



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

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

[www.bristolri.gov](http://www.bristolri.gov)

May 15, 2025  
File #: ZBR-25-18

### NOTICE OF PUBLIC HEARING PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review  
that a Public Hearing will be held in-person at:

**Bristol Town Hall**  
**10 Court Street, Bristol, RI 02809**  
**June 2, 2025 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Justin Ferreira / Ferreira Electric, Inc.

**Owner of Record:** Nappi Brothers, Inc.

**Location:** 14 RESERVOIR AVE , BRISTOL, RI, 02809

Plat: 033 Lot: 158-159

**Zoning District:** R-6

Applicant is requesting a **Use Variance** and a **Dimensional Variance** under the Zoning Ordinance as follows:

to expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

---

Edward M. Tanner  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. 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).



## Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-18

14 reservoir ave 033 158-159

May 9, 2025

| <b>Applicant</b>                           |                                  |
|--------------------------------------------|----------------------------------|
| Name of Applicant                          | Justin Ferreira                  |
| Who is Submitting this Application         | Other                            |
|                                            | If other, Describe: future owner |
| Owner's Name (If Different than Applicant) | nappi brothers inc               |

| <b>Location for Application</b> |                  |      |         |
|---------------------------------|------------------|------|---------|
| Property Type                   | Both             |      |         |
| Zoning District                 | R-6              |      |         |
| Address, Plat, Lot              | Address          | Plat | Lot     |
|                                 | 14 reservoir ave | 033  | 158-159 |

| <b>Type of Application</b> |                   |
|----------------------------|-------------------|
| Application Type           | Use Variance      |
| Proposed                   | If other, Detail: |
| New Building Type          | If other, Detail: |

| <b>Size of Proposed Building(s)/Addition(s) (If applicable)</b> |      |
|-----------------------------------------------------------------|------|
| Total Square Footage                                            | feet |
| Width in Feet                                                   | feet |
| Length in Feet                                                  | feet |
| Height Above Grade                                              | feet |
| Number of Stories                                               |      |

| <b>Setbacks</b>         |      |
|-------------------------|------|
| Front Yard in Feet      | feet |
| Rear Yard in Feet       | feet |
| Left Side Yard in Feet  | feet |
| Right Side Yard in Feet | feet |
| Height in Feet          | feet |

|                            |  |
|----------------------------|--|
| Extension Request          |  |
| Date of Original Extension |  |
| Date of First Extension    |  |

| <b>Provisions of Zoning Ordinance (If Known)</b> |  |
|--------------------------------------------------|--|
| 28-218(5)(6)                                     |  |

| <b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b> |  |
|--------------------------------------------------------------------------------------------------|--|
| expanding non-conforming use                                                                     |  |

| <b>Existing Lot Specifications</b> |            |
|------------------------------------|------------|
| Current Use of Premises            | Commercial |

|                 |                    |
|-----------------|--------------------|
|                 | If other, explain: |
| Number of Units |                    |
| Lot Area        | 6,400              |
| Lot Frontage    | 80                 |
| Lot Depth       | 80                 |

| Existing Buildings & Structures |                       |                                                           |
|---------------------------------|-----------------------|-----------------------------------------------------------|
| Structure: Accessory            | Square Footage: 2,094 | Building/Structure Detail if Other: concrete block        |
| Structure: Accessory            | Square Footage: 400   | Building/Structure Detail if Other: 2 car detached garage |

I, NICHOLAS NAPPI, PRESIDENT OF NAPPI BROTHERS PLUMBING, GIVE JUSTIN FERREIRA, PRESIDENT OF FERREIRA ELECTRIC INC. PERMISSION TO GO BEFORE THE ZONING BOARD IN THE TOWN OF BRISTOL IN REFERENCE TO MY PROPERTY AT 14 RESERVOIR AVE. HE IS A PROSPECTIVE BUYER OF MY PROPERTY AND WE ARE CURRENTLY UNDER CONTRACT FOR THE SALE.

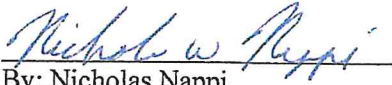
NICHOLAS NAPPI

5-8-25

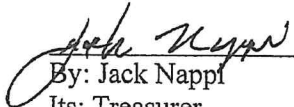
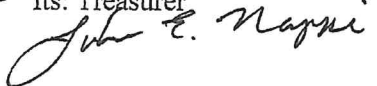
x Nicholas Nappi

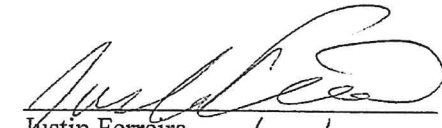
Executed as a sealed instrument this 28 day of April, 2025.

SELLER:  
Nappi Bros. Inc.

  
By: Nicholas Nappi  
Its: President

SELLER:  
Nappi Bros. Inc.

  
By: Jack Nappi  
Its: Treasurer  
  
BUYER:

  
Justin Ferreira 4/28/2025

TELEPHONE (401)253-0347

E-MAIL: ferreiraelectric@yahoo.com

**FERREIRA ELECTRIC INC.**

1236 HOPE STREET · BRISTOL, RI · 02809

ELECTRICAL CONTRACTING

RESIDENTIAL · COMMERCIAL · INDUSTRIAL

RI LICENSE #A2055 &amp; MASS. LICENSE #10530-A

MAY 5<sup>TH</sup>. 2025

TOWN OF BRISTOL ZONING BOARD OF REVIEW,

MY NAME IS JUSTIN FERREIRA, OWNER OF FERREIRA ELECTRIC INC. BASED HERE IN BRISTOL. FERREIRA ELECTRIC IS A SMALL, FAMILY OWNED AND OPERATED BUSINESS STARTED BY MY FATHER MICHAEL, THAT HAS BEEN SERVING BRISTOL AND SURROUNDING AREAS SINCE 1986. OUR HOURS OF OPERATION ARE 8AM TO 430 PM. WE ARE A TEAM OF FOUR IN THE FIELD AND TWO IN THE OFFICE. THERE IS NO AFTER HOURS WORK AND OTHER THEN OFFICE STAFF THERE IS USUALLY NO ONE THERE EXCEPT FOR BEGINNING AND END OF THE WORKDAY.

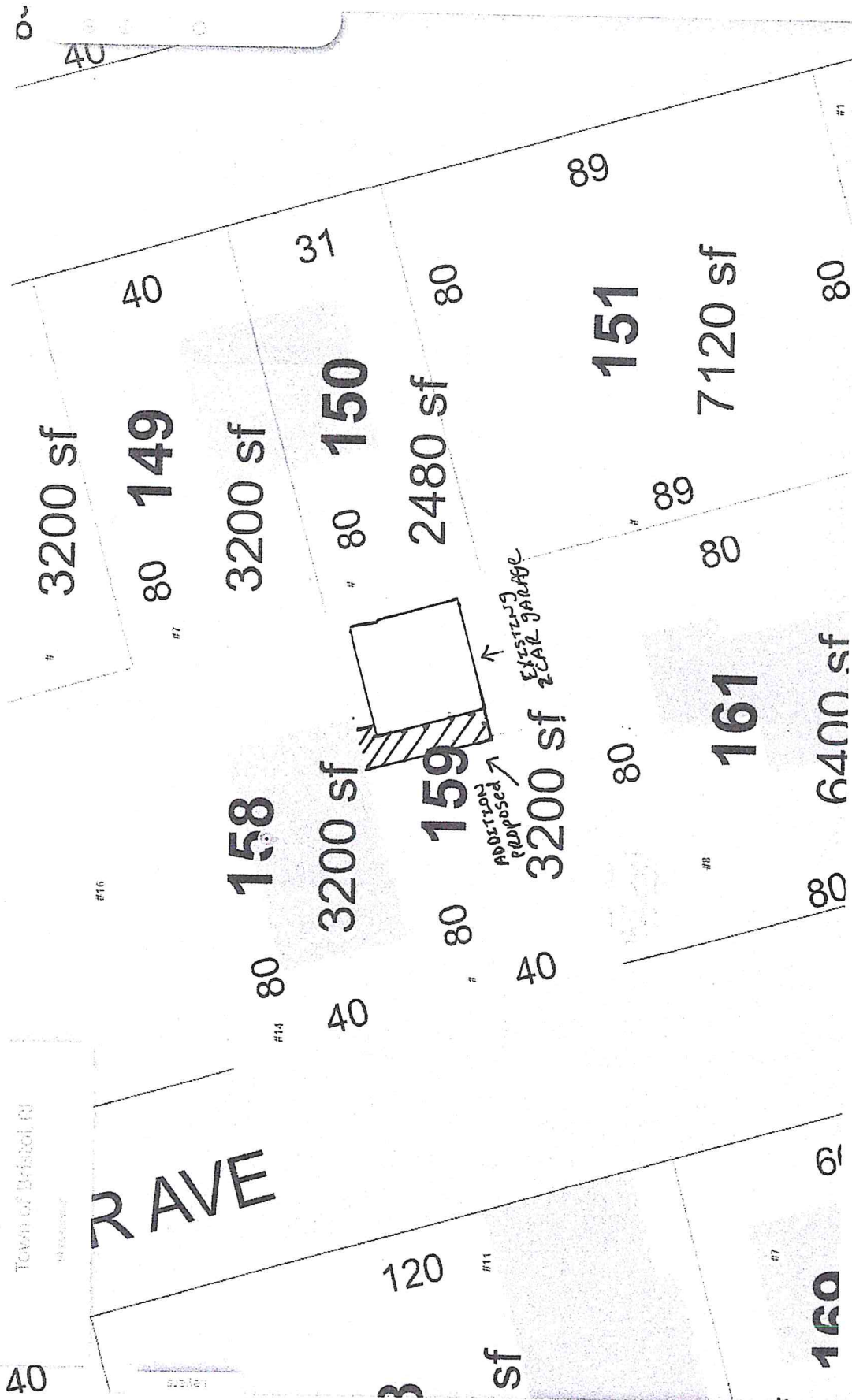
I AM UNDER CONTRACT TO PURCHASE THE PROPERTY AT 14 RESERVOIR AVE. WHICH IS CURRENTLY THE SHOP FOR NAPPI BROTHERS PLUMBING. THIS BUILDING HAS BEEN USED AS A CONTRACTOR'S WORKSHOP FOR 70+ YEARS AND WOULD BE A PERFECT PLACE TO CONTINUE TO RUN MY SMALL ELECTRICAL CONTRACTING COMPANY OUT OF AND CONTINUE TO OPERATE BASED HERE IN BRISTOL. SOME MODIFICATIONS WOULD BE NEEDED TO PROPERLY AND SUCCESSFULLY CONTINUE TO OPERATE OUT OF THIS SPACE. KEEPING WORK VANS INSIDE AT NIGHT IS VERY IMPORTANT TO THE OPERATION OF MY BUSINESS AND EMPLOYEE RETENTION. AS ONE COULD IMAGINE THE LOADING AND UNLOADING OF DAILY TOOLS AND MATERIALS OUTSIDE IN THE RAIN OR FREEZING COLD COULD WEAR DOWN EVEN THE BEST AND LOYAL OF WORKMEN. ALSO KEEPING THE PROPERTY TIDY AND MAINTAINING CURB APPEAL SETS AN IDEAL FOR POTENTIAL FUTURE CUSTOMERS. I BELIEVE THIS COULD BE ATTAINED BY KEEPING WORK VEHICLES AND EQUIPMENT INSIDE WHEN NOT IN USE AND KEEPING UP WITH LANDSCAPE MAINTENCE.

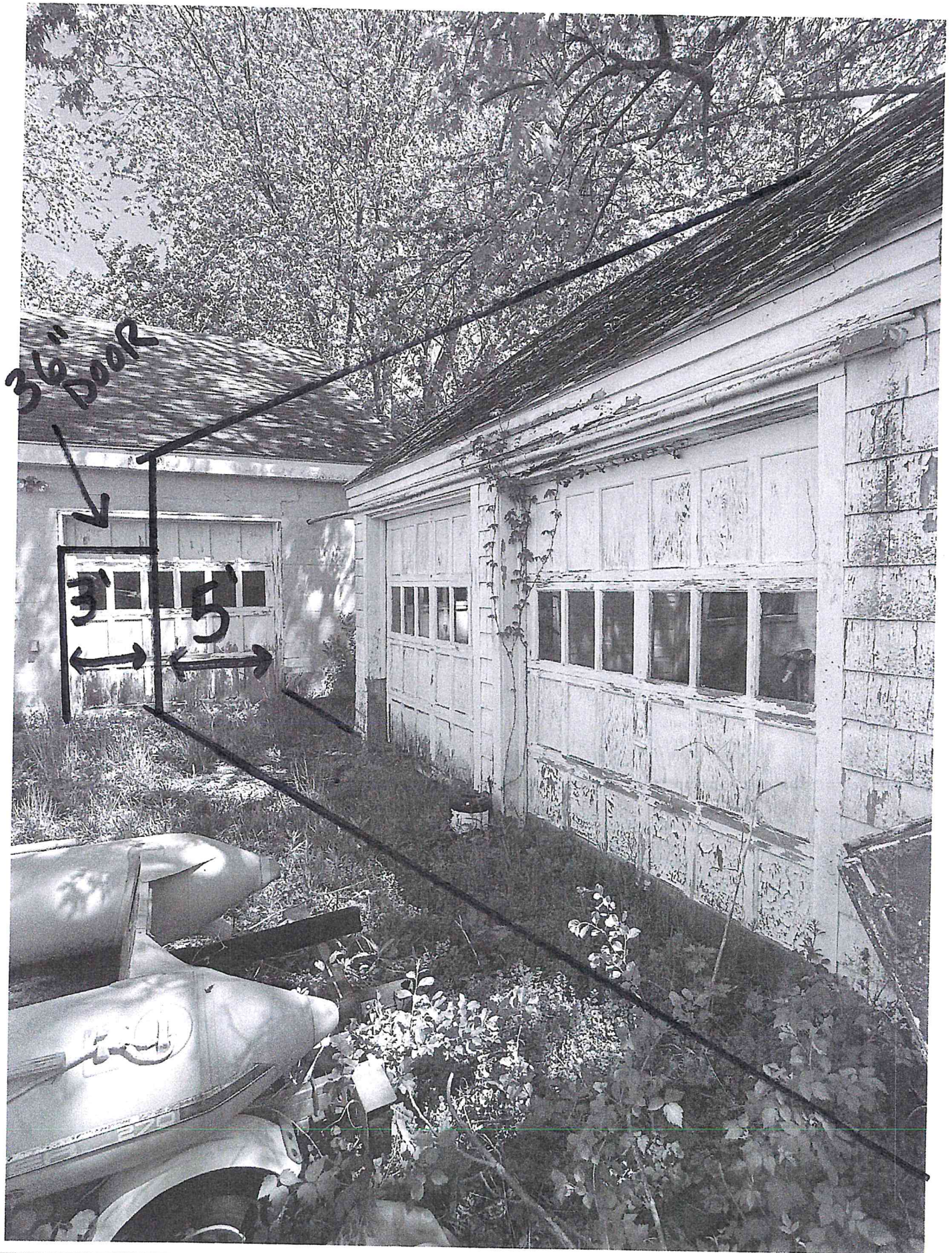
I AM LOOKING FOR APPROVAL FROM THE BOARD TO MAKE SOME MINOR CHANGES TO THE PROPERTY TO BETTER SUIT OUR BUSINESSES NEEDS. I WOULD ASK THE BOARDS PERMISSION TO EXTEND THE FRONT OF THE SMALL GARAGE ON PARCEL 159 APPROXIMATLY 5-6 FEET TO INTERSECT WITH THE EXISTING BLOCK BUILDING ON PARCEL 158 AND TIE THE TWO STRUCTURES TOGETHER AT THE RIGHT GARAGE DOOR OF THE BLOCK BUILDING ON PARCEL 158. AT THE SAME TIME THE NEW FRONT OF THE SMALL GARAGE WOULD BE DORMERED TO ALLOW FOR LARGER OVERHEAD GARAGE DOORS TO ALLOW US TO KEEP OUR VEHICLES INSIDE, OUT OF THE WEATHER AND OUT OF SIGHT.

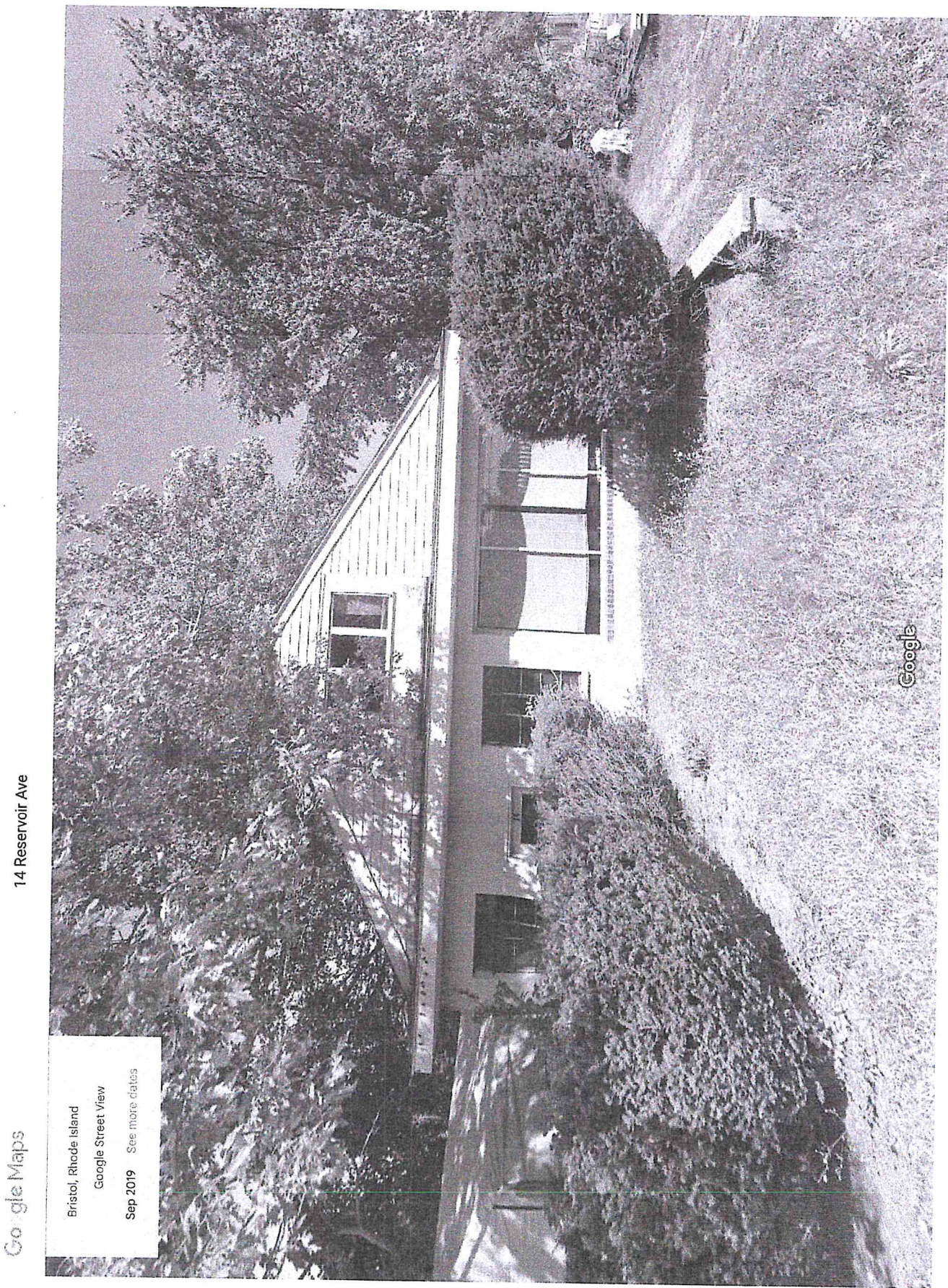
I DO NOT BELIEVE THESE CHANGES WILL NEGATIVLY AFFECT THE RESIDENTS OF RESERVOIR AVE AS THE ADDITION TO THE BUILDING IS MINOR AND BELIEVE THE NEIGHBORS WILL APPRECIATE THE IMPROVMENTS AND UPDATES TO THIS PROPERTY AS IT HAS FALLEN INTO DISREPAIR. I AM LOOKING FORWARD TO GETTING TO KNOW MY NEW NEIGHBORS AND HAVING A FUCTIONING RELATIONSHIP BASED ON RESPECT.

THANK YOU FOR YOUR CONSIDERATION, IT IS GREATLY APPRECIATED

JUSTIN FERREIRA  
FERREIRA ELECTRIC INC







14 Reservoir Ave

Google Maps

Bristol, Rhode Island  
Google Street View  
Sep 2019 See more dates

Google





| ► Building Information |              |              |           |            | ► Grade |              |              | ► Other Factors |           |              | ► Sub-Area Detail |       |           |       | ► Visit History |                 |                     |    |  |
|------------------------|--------------|--------------|-----------|------------|---------|--------------|--------------|-----------------|-----------|--------------|-------------------|-------|-----------|-------|-----------------|-----------------|---------------------|----|--|
| Description            |              | Description  |           | Grade      | Q5+     | Q5+          | Flood Hazard | Topography      | LEVEL     | Code         | Description       | Area  | Fin. Area | Rate  | Undep Val       | Date            | Result              | By |  |
| BLDG Type              | CommGrge     | Story Height | 1 Story   | Year Built | 1930    | EFF Year     | Street       | PAVED           |           | FFL          | 1st FLOOR         | 1,496 | 1,496     | 57.60 | 86,170          | 10/20/2021      | REVIEW              |    |  |
| RES Units              | 0            | COM Units    | 1         | Alt LUC    |         | Alt %        | Traffic      |                 |           | ATF          | FIN ATTIC         | 598   | 598       | 57.60 | 34,468          | 7/24/2018       | MEASURED            |    |  |
| Foundation             |              |              | BMT Floor |            |         | Depreciation |              |                 | Bas \$/SQ |              |                   | 48.00 |           |       |                 |                 |                     |    |  |
| Frame 1                | Masonry      | Frame 2      |           |            |         | Code         | Description  | %               | Size Adj  | 1.25         |                   |       |           |       |                 | 7/6/2018 REVIEW |                     |    |  |
| EXT Wall 1             | Concrete Blk | EXT Wall 2   |           |            |         | Condition    | FR           | FR - Fair       | 40.0      | Constr Adj   | 0.96              |       |           |       |                 |                 | 3/11/2008 LISTED    |    |  |
| Roof Type 1            | Gable        | Roof Type 2  |           |            |         | Functional   | -            |                 | 0.0       | Adj \$/SQ    | 57.60             |       |           |       |                 |                 | 3/11/2008 CALL BACK |    |  |
|                        |              |              |           |            |         |              |              |                 |           | Other Featrs | 4,000             |       |           |       |                 |                 | 1/3/2008 CALL BACK  |    |  |
|                        |              |              |           |            |         |              |              |                 |           | Grade, Enc   | 0.00              |       |           |       |                 |                 | 11/7/2007 MEASURE   |    |  |
|                        |              |              |           |            |         |              |              |                 |           |              |                   |       |           |       |                 |                 | MP                  |    |  |

| Roof Cover 1 | Asphalt Shir | Roof Cover 2 | % | Economic             | -      | Grade Fac    | 0.90                                             |
|--------------|--------------|--------------|---|----------------------|--------|--------------|--------------------------------------------------|
| INT Wall 1   | Plaster      | INT Wall 2   | % | Special              | -      | Neigh Infr   | 1.00                                             |
| Floors 1     |              | Floors 2     | % | OV                   | -      | Land Factor  | 1.00                                             |
|              |              |              |   |                      |        | Adj Total    | 112,174                                          |
| BMT Garages  |              | Color        |   |                      |        | Depreciation | 44,870                                           |
| Plumbing     |              | Electrical   |   |                      |        | Depr Total   | 67,304                                           |
|              |              |              |   | Total Depreciation % | > 40.0 |              |                                                  |
|              |              |              |   |                      |        |              | W/LOST 159. 2 OH DOORS (8 X 10). RES. LOC. - BD. |

| Remodeling History      |  |           |          |           |   |
|-------------------------|--|-----------|----------|-----------|---|
|                         |  | Additions | Plumbing |           |   |
|                         |  | Interior  | Electric |           |   |
|                         |  | Exterior  | Heating  |           |   |
|                         |  | Kitchen   | General  |           |   |
|                         |  | Bath(s)   |          |           |   |
|                         |  |           |          | # Floors  | 0 |
|                         |  |           |          | Blldg Seq | 1 |
| <div>▶ Condo Data</div> |  |           |          |           |   |
|                         |  | Complex   |          |           |   |
|                         |  | Location  |          |           |   |
|                         |  | Tot Units |          |           |   |
|                         |  | FL Level  |          |           |   |
|                         |  | # Floors  | 0        |           |   |
|                         |  | Blldg Seq | 1        |           |   |

| Parking Type | % Sprinkled | ► Building Permits |          |             |         |           |        |        |
|--------------|-------------|--------------------|----------|-------------|---------|-----------|--------|--------|
| EXT View     |             | Issue Date         | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status |
| Full Bath    | Quantity    |                    |          |             |         |           |        |        |
|              | Quality     | 1                  |          |             |         |           |        |        |
|              |             | 2                  |          |             |         |           |        |        |

|               |         |   |
|---------------|---------|---|
| Ext Full Bath |         | 3 |
| Half Bath     |         | 4 |
| Ext Half Bath |         | 5 |
|               |         | 6 |
| Ext Fixtures  | 4       | 7 |
|               | Typical | 8 |
| Kitchens      |         | 9 |
| Ext Kitchens  |         |   |

[illegible]

| Room Counts by Floor |         |            |                | Floor Level | AFDU      |
|----------------------|---------|------------|----------------|-------------|-----------|
| Units                | # Rooms | # Bedrooms | PortTermRental |             |           |
| 1                    | 1       | 0          | 0              | U           | PriorID1c |
| 2                    |         |            |                |             | PriorID2a |
| 3                    |         |            |                |             | PriorID2b |
| 4                    |         |            |                |             | PriorID2c |
|                      |         |            |                |             | PriorID3a |
|                      |         |            |                |             | PriorID3b |
|                      |         |            |                |             | PriorID3c |
| Totals               | 1       | 0          | 0              |             |           |

Owner

Owner Account #: 14-0220-00

% Owned

Owner 1

NAPPI BROS INC

0.00

Owner 2

0.00

Owner 3

Address

14 RESERVOIR AVE, BRISTOL, RI 02809-0000

Assessment

Previous Owners & Sales Information

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value | Year | LUC | Building | SF/YI  | Land Size | Land   | AGR Credit | Appraised Value | Assessed Value | Dead Type |
|----------|------------|-------------|-----------|------------|-----------|----------------|------|-----|----------|--------|-----------|--------|------------|-----------------|----------------|-----------|
| 15       | 0          | 11,200      | 0.07      | 68,300     | 0         | 79,500         | 2024 | 15  | 0        | 11,200 | 0         | 68,300 | 0          | 79,500          | 79,500         |           |
| TOTAL    | 0          | 11,200      | 0.07      | 68,300     | 0         | 79,500         | 2023 | 15  | 0        | 11,200 | 0         | 68,300 | 0          | 79,500          | 79,500         |           |
|          |            |             |           |            |           |                | 2022 | 15  | 0        | 11,200 | 0         | 68,300 | 0          | 79,500          | 79,500         |           |
|          |            |             |           |            |           |                | 2021 | 15  | 0        | 11,200 | 0         | 47,600 | 0          | 58,800          | 58,800         |           |
|          |            |             |           |            |           |                | 2020 | 15  | 0        | 11,200 | 0         | 47,600 | 0          | 58,800          | 58,800         |           |
|          |            |             |           |            |           |                | 2019 | 15  | 0        | 11,200 | 0         | 47,600 | 0          | 58,800          | 58,800         |           |

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

VAL per SQ Unit/Parcel >

Land Information

RESERVOIR AVE

| Use | Description   | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----|---------------|---------|-----------|-----------|---------|------------|----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1   | 15 Vct Lnd Im | 0.07346 | AC        | P         | 1.00    | 615,950    | 929,758  | C13   |       |         |       |         |       |         | 68,300     |           |       | 1.00 | 0         |
| 2   |               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 3   |               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 4   |               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |

Card of

CATALIS

ADVANCING GOVERNMENT ENGAGING CITIZENS

RESERVOIR AVE

Account:2688

Zone R-6

Assessment

\$79,500

Plat/Lot 033-0159-000

Building Information

BLDG Type

Story Height

COM Units

BMT Floor

Frame 2

EXT Wall 2

Roof Type 2

Roof Cover 2

INT Wall 2

Floors 2

BMT Garages

Plumbing

Insulation

Heat Fuel

# Heat Sys

% Solar HW

% COM Wall

Ceil HGHT

Parking Type

EXT View

Grade

Grade

Year Built

EFF Year

Alt LUC

Alt %

Depreciation

Code

Description

%

Condition

Functional

Economic

Special

OV

Total Depreciation % >

Other Factors

Flood Hazard

Topography

Street

PAVED

Traffic

Bas \$/SQ

Size Adj

Constr Adj

Adj \$/SQ

Other Featrs

Grade Fac

Neigh Infl

Land Factor

Adj Total

Depreciation

Depr Total

Notes

W/158

Remodeling History

Additions

Interior

Exterior

Kitchen

Bath(s)

Plumbing

Electric

Heating

General

Condo Data

Complex

Location

Tot Units

FL Level

# Floors

Bldg Seq

Building Permits

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

% Done

Status

Description/Directions

Special Features & Yard Items

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

Other Info.

AFDU

TermRental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Room Counts by Floor

Units

# Rooms

# Bedrooms

Floor Level

1

2

3

4

Totals

Visit History

Date

Result

By

10/20/2021

REVIEW

7/6/2018

REVIEW

7/2/2018

MEASURED

Print Date = 5/9/2025

Printed By = Ed Tanner

Year ID: 2024

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.



# 14 Reservoir Avenue - 200' Radius

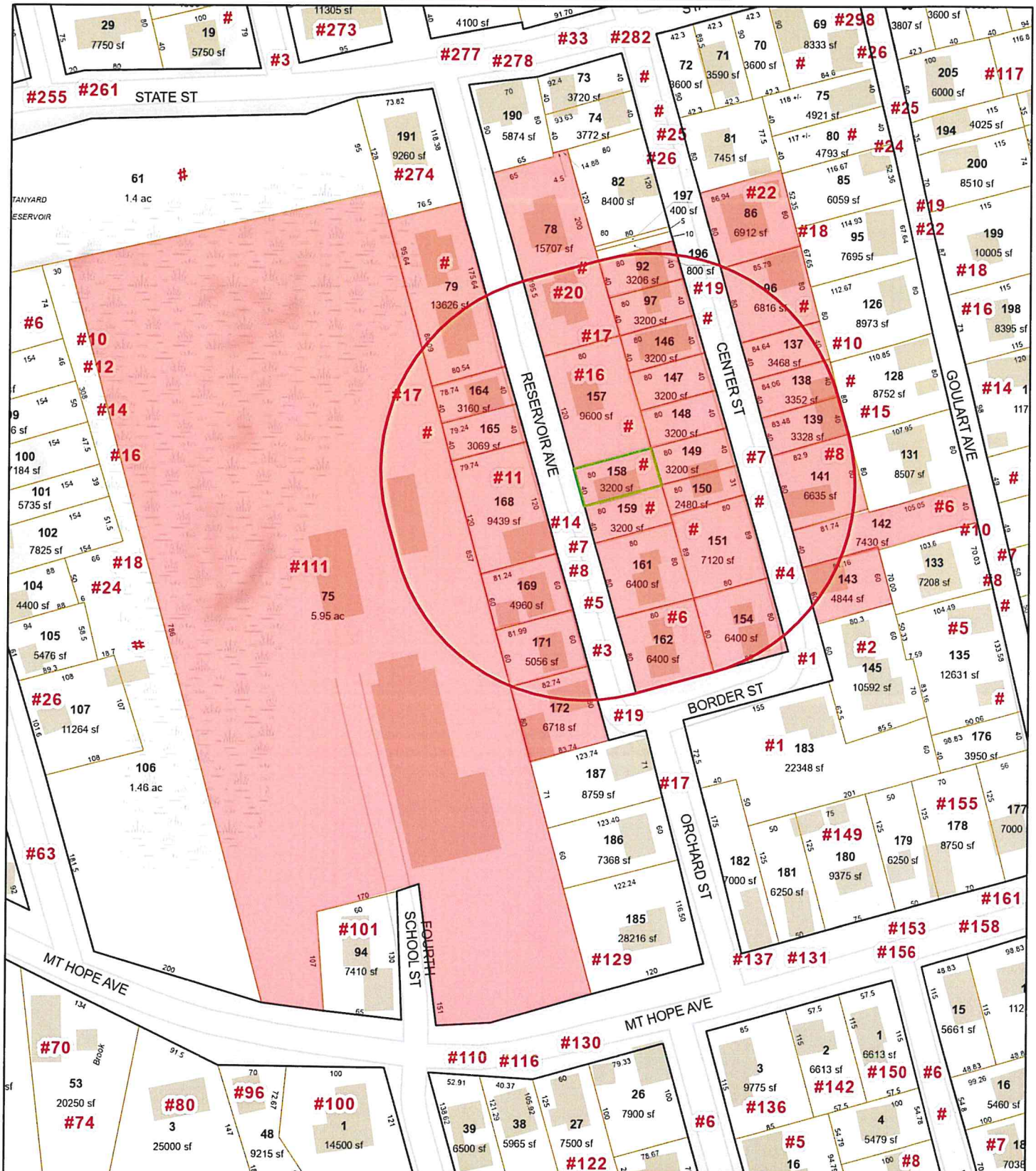
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 12, 2025



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# 200 feet Abutters List Report

Bristol, RI  
May 12, 2025

## Subject Property:

Parcel Number: 33-158  
CAMA Number: 33-158  
Property Address: 14 RESERVOIR AVE

Mailing Address: NAPPI BROS INC  
14 RESERVOIR AVE  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 30-75  
CAMA Number: 30-75  
Property Address: 111 MT HOPE AVE

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 33-137  
CAMA Number: 33-137  
Property Address: CENTER ST

Mailing Address: RELIABLE PEST CONTROL, INC.  
6 FRANCIS ST  
BRISTOL, RI 02809

Parcel Number: 33-138  
CAMA Number: 33-138  
Property Address: 10 CENTER ST

Mailing Address: RELIABLE PEST CONTROL, INC.  
6 FRANCIS ST  
BRISTOL, RI 02809

Parcel Number: 33-139  
CAMA Number: 33-139  
Property Address: CENTER ST

Mailing Address: RELIABLE PEST CONTROL, INC.  
6 FRANCIS ST  
BRISTOL, RI 02809

Parcel Number: 33-141  
CAMA Number: 33-141  
Property Address: 8 CENTER ST

Mailing Address: GARCIA, GAIL A. ET AL MANUEL F.  
GARCIA JR. TE  
8 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-142  
CAMA Number: 33-142  
Property Address: 6 CENTER ST

Mailing Address: VIVEIROS, MICHAEL D. ET UX  
KATHERINE L. VIVEIROS TE  
6 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-143  
CAMA Number: 33-143  
Property Address: 4 CENTER ST

Mailing Address: PACIA, KYLE M & ENOS, KELLY M JT  
4 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-146  
CAMA Number: 33-146  
Property Address: 17 CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAM,  
IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809

Parcel Number: 33-147  
CAMA Number: 33-147  
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III MCADAMS,  
IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809

Parcel Number: 33-148  
CAMA Number: 33-148  
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAMS,  
IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809



www.cai-tech.com

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5/12/2025

Page 1 of 3



## 200 feet Abutters List Report

Bristol, RI  
May 12, 2025

|                                                                                    |                                                                                                          |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Parcel Number: 33-149<br>CAMA Number: 33-149<br>Property Address: 7 CENTER ST      | Mailing Address: NAPPI, JOHN E ET UX EVELYN<br>7 CENTER ST<br>BRISTOL, RI 02809                          |
| Parcel Number: 33-150<br>CAMA Number: 33-150<br>Property Address: CENTER ST        | Mailing Address: NAPPI, JOHN E ET UX EVELYN<br>7 CENTER ST<br>BRISTOL, RI 02809                          |
| Parcel Number: 33-151<br>CAMA Number: 33-151<br>Property Address: CENTER ST        | Mailing Address: SANCHAS, ROBERT<br>8 MATTHEW DR<br>WARREN, RI 02885                                     |
| Parcel Number: 33-154<br>CAMA Number: 33-154<br>Property Address: 1 CENTER ST      | Mailing Address: VIEIRA, ANTHONY JR & JODY TE<br>1 CENTER ST<br>BRISTOL, RI 02809                        |
| Parcel Number: 33-157<br>CAMA Number: 33-157<br>Property Address: 16 RESERVOIR AVE | Mailing Address: GREEN, RAYMOND W. PATRICIA ETUX<br>9 3RD ST<br>BRISTOL, RI 02809                        |
| Parcel Number: 33-158<br>CAMA Number: 33-158<br>Property Address: 14 RESERVOIR AVE | Mailing Address: NAPPI BROS INC<br>14 RESERVOIR AVE<br>BRISTOL, RI 02809                                 |
| Parcel Number: 33-159<br>CAMA Number: 33-159<br>Property Address: RESERVOIR AVE    | Mailing Address: NAPPI BROS INC<br>14 RESERVOIR AVE<br>BRISTOL, RI 02809                                 |
| Parcel Number: 33-161<br>CAMA Number: 33-161<br>Property Address: 8 RESERVOIR AVE  | Mailing Address: POISSANT, OLIVER ANTHONY ETAL TC<br>62 VARNUM AVE<br>BRISTOL, RI 02809                  |
| Parcel Number: 33-162<br>CAMA Number: 33-162<br>Property Address: 6 RESERVOIR AVE  | Mailing Address: OLIVER, NANCY A & JAMES LE OLIVER,<br>BRADLEY J<br>6 RESERVOIR AVE<br>BRISTOL, RI 02809 |
| Parcel Number: 33-164<br>CAMA Number: 33-164<br>Property Address: 17 RESERVOIR AVE | Mailing Address: BROWN, VALERIE K<br>536 WEST BYWOOD DR<br>DURHAM, NC 27712                              |
| Parcel Number: 33-165<br>CAMA Number: 33-165<br>Property Address: RESERVOIR AVE    | Mailing Address: BROWN, VALERIE K<br>536 WEST BYWOOD DR<br>DURHAM, NC 27712                              |
| Parcel Number: 33-168<br>CAMA Number: 33-168<br>Property Address: 11 RESERVOIR AVE | Mailing Address: GRUBER, PETER<br>11 RESERVOIR AVE<br>BRISTOL, RI 02809                                  |



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## 200 feet Abutters List Report

Bristol, RI  
May 12, 2025

Parcel Number: 33-169  
CAMA Number: 33-169  
Property Address: 7 RESERVOIR AVE

Mailing Address: MOREY WILLIAM H. JR. MARIA V.  
7 RESERVOIR AVE  
BRISTOL, RI 02809

Parcel Number: 33-171  
CAMA Number: 33-171  
Property Address: 5 RESERVOIR AVE

Mailing Address: POISSANT, ROLAND VIRGINIA TE  
5 RESERVOIR AVE  
BRISTOL, RI 02809

Parcel Number: 33-172  
CAMA Number: 33-172  
Property Address: 3 RESERVOIR AVE

Mailing Address: CABRAL, FRANK & RAPOSO, AURA M  
JT  
3 RESERVOIR AVE  
BRISTOL, RI 02809

Parcel Number: 33-78  
CAMA Number: 33-78  
Property Address: 20 RESERVOIR AVE

Mailing Address: A & J REAL ESTATE RENTALS, LLC  
PO Box 596  
BRISTOL, RI 02809

Parcel Number: 33-86  
CAMA Number: 33-86  
Property Address: 22 CENTER ST

Mailing Address: MACHADO, RAUL & SANDRA L LE REM-  
MACHADO, M & BOTELHO, K TC  
22 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-92  
CAMA Number: 33-92  
Property Address: 19 CENTER ST

Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA,  
JOSEPH R & MATTHEW L TC  
19 CENTER ST  
BRISTOL, RI 02809

Parcel Number: 33-96  
CAMA Number: 33-96  
Property Address: 18 CENTER ST

Mailing Address: BRUM, FERNANDO EVARISTA LIFE EST  
18 Center St  
BRISTOL, RI 02809

Parcel Number: 33-97  
CAMA Number: 33-97  
Property Address: CENTER ST

Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA,  
JOSEPH R & MATTHEW L TC  
19 CENTER ST  
BRISTOL, RI 02809



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A & J REAL ESTATE RENTALS  
PO Box 596  
BRISTOL, RI 02809

NAPPI, JOHN E  
ET UX EVELYN  
7 CENTER ST  
BRISTOL, RI 02809

SILVA, JOSEPH F LIFE ESTA  
SILVA, JOSEPH R & MATTHEW  
19 CENTER ST  
BRISTOL, RI 02809

BROWN, VALERIE K  
536 WEST BYWOOD DR  
DURHAM, NC 27712

NAPPI, NICHOLAS W III  
MCADAMS, IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

BRUM, FERNANDO  
EVARISTA LIFE EST  
18 Center St  
BRISTOL, RI 02809

NAPPI, NICHOLAS W III &  
MCADAM, IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809

VIEIRA, ANTHONY JR & JODY  
1 CENTER ST  
BRISTOL, RI 02809

CABRAL, FRANK &  
RAPOSO, AURA M JT  
3 RESERVOIR AVE  
BRISTOL, RI 02809

NAPPI, NICHOLAS W III &  
MCADAMS, IRENE etal TC  
17 CENTER STREET  
BRISTOL, RI 02809

VIVEIROS, MICHAEL D. ET U  
KATHERINE L. VIVEIROS TE  
6 CENTER ST  
BRISTOL, RI 02809

GARCIA, GAIL A. ET AL  
MANUEL F. GARCIA JR. TE  
8 CENTER ST  
BRISTOL, RI 02809

OLIVER, NANCY A & JAMES L  
OLIVER, BRADLEY J  
6 RESERVOIR AVE  
BRISTOL, RI 02809

GREEN, RAYMOND W.  
PATRICIA ETUX  
9 3RD ST  
BRISTOL, RI 02809

PACIA, KYLE M & ENOS, KEL  
4 CENTER ST  
BRISTOL, RI 02809

GRUBER, PETER  
11 RESERVOIR AVE  
BRISTOL, RI 02809

POISSANT, OLIVER  
ANTHONY ETAL TC  
62 VARNUM AVE  
BRISTOL, RI 02809

MACHADO, RAUL & SANDRA L  
REM- MACHADO,M &BOTELHO,  
22 CENTER ST  
BRISTOL, RI 02809

POISSANT, ROLAND  
VIRGINIA TE  
5 RESERVOIR AVE  
BRISTOL, RI 02809

MOREY WILLIAM H. JR.  
MARIA V.  
7 RESERVOIR AVE  
BRISTOL, RI 02809

RELIABLE PEST CONTROL, IN  
6 FRANCIS ST  
BRISTOL, RI 02809

NAPPI BROS INC  
14 RESERVOIR AVE  
BRISTOL, RI 02809

SANCHAS, ROBERT  
8 MATTHEW DR  
WARREN, RI 02885