### NOTES:

- SURVEY WAS CONDUCTED IN THE FIELD.
- THE SURVEYED PARCEL HAS RECORDED AND OBSERVED MEANS OF INGRESS AND EGRESS ALONG SUNSET ROAD.
- THE SURVEYED PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AS NOTED IN DEED BOOK 1841 AT PAGE 115.
- ALL INFORMATION ON THIS PLAN IS SUBJECT TO THE USER'S FIELD VERIFICATION. ABOVEGROUND AND UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL DIGSAFE 811.

#### LEGEND:

- GBF GRANITE BOUND FOUND
- IRF IRON ROD FOUND
- MHS MAG HUB SET
- UP UTILITY POLE
- OHW OVERHEAD WIRE
- N/F NOW OR FORMERLY
- SQ.FT. SQUARE FEET
- AC ACRES
- ± DENOTES A MORE OR LESS VALUE
- AP TAX ASSESSOR'S PLAT
- PB PG DEED BOOK AND PAGE
- AG PLAT BOOK AND PAGE
- 60 ABOVE GRADE
- 61 MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- SEWER ACCESS HOLE COVER
- GAS VALVE
- WATER VALVE



Trusted Land Surveyors & Mapping Experts

8 North Road, Foster, Rhode Island 02825  
(401) 647-9240 • [info@fostersurvey.com](mailto:info@fostersurvey.com) • [www.fostersurvey.com](http://www.fostersurvey.com)

**Certification of survey:**  
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

(a) Type of Boundary Survey: Measurement Specification:  
Limited Content Boundary Survey I

(b) Other Type of Survey:  
Data Accumulation Survey III  
Vertical Control Standard V-3  
Topographic Survey Accuracy T-1

(c) Statement of Purpose  
The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Limited Content Boundary Survey / Perimeter Survey and Data Accumulation Survey / Topographic Survey to show the property boundaries and the location of existing topographic site features and contours.

By: [Signature] PLS Signature	
Eric D. Colburn, PLS No. 1920 Printed PLS Name & License No.	
LS-A238	COA No.
Approved Seal	Approved Seal
PROFESSIONAL LAND SURVEYOR	
06/23/22	

### Perimeter Survey & Topographic Survey Plan

AP 74 LOT 5

9 Sunset Road  
Bristol, Rhode Island

Prepared For: Michael Santoni

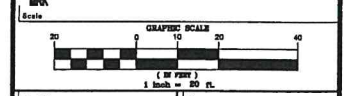
COPYRIGHT © 1993-2022 BY FOSTER SURVEY COMPANY. ALL RIGHTS RESERVED.

Issue	Date & Issue Description	By	Check
00	05/23/22 ORIGINAL ISSUE	EDC	EDC

Types of Surveys:  
Limited Content Boundary Surveys:  
Perimeter Survey  
Data Accumulation Surveys:  
Topographic Survey

Project Name:  
Santoni Residence  
Project No.:  
1685

Checked By:  
EDC  
Drawn By:



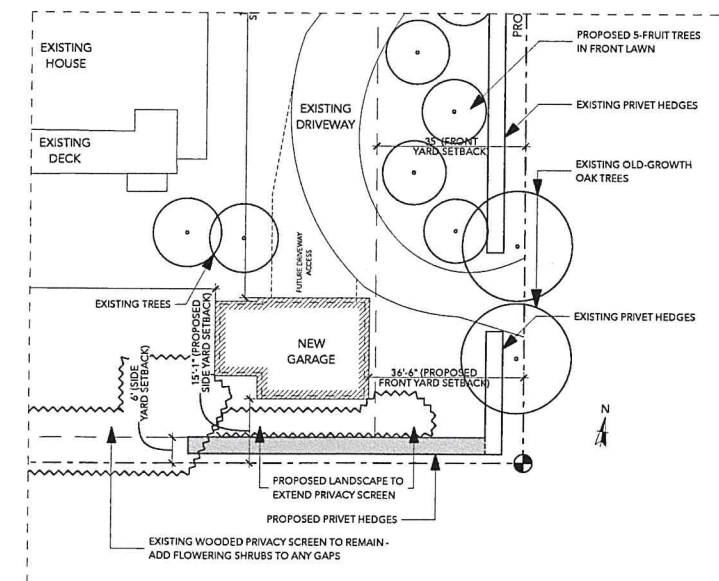
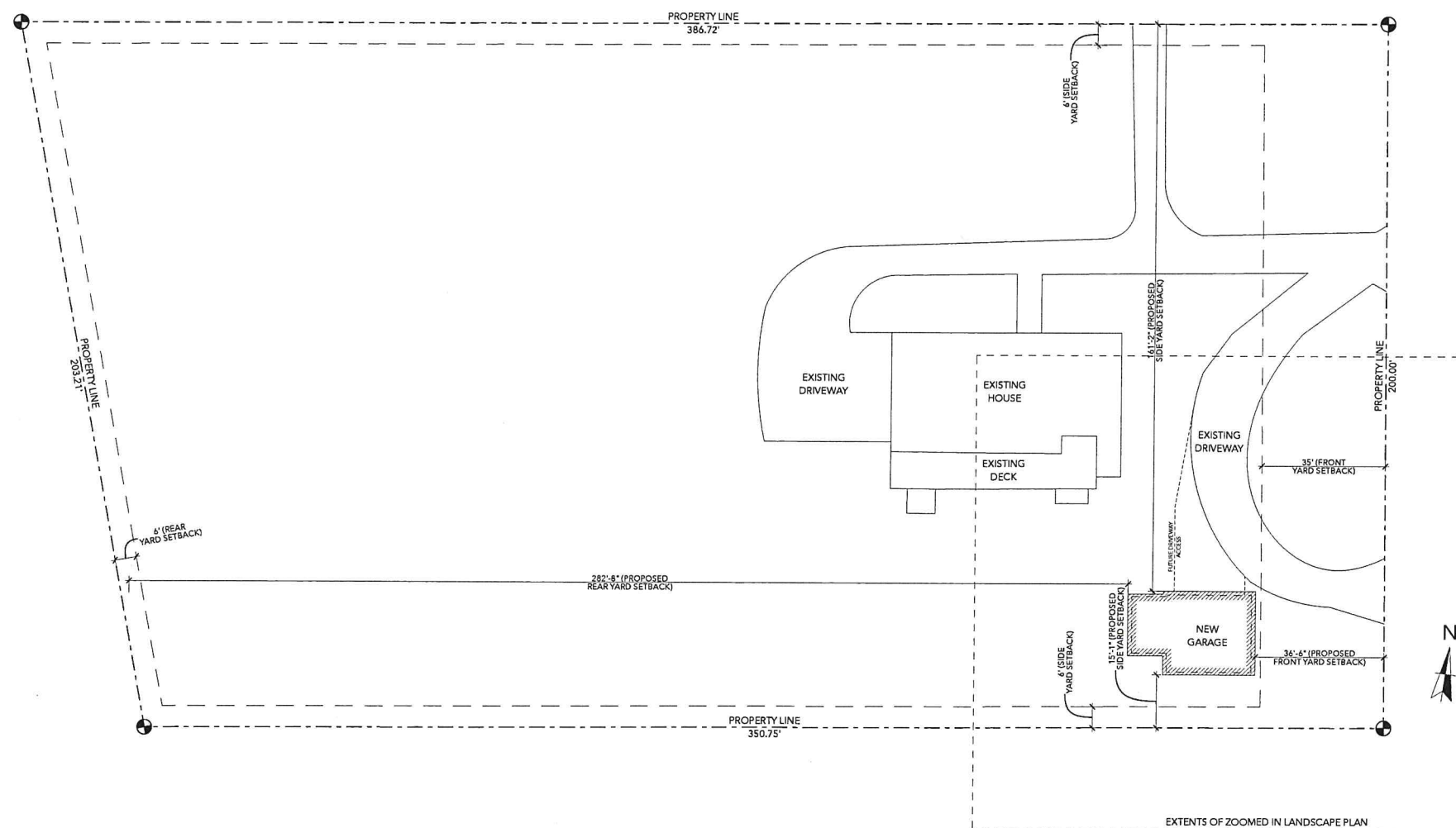
Sheet ID: [ ] Sheet: [ ]

V1 1

of 1 Sheet.

DWG NO. 1685-01.01.00





**GENERAL NOTE:**  
ALL SETBACK LINES SHOWN ARE FOR ACCESSORY/ GARAGE STRUCTURE.  
SETBACK LINES SHOWN ARE NOT FOR MAIN HOUSE.

DESIGN BY:

**JPS**  
Construction and Design

88 Valley Road  
Middletown, RI 02842

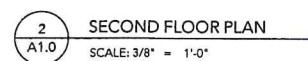
[jps@jpsconstructiondesign.com](mailto:jps@jpsconstructiondesign.com)  
[www.jpsconstdesign.com](http://www.jpsconstdesign.com)

PROJECT:  
SANTONI GARAGE  
  
9 SUNSET ROAD, BRISTOL, RI  
02809

[illegible]

NOTES:

E 1.03.2023 OR ZONING	
JECT PHASE: NING APPLICATION	
ET TITLE: TE PLAN	
SIGNED BY:	SHEET NUMBER:    <b>L1.0</b>
MVW	
TOWN BY:	
MVW	
CHECKED BY:	SH
ECT NUMBER	
20062.06	SHEET 2 OF 7



DATE: 1.03.2023 FOR ZONING	
PROJECT PHASE: ZONING APPLICATION	
SET TITLE: FLOOR PLANS	
DESIGNED BY: LMV	SHEET NUMBER:  <div style="font-size: 2em; font-weight: bold; text-align: center;">A1.0</div>
DRAWN BY: LMV	
CHECKED BY: SH	
PROJECT NUMBER 20062.06	SHEET 4 OF 7



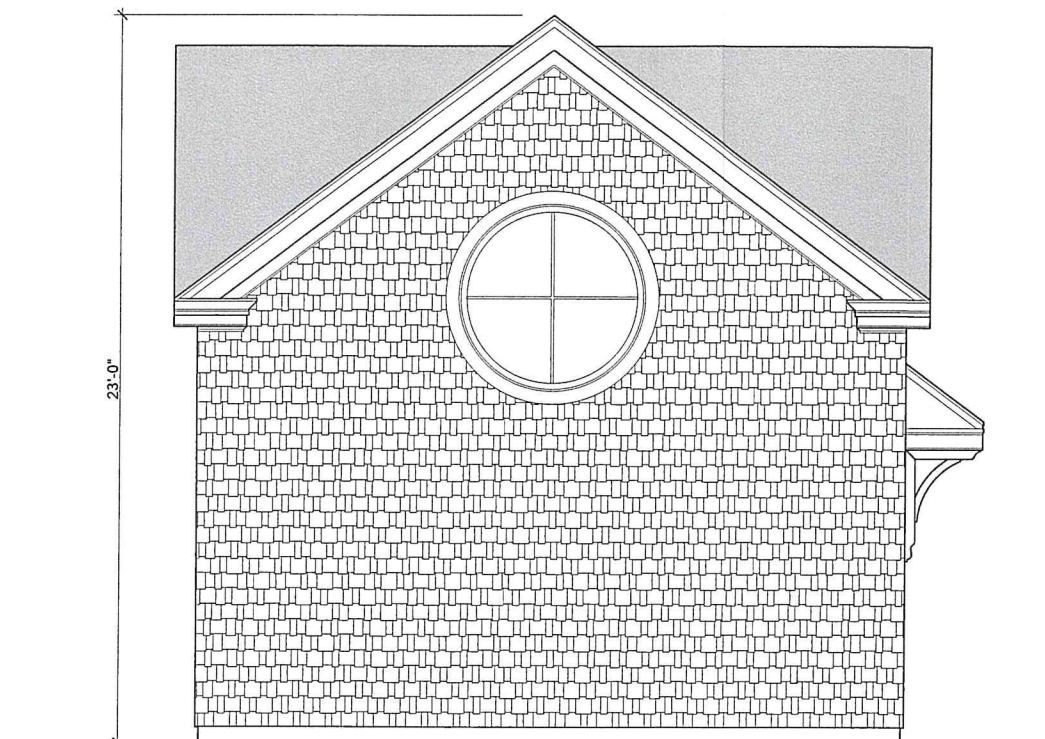


SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"





2 EAST ELEVATION  
A2.1 SCALE: 3/8" = 1'-0"

ISSUE: <b>01.03.2023</b> <b>FOR ZONING</b>	
PROJECT PHASE: <b>ZONING APPLICATION</b>	
SHEET TITLE: <b>ELEVATIONS</b>	
DESIGNED BY: LMV	SHEET NUMBER:  <div style="font-size: 2em; font-weight: bold; text-align: center;">A2.1</div>
DRAWN BY: LMV	
CHECKED BY: SH	
PROJECT NUMBER 20062.06	SHEET 6 OF 7







### ► Building Information

Description		Description	
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Brick/Stone	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnql	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shins	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages	3	Color	
Plumbing		Electrical	200
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Reg A/C
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath	2	Very Good
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures	2	Very Good
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	3	Typical
W.S. Flues		

Room Counts by Floor			
	Units	# Rooms	# Bedrooms
1	1	9	4
2			
3			
4			
Totals	1	9	4

► Grade			
Grade	Q3	Q3	
Year Built	1926	EFF Year	
Alt LUC		Alt %	0.00

► Depreciation		
	Code	Description
Condition	GD	GD - Good
Functional		-
Economic		-
Special		-
OV		-

**Total Depreciation % >**

► Remodeling History	
Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	2017

## ► Building Permits

	Issue Date	Permit #
1	12/08/2020	E51441
2	08/26/2020	E50915
3	08/06/2020	B50812
4	04/09/2019	B48484
5	03/19/2019	E48383
6	02/19/2019	B48295
7	09/01/2017	627-17-B
8	09/01/2017	B50633
9	08/23/2017	E7708

Special Features & Year		
Use	Description	A
1	6	In Gr Pool
2	10	Tennis Ct
3	13	Patio
4		
5		
6		
7		
8		
9		
10		

Other Factors		Flood Hazard	Topography	ROLLING
		Street	PAVED	
		Traffic		
	Bas \$/SQ		126.00	
%	Size Adj		0.94	
27.0	Constr Adj		1.01	
	Adj \$/SQ		119.19	
0.0	Other Feats		99,997	
0.0	Grade Fac		1.18	
0.0	Neigh Infl		1.00	
	Land Factor		1.00	
	Adj Total		683,519	

Depreciation	184,550
<b>27.0</b>	<b>400,050</b>
<b>Depr Total</b>	<b>400,050</b>

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seg
				0	1

**T**

Closed Date	BP Type	Est. Cost
	ELEC	745
	ELEC	700
	BLDG	60,000
	BLDG	12,500
	ELEC	5,000
	BLDG	65,000
	BLDG	75,000
	BLDG	0
	ELEC	0

Item	Y/S	Qty	Length	Width
1	Y	1		
2	Y	1		
3	Y	1		

Sub-Area Details		
Code	Description	
FFL	1st FLOOR	
SFL	2nd FLOOR	
FBM	FIN BMT	
HST	HALF STORY	
HST	OPEN PORCH	
BMT	BASEMENT	
Total		

## ► Notes

**OWNS HALF OF TENNIS**  
**12/13/18**



Test	% Done	Status	Due
		Closed	W
		Closed	E
		Closed	R
		Closed	R
		Closed	D
		Closed	Ir
		Closed	A
		Closed	A
		Closed	R

SF Size	Quality	Condition
800	3	
3,600	3	
240	3	

REVALUATION GROUP LLC			Visit History		Date		Result		By	
Area	Fin. Area	Rate	Unde V							
2,124	2,124	119.19	253,160							
911	911	119.19	108,582			7/8/2021	REVIEW	MM		
600	600	21.45	12,870			9/7/2018	REVIEW	JH		
479	479	119.19	57,032			8/28/2018	MEASURED	BT		
935	0	12.33	10,814			4/2/2018	MEASURED	MP		
2,058		0 17.88	36,797			5/11/2007	LISTED	MP		
7,107	4,114		479,255			4/10/2007	MEASURE	MP		

COURT-ASSESSMENT CORRECTED 12/06 EAS || House fire

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 10:06 11 September 2014

description/Directions

1. Wiring for new HVAC split system/220v 20 amp electrical wiring for split unit H.V.A.C., disconnect remodel existing deck.

2. Replace sliding door with new 10' French slide. Install new LVL header above 1st floor joists due to Fire, wire two 2nd floor bedrooms and two first floor rooms, wire lights in 2nd floor bedrooms.

3. Complete exterior renovations due to fire damage. Replace burnt floor joists on 2nd floor.

4. ADDING BATHROOM TO 2ND FL

5. ADD A BATHROOM WHERE AN EXISTING DECKS ON THE SECOND FLOOR-S

6. REWIRE SECOND FLOOR BEDROOMS. LAUNDRY & BATHROOM TO CODE

Location	Year	Assessed Value
AV	1990	21,800
AV	1970	17,600
AV	1926	500





# 9 Sunset Rd. - 300' Radius

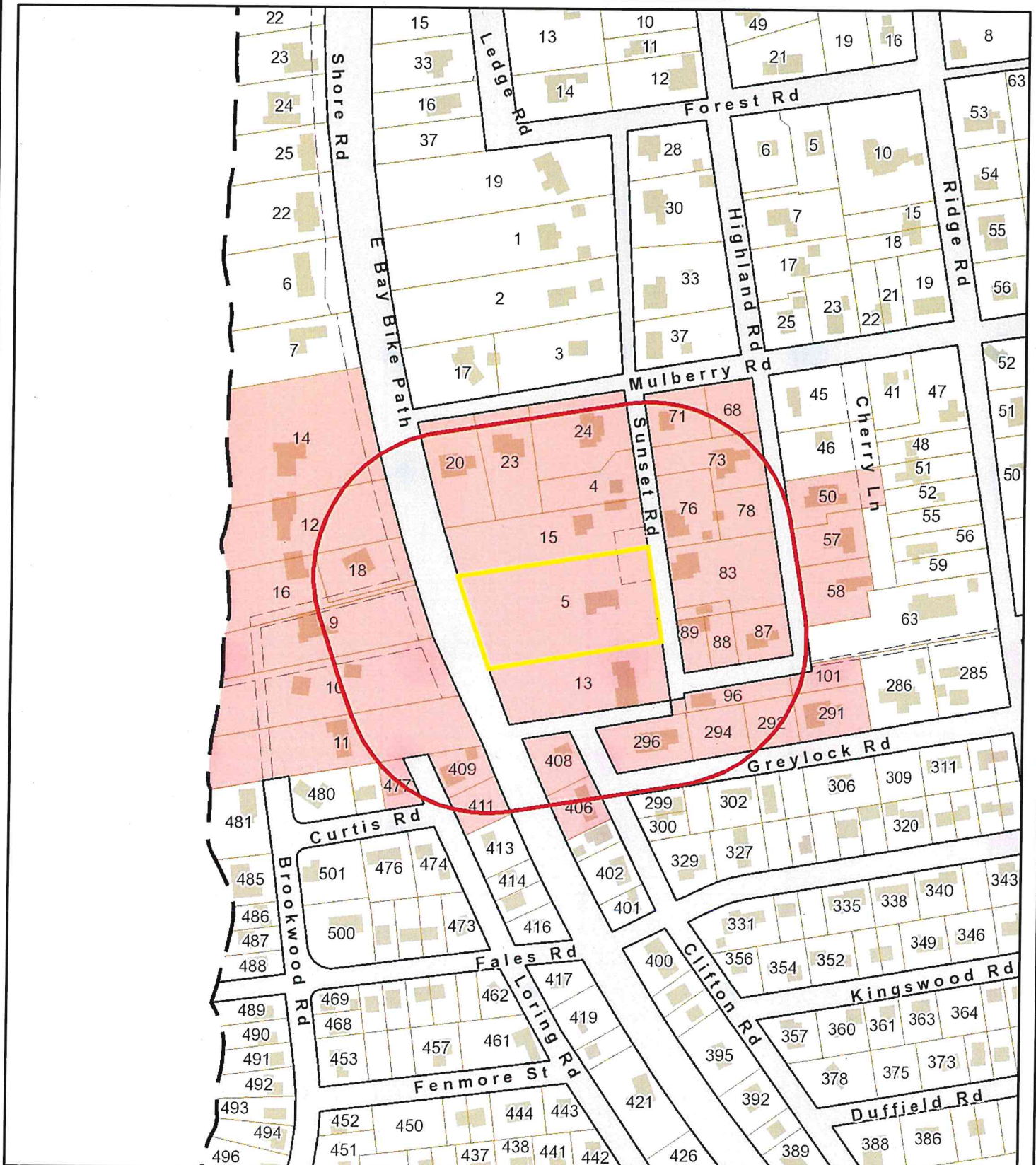
Bristol, RI



January 17, 2023

1 inch = 281 Feet

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# 300 foot Abutters List Report

Bristol, RI  
January 17, 2023

## Subject Property:

Parcel Number: 74-5  
CAMA Number: 74-5  
Property Address: 9 SUNSET RD

Mailing Address: SANTONI, MICHAEL & PAPPAS, ALEXIS I.  
TE  
9 SUNSET ROAD  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 73-50  
CAMA Number: 73-50  
Property Address: 14 HIGHLAND RD

Mailing Address: HUSE, MEREDITH M  
14 HIGHLAND RD  
BRISTOL, RI 02809

Parcel Number: 73-57  
CAMA Number: 73-57  
Property Address: 8 HIGHLAND RD

Mailing Address: BROWN, PETER & MARILYN CO-  
TRUSTEES  
8 HIGHLAND RD  
BRISTOL, RI 02809

Parcel Number: 73-58  
CAMA Number: 73-58  
Property Address: 6 HIGHLAND RD

Mailing Address: GUERTIN, STEPHEN & AMY E TE  
6 HIGHLAND RD  
BRISTOL, RI 02809

Parcel Number: 73-71  
CAMA Number: 73-71  
Property Address: 26 SUNSET RD

Mailing Address: DWYER, THOMAS E & MARY ELLEN  
TRUSTEES  
26 SUNSET RD  
BRISTOL, RI 02809

Parcel Number: 73-73  
CAMA Number: 73-73  
Property Address: 17 HIGHLAND RD

Mailing Address: ABERG, LENNART H. MARY A. ETUX TE  
17 HIGHLAND RD  
BRISTOL, RI 02809

Parcel Number: 73-76  
CAMA Number: 73-76  
Property Address: 16 SUNSET RD

Mailing Address: GWIZDOWSKI, DAVID M  
16 SUNSET RD  
BRISTOL, RI 02809

Parcel Number: 73-83  
CAMA Number: 73-83  
Property Address: 10 SUNSET RD

Mailing Address: GOULD, DAVID & RHEAULT, CHELSEA  
TE  
10 SUNSET RD  
BRISTOL, RI 02809

Parcel Number: 73-87  
CAMA Number: 73-87  
Property Address: 1 HIGHLAND RD

Mailing Address: TERRA, ROBERT G PATRICIA A  
1 HIGHLAND ROAD  
BRISTOL, RI 02809

Parcel Number: 73-88  
CAMA Number: 73-88  
Property Address: WAYLAND RD

Mailing Address: FRENCH GARY & ENG, PATRICIA J  
977 SOUTH ST  
ROSLINDALE, MA 02131

Parcel Number: 73-89  
CAMA Number: 73-89  
Property Address: 6 SUNSET RD

Mailing Address: FRENCH, GARY ENG, PATRICIA J  
6 SUNSET RD  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
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Parcel Number: 73-90  
CAMA Number: 73-90  
Property Address: SUNSET RD

Mailing Address: FRENCH GARY & ENG, PATRICIA J  
977 SOUTH ST  
ROSLINDALE, MA 02131

Parcel Number: 73-96  
CAMA Number: 73-96  
Property Address: 4 SUNSET RD

Mailing Address: PIRRI PROPERTIES LLC  
1 COMMERCIAL WAY  
WARREN, RI 02885

Parcel Number: 74-10  
CAMA Number: 74-10  
Property Address: 5 SHORE RD

Mailing Address: DEFOREST, ROBERT E ELIZA H TRSTS  
& JANE H. HOLME  
5506 9TH AVE DR WEST  
BRADENTON, FL 34209

Parcel Number: 74-11  
CAMA Number: 74-11  
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L  
1 SHORE RD  
BRISTOL, RI 02809

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

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

Parcel Number: 74-13  
CAMA Number: 74-13  
Property Address: 1 SUNSET AVE

Mailing Address: ONEIL, MICHAEL T LOUISE M. ETUX JT  
1 SUNSET RD  
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 74-16  
CAMA Number: 74-16  
Property Address: 11 SHORE RD

Mailing Address: SALTZMAN, ADAM J  
11 SHORE RD  
BRISTOL, RI 02809

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

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

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

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

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

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



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# 300 foot Abutters List Report

Bristol, RI  
January 17, 2023

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

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

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

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

Parcel Number: 74-5  
CAMA Number: 74-5  
Property Address: 9 SUNSET RD

Mailing Address: SANTONI, MICHAEL & PAPPAS, ALEXIS  
I. TE  
9 SUNSET ROAD  
BRISTOL, RI 02809

Parcel Number: 74-9  
CAMA Number: 74-9  
Property Address: 9 SHORE RD

Mailing Address: WILLIAMS, HERBERT R & KATHARINE B-  
TRUSTEES HERBERT R WILLIAMS  
TRUST (50%); KATHARINE B WILLIA  
9 SHORE RD  
BRISTOL, RI 02809

Parcel Number: 79-291  
CAMA Number: 79-291  
Property Address: 19 GREYLOCK RD

Mailing Address: KNEATH, THOMAS W. JR ET UX  
KNEATH, AMY  
19 GREYLOCK ROAD  
BRISTOL, RI 02809

Parcel Number: 79-292  
CAMA Number: 79-292  
Property Address: GREYLOCK RD

Mailing Address: PIRRI PROPERTIES LLC  
1 COMMERCIAL WAY  
WARREN, RI 02885

Parcel Number: 79-294  
CAMA Number: 79-294  
Property Address: GREYLOCK RD

Mailing Address: PIRRI PROPERTIES LLC  
1 COMMERCIAL WAY  
WARREN, RI 02885

Parcel Number: 79-296  
CAMA Number: 79-296  
Property Address: 7 GREYLOCK RD

Mailing Address: BINGHAM, NIKKI-ANN TRUSTEE  
7 GREYLOCK RD  
BRISTOL, RI 02809

Parcel Number: 79-406  
CAMA Number: 79-406  
Property Address: 37 CLIFTON RD

Mailing Address: TURENNE, MARCIA E & QUIGLEY, ANNE  
D TRUSTEES  
37 CLIFTON RD  
BRISTOL, RI 02809

Parcel Number: 79-408  
CAMA Number: 79-408  
Property Address: 41 CLIFTON RD

Mailing Address: QUIGLEY, MARK R. ANNE D. ETUX TE  
41 CLIFTON RD  
BRISTOL, RI 02809

Parcel Number: 79-409  
CAMA Number: 79-409  
Property Address: 40 LORING RD

Mailing Address: ZAYDON, PAUL TRUSTEE & BISSETT,  
AMELIA TRST TC  
40 LORING RD  
BRISTOL, RI 02809

Parcel Number: 79-411  
CAMA Number: 79-411  
Property Address: LORING RD

Mailing Address: MELLO, ROBERT W JR. ETUX MELLO,  
DONNA A.  
16 HILLSIDE RD  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
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Parcel Number: 79-477  
CAMA Number: 79-477  
Property Address: 9 CURTIS RD

Mailing Address: DAUBENEY, KEITH A  
9 CURTIS ST  
BRISTOL, RI 02809



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ABERG, LENNART H.  
MARY A. ETUX TE  
17 HIGHLAND RD  
BRISTOL, RI 02809

FRENCH, GARY  
ENG, PATRICIA J  
6 SUNSET RD  
BRISTOL, RI 02809

PIRRI PROPERTIES LLC  
1 COMMERCIAL WAY  
WARREN, RI 02885

BINGHAM, NIKKI-ANN TRUSTE  
7 GREYLOCK RD  
BRISTOL, RI 02809

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

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

BROWN, PETER &  
MARILYN CO-TRUSTEES  
8 HIGHLAND RD  
BRISTOL, RI 02809

GOULD, DAVID &  
RHEAULT, CHELSEA TE  
10 SUNSET RD  
BRISTOL, RI 02809

QUIGLEY, MARK R.  
ANNE D. ETUX TE  
41 CLIFTON RD  
BRISTOL, RI 02809

CAMPBELL SANDRA L  
1 SHORE RD  
BRISTOL, RI 02809

GUERTIN, STEPHEN &  
AMY E TE  
6 HIGHLAND RD  
BRISTOL, RI 02809

SALTZMAN, ADAM J  
11 SHORE RD  
BRISTOL, RI 02809

DAUBENEY, KEITH A  
9 CURTIS ST  
BRISTOL, RI 02809

GWIZDOWSKI, DAVID M  
16 SUNSET RD  
BRISTOL, RI 02809

SANTONI, MICHAEL &  
PAPPAS, ALEXIS I. TE  
9 SUNSET ROAD  
BRISTOL, RI 02809

DEFOREST, ROBERT E  
ELIZA H TRSTS & JANE H. H  
5506 9TH AVE DR WEST  
BRADENTON, FL 34209

HUSE, MEREDITH M  
14 HIGHLAND RD  
BRISTOL, RI 02809

TERRA, ROBERT G  
PATRICIA A  
1 HIGHLAND ROAD  
BRISTOL, RI 02809

DWYER, THOMAS E & MARY EL  
26 SUNSET RD  
BRISTOL, RI 02809

KNEATH, THOMAS W. JR ET U  
KNEATH, AMY  
19 GREYLOCK ROAD  
BRISTOL, RI 02809

TURENNE, MARCIA E & QUIGL  
37 CLIFTON RD  
BRISTOL, RI 02809

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

LOURIA, AGNES  
8 MULBERRY RD  
BRISTOL, RI 02809

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

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

MELLO, ROBERT W JR. ETUX  
MELLO, DONNA A.  
16 HILLSIDE RD  
BRISTOL, RI 02809

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

FRENCH GARY & ENG, PATRI  
977 SOUTH ST  
ROSLINDALE, MA 02131

ONEIL, MICHAEL T  
LOUISE M. ETUX JT  
1 SUNSET RD  
BRISTOL, RI 02809

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



WILLIAMS, HERBERT R & KAT  
HERBERT R WILLIAMS TRUST  
9 SHORE RD  
BRISTOL, RI 02809

ZAYDON, PAUL TRUSTEE &  
BISSETT, AMELIA TRST TC  
40 LORING RD  
BRISTOL, RI 02809