



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-36**

APPLICANT: Oscar I. DeLemos

LOCATION: 56 Thompson Avenue

PLAT: 22

LOT: 110

ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 20ft. x 28ft. two-story garage and living area addition, and a 24ft. x 36ft. single-story accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard on a corner lot and with less than the required lot area for an ADU within a new structure.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct additions to an existing single-family dwelling at this corner lot property located on the easterly side of Thompson Avenue and the southerly side of Perry Street. As a corner lot, this property has two front yards for purposes of determining zoning setbacks. The existing dwelling has a front door facing Thompson Avenue with the rear of the structure on the east side and driveway access to the property from Perry Street. The applicant proposes construction of a two-story addition off the easterly side of the existing dwelling that will include a two-car garage on the first floor and additional living space on the second floor. The applicant also proposes construction of a single-story addition consisting of a one-bedroom accessory dwelling unit (ADU) off the southerly side of the proposed garage addition. Recall that the applicant was before the Board in January 2023 (File #2023-05) for construction of this same addition. At that time the Board voted to approve a front yard variance for the proposed additions. However, that decision has expired per Section 28-412 of the zoning ordinance, so a new application is required in order to commence with the work.

The existing dwelling is located entirely within the front yard setback from Perry Street. The proposed two-story addition would extend off the easterly side of the existing dwelling parallel with the Perry Street property line; and at its closest point the addition would be located approximately 3 feet from the Perry Street front property line. The zoning ordinance requires a minimum 30 foot front setback in the R-10 zoning district. At the time of the applicant's initial proposal in 2023, the plans called for an ADU to be used by family members. That appears to still be the case. However, recent legislation has changed the requirements for ADU's. This property contains only 10,862 square feet of lot area, so an ADU within a new structure now requires a dimensional variance per Section 28-151(a), unless the unit is to be used for family members with disabilities.

It should also be noted that zoning ordinance requires a minimum of two off-street parking spaces for the principal dwelling unit and one off-street parking space per bedroom within the ADU.

 10/27/2025
Edward M. Tanner, Zoning Officer



56 Thompson Avenue

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

October 27, 2025



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

STAFF REPORT FOR:

FILE NO. **2025-37**

APPLICANT: Elise Ramos

LOCATION: 33 Sherman Avenue

PLAT: 123 LOT: 431 ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Keep up to four chicken hens on a residential property within the Residential R-15 zoning district.

COMPREHENSIVE PLAN REVIEW:

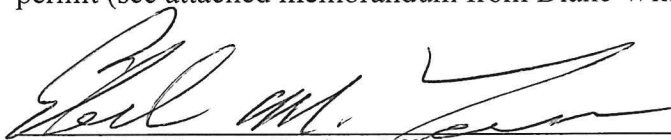
As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to keep up to four (4) chicken hens at this corner lot property located on the southerly side of Sherman Avenue and the westerly side of Christopher Drive within the R-15 zoning district. The property is improved with an existing single-family dwelling with a front that faces towards Sherman Avenue.

The applicant proposes to install a 3ft x 5ft. chicken coop within a 5ft. x 10ft. fenced-in pen to be located to the rear of the dwelling. The proposed enclosure area would be within approximately five feet of the easterly property line at Christopher Drive, and partially screened from the public street by an existing picket fence and vegetation. The keeping of chicken hens is a use that requires a special use permit in the R-15 zone per the Permitted Use Table in Section 28-82 of the zoning ordinance. This use is subject to the standards found in Section 28-150(o) of the zoning ordinance as well as the general standards found in Section 28-409(c)(2). It appears that the specific standards found in Section 28-150(o) will be met by the applicant with the exception of keeping the enclosure within the rear yard and at least 40 feet from all lot lines. The proposed location adjacent to the easterly property line at Christopher Drive is considered a front yard as this is a corner lot. However, given the orientation of the dwelling and the proximity of neighbors to the south and west, the proposed location may be acceptable, as it limits potential disturbances to neighbors. The applicant has stated that the enclosure could be made to fully comply with the standards by moving it closer to the existing dwelling, but it would also be located closer to neighboring properties.

The Technical Review Committee of the Bristol Planning Board did review this application at a meeting on October 23, 2025. During this meeting, the TRC voted to recommend approval of the special use permit (see attached memorandum from Diane Williamson).

 10/27/2025
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

October 24, 2025

TO: Zoning Board

FROM: Diane M. Williamson, Director *Diane W.*

RE: **33 Sherman Avenue – Special Use Permit for 4 Chicken Hens**

The Technical Review Committee (TRC) met on October 23, 2025 to review the above application.

The TRC found that the application met the standards of the Special Use Permit except for the location of the proposed chicken coop on Christopher Street ; however, since this is a corner lot, the TRC found that this is more like a rear yard for this property. The TRC also noted that there is an existing picket fence and vegetation to screen the coop.

Based on the above, the TRC unanimously passed a motion to recommend that the Special Use Permit be approved.



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-38**

APPLICANT: Michael Hoffman / Reliable Pest Control
LOCATION: 6 Francis Street
PLAT: 37 LOTS: 36, 37 & 38 ZONE: LB

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 14ft. x 40ft. addition to an existing commercial building with less than the required front yard on a corner lot.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct an addition to an existing commercial building at this corner lot property located on the easterly side of Francis Street and the northerly side of Wall Street. As a corner lot, this property has two front yards for purposes of determining zoning setbacks.

The applicant proposes construction of a 14ft. x 40ft. one-story addition off the southerly side of the existing structure. The property is occupied by Reliable Pest Control, for the storage of vehicles and equipment used in their pest control business. The proposed addition would include an overhead door facing Francis Street, and the structure would reportedly be used for the storage of vehicles and equipment. As proposed, the addition would extend to within 14.6 feet of the southerly property line at Wall Street. The zoning ordinance requires a minimum 25 foot front yard setback in the LB zone.

 10/27/2025
Edward M. Tanner, Zoning Officer



6 Francis Street

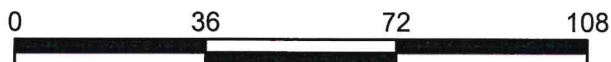
Town of Bristol, RI

1 inch = 36 Feet



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October 27, 2025



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

STAFF REPORT FOR:

FILE NO. 2025-39

APPLICANT: Newport Electric Construction
LOCATION: 1401 Hope Street
PLAT: 54 LOT: 12 ZONE: OS

APPLICANT IS REQUESTING A USE VARIANCE TO:

Install an approximate 48ft. x 183ft. accessory use solar canopy over an existing parking lot at Audubon Society of Rhode Island property within the Open Space (OS) zoning district.

COMPREHENSIVE PLAN REVIEW:

As this application is for a use variance, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to install a solar canopy over an existing parking lot within the Open Space (OS) zoning district. This property is located on the westerly side of Hope Street at the Warren town line. The property is owned by Audubon Society of RI, which manages the 26+ acres of open space and also operates an environmental education / nature center and aquarium at the location.

The applicant proposes to install a 48' x 183' solar "canopy" over the existing parking lot located just east of the environmental education building. The proposed solar canopy would reportedly contain 288 solar panels to generate electricity for the property and nature center. The proposed uses of an "accessory use solar energy system" or an "accessory use solar canopy over parking lot" are not permitted in the OS zone per the Permitted Use Table found in Section 28-82 of the zoning ordinance. As such, a use variance is required subject to the standards of Section 28-409(c)(1) of the zoning ordinance. The applicant notes that this property, while zoned OS, has dual functions as a conservation area and as a public education facility; and the existing paved parking lot provides an appropriate location to provide renewable energy in a way that is least impactful to the environment.

The Technical Review Committee (TRC) of the Bristol Planning Board has not yet reviewed this application. The TRC is scheduled a meeting with the applicant for Tuesday October 28, 2025. A follow up memorandum regarding the TRC meeting will be forwarded to the Board prior to the public hearing on this application.

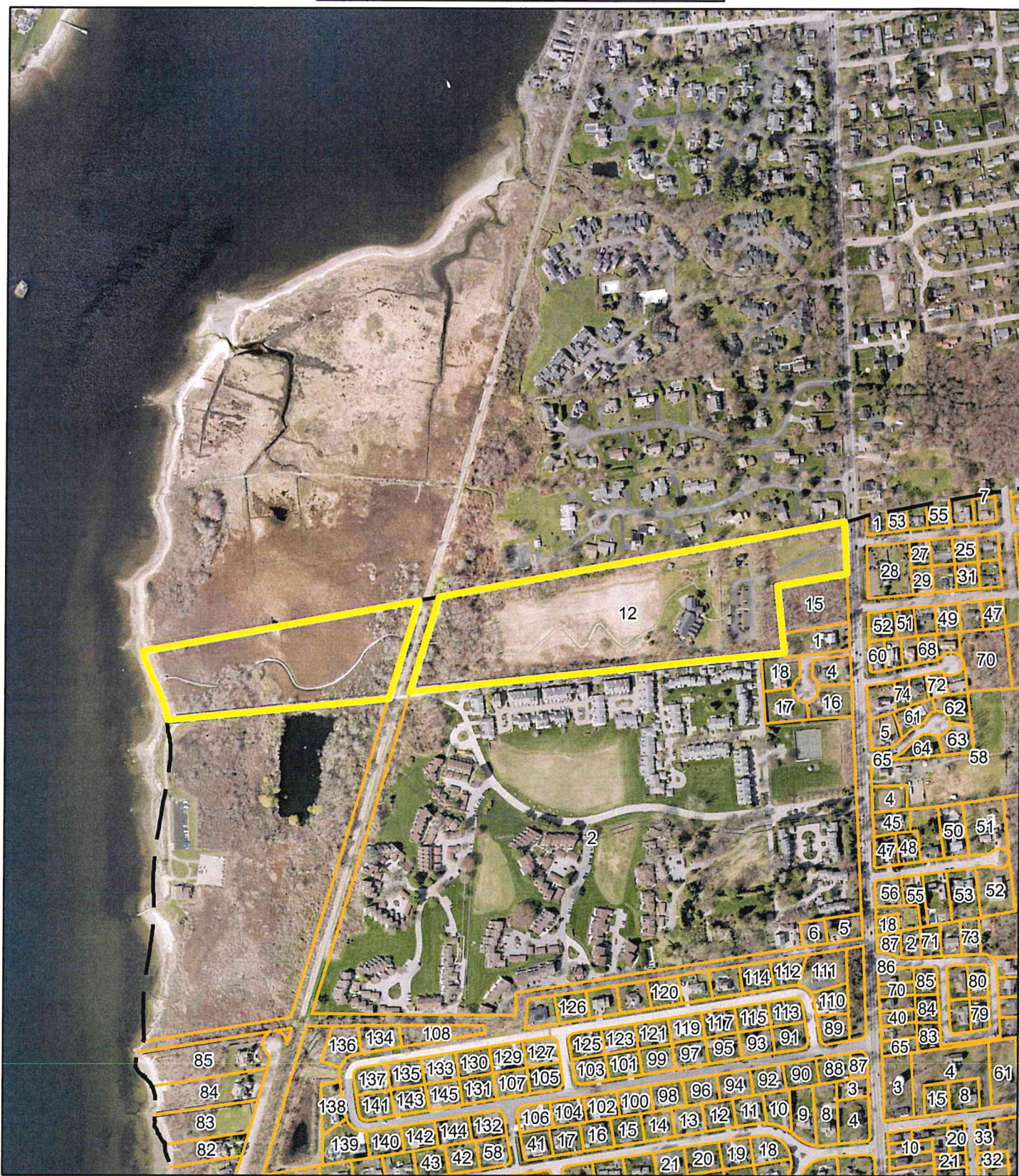
 10/27/2025
Edward M. Tanner, Zoning Officer



1 inch = 563 Feet

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October 27, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-40**

APPLICANT: Bristol Co-op, Inc.

LOCATION: 655 Metacom Avenue

PLAT: 94 LOT: 7 ZONE: General Business (GB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Operate a cannabis retailer use within the General Business (GB) zoning district.

COMPREHENSIVE PLAN REVIEW:

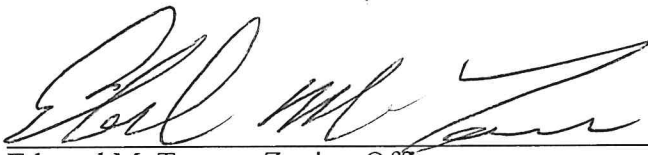
As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a cannabis retailer use at this property located on the westerly side of Metacom Avenue within the General Business (GB) zoning district. The property is currently improved with an approximate 32,000 square foot commercial building containing several retail and service business uses. The proposed cannabis retail use would occupy approximately 3,563 square feet of space within the building.

A cannabis retailer is defined in Section 28-1 of the zoning ordinance; and this use requires a special use permit in the GB zone per the Permitted Use Table in Section 28-82. The proposed use is subject to the standards found in Section 28-150(k)(2) of the zoning ordinance as well as the general standards found in Section 28-409(c)(2). The applicant has submitted detailed building plans, a project description, and an operations plan to address these standards. Of note, the proposal does not include the processing or packaging of any cannabis products. All products will arrive at the retail location pre-packaged for sale.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting held on October 23, 2025. During this meeting, the TRC voted to send the application to the zoning board without a recommendation, but acknowledging that the voters of Bristol approved this use in a November 2022 referendum (see attached memorandum from Diane Williamson).

 10/27/2025
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

October 24, 2025

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: **Bristol Co-op, Inc. -Special Use Permit**
To operate a cannabis retailer use
655 Metacom Avenue

A handwritten signature in cursive script, reading "Diane W.", is written over the "FROM:" line of the memo.

The Technical Review Committee met on October 23, 2025 to review the above application.

Based on the review, a motion was unanimously passed to send this to the Zoning Board without a recommendation but acknowledging that the voters of Bristol approved the use in the Special Referendum; and, also finding that the application does appear to have met the standards of the Special Use Permit.