



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-20

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Danial Ferreira / Fair Wind Properties, LLC**
PROPERTY OWNER: **Fair Wind Properties, LLC**
LOCATION: **1 Coggeshall Avenue**
PLAT: **147** LOT: **50**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct approximately 100 feet of eight foot high fence along a portion of the easterly property line at a height greater than permitted for fences in a residential zoning district; and to install approximately 30 feet of six foot high fence between two existing residential structures portions of which would be located within the front yard from Coggeshall Avenue at a height greater than permitted in a front yard.

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://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. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR 15 AM 6:10

APPLICATION

File No: 2024-20

Accepted by ZEO: 607 4/13/24

APPLICANT:	Name: <u>Daniel Ferreira</u>		
	Address: <u>204 Popponasquash Road</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-263-6372</u>	Email: <u>office@FWPLLC.net</u>	
PROPERTY OWNER:	Name: <u>Fair Wind Properties LLC</u>		
	Address: <u>P.O. Box 333</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-263-6372</u>	Email: <u>office@FWPLLC.net</u>	

1. Location of subject property: 1 Coggeshall Ave Bristol, RI 02809
 Assessor's Plat(s) #: 147 Lot(s) #: 50
2. Zoning district in which property is located: R-10
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): Fence Height
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), 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.
6. How long have you owned the property? 10 Month's
7. Present use of property: Multi Family
8. Is there a building on the property at present? Yes (2)
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 32x34x23
and 27x72x23
10. Proposed use of property: No Change to Proposed Use only
height of fencing

11. Give extent of proposed alterations: asking for height increase of fencing
see attached plan for requested heights

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Fence Height relief in two locations on property.
All other Fence locations will meet code.

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: N/A

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 3 Before 3 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? Yes (If yes, their location must be shown on site plan)

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

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?: _____

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:  Date: 4/12/24

Print Name: Daniel Ferreira

Property Owner's Signature:  Date: 4/12/24

Print Name: Daniel Ferreira

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

Name: _____ Phone #: _____

Address: _____

The requested variance is being requested for a fence height increase in two locations to add additional privacy for units and neighbors.

The fence along the east side of the property that abuts the Hayes property (Fence A) is currently 6 feet. We are requesting that it be increased to 8 feet to provide additional privacy. The fence height will not obscure any other neighboring property as it is set below the building and retaining wall on 1 Coggeshall ave. Please see the image below showing the buildings, current fence, and retaining wall.





FENCE 2"



FENCE "A"

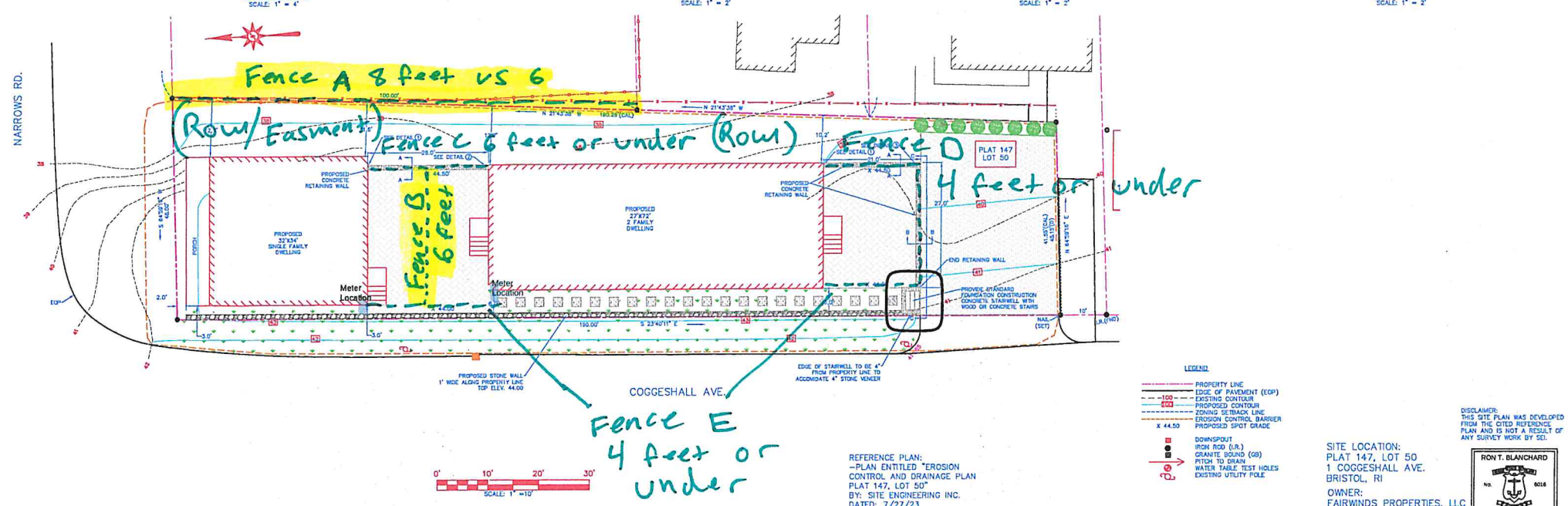
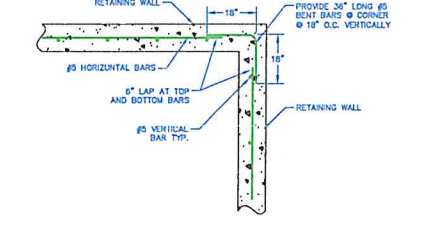
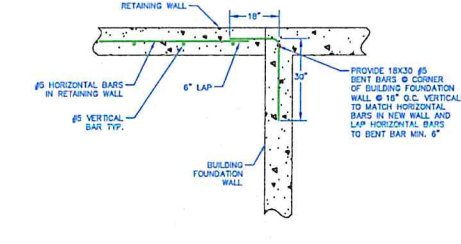
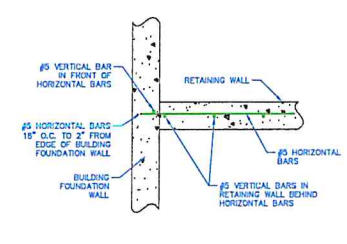
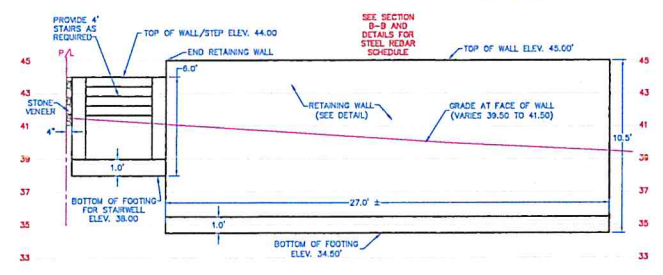
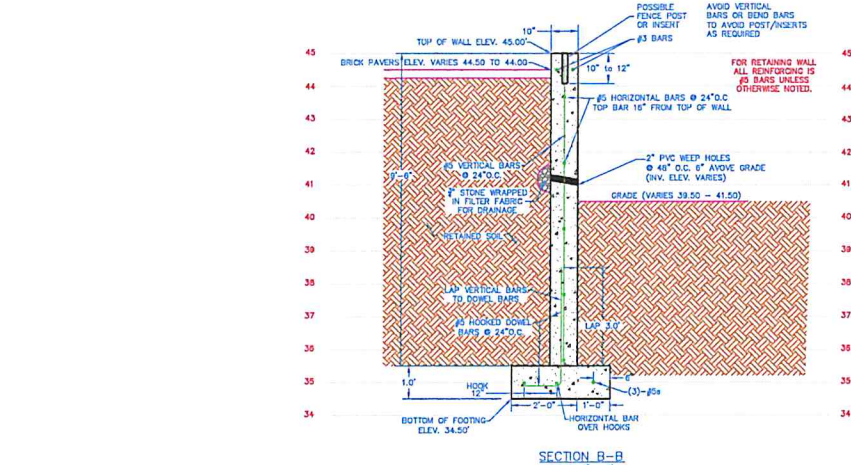
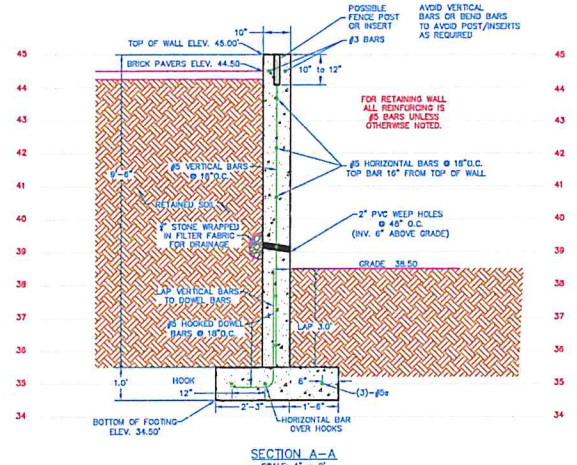


We would also like to add privacy fencing in between unit 1 Coggeshall and 5 Coggeshall. The 2 units share a patio space and we would like to increase the fence height to 6 feet. This height will not decrease any neighbor views as it will only provide privacy for the two units. Please see images below showing location and neighboring properties.

FENCE "B"



FENCE "B"



- LEGEND**
- PROPERTY LINE
 - - - EDGE OF PAVEMENT (EOP)
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - ZONING SETBACK LINE
 - - - EROSION CONTROL BARRIER
 - - - PROPOSED SPOT GRADE
 - DOWNSPOUT
 - IRON ROD (I.R.)
 - GRANITE BOUND (GB)
 - PITCH TO DRAIN
 - WATER TABLE TEST HOLES
 - EXISTING UTILITY POLE

SITE LOCATION:
 PLAT 147, LOT 50
 1 COGGESHALL AVE.
 BRISTOL, RI
OWNER:
 FAIRWINDS PROPERTIES, LLC
 P.O. BOX 333
 BRISTOL, RI 02809



DISCLAIMER:
 THIS SITE PLAN WAS DEVELOPED FROM THE CITY REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.

NO.	DESCRIPTION	DATE	BY	CHKD.

DISGN. RB
 DR. LG
 CHK. RB
 DATE: 9/14/23

SEI
SITE ENGINEERING INC.
 CIVIL • GEOTECH • STRUCTURAL
 76 FROD ST
 BRISTOL, RI 02809
 PHONE: (401) 253-8301

RETAINING WALL PLAN & DETAILS
 PLAT 147, LOT 50
 BRISTOL, RHODE ISLAND
 1 COGGESHALL AVE.
 BRISTOL, RI 02809
 SCALE: AS NOTED
 (SHEET 1 OF 1)
ST-1

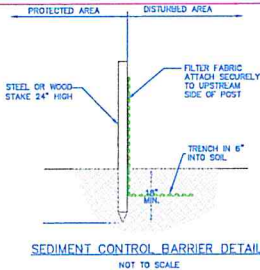
EROSION CONTROL NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING AND A DUPLEX.
2. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
3. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
4. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
5. PRIOR TO COMPLETION OF THE PROJECT ALL GRASS MITIGATION MEASURES SHALL BE IN PLACE.
6. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL, BUILDING OFFICIAL.
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE EXISTING PAVED DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THIS LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.

DRAINAGE CALCULATIONS:

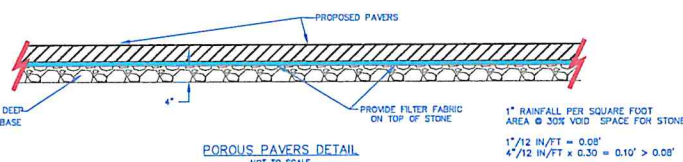
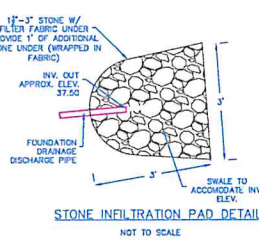
EXISTING	PROPOSED
ROOF AREA: 32'x37'=1,184sf	ROOF AREA: 32'x34'=1,088sf
PAVEMENT: 31'x72'=2,232sf	PAVEMENT: 27'x72'=1,944sf
TOTAL: 3,416sf	TOTAL: 3,032sf

NOTE THAT PROPOSED DRIVEWAY WILL BE 3" STONE SURFACE AND PROPOSED PATIO AREAS WILL BE POROUS PAVERS, HENCE THESE SURFACES ARE CONSIDERED PERVIOUS.

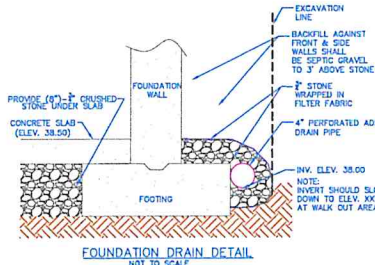


NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

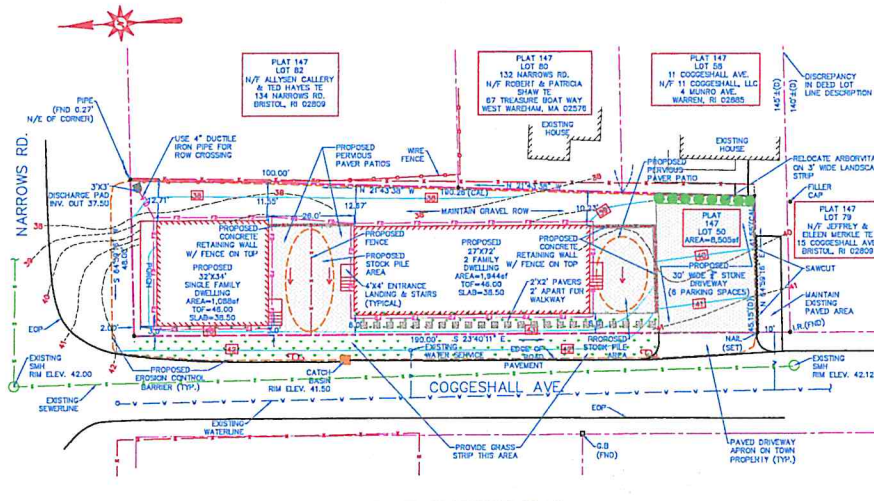
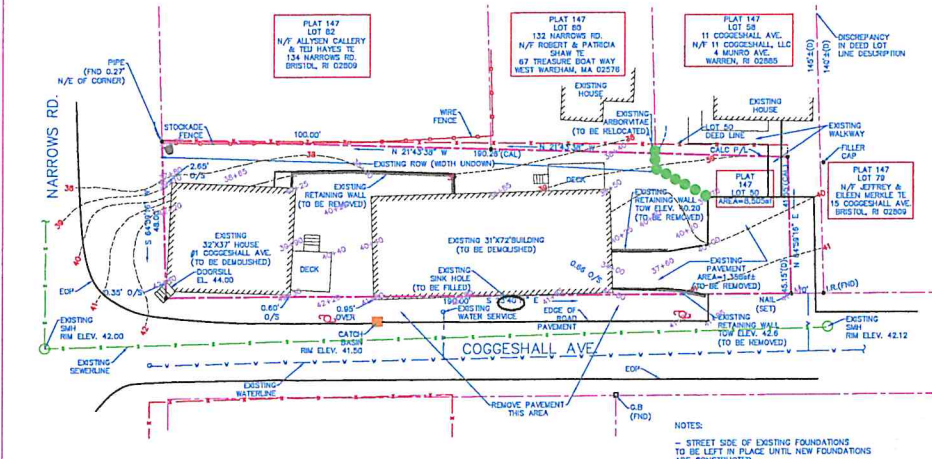
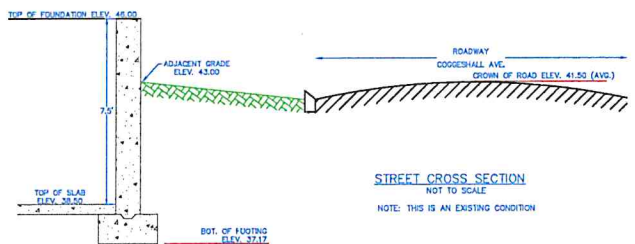
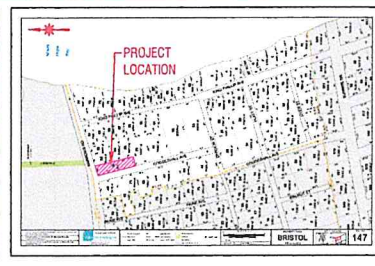
OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE, I.E. STAKED HAYBALES OR STRAW WATTLES.



PAVERS SHALL BE BLOCKS WITH PERMEABLE JOINTS, SOLID BLOCKS WITH OPEN CELL JOINTS, OR OPEN CELL GRIDS FILLED WITH PEA STONE. INSTALLATION OF PAVERS SHALL BE BY A QUALIFIED INSTALLER.



FOUNDATION DRAIN MAY BE LAID FLAT AROUND FOUNDATION PERIMETER. PIPING ALONG REAR OF BUILDING SHALL BE 4" SOLID ADS COLLECTOR PIPING.



- NOTES:**
- STREET SIDE OF EXISTING FOUNDATIONS TO BE LEFT IN PLACE UNTIL NEW FOUNDATIONS ARE CONSTRUCTED.
 - EXISTING WATER & UTILITY CONNECTIONS TO BE REUSED FOR NEW BUILDINGS.
 - EDGE OF ROAD SHALL BE SAWCUT FOR PAVEMENT REDUCTION.

- LEGEND**
- PROPERTY LINE
 - EDGE OF PAVEMENT (EOP)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SETBACK LINE
 - ZONING SETBACK LINE
 - EROSION CONTROL BARRIER
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING ELECTRIC
 - PROPOSED ELECTRIC
 - FOUNDATION DRAIN
 - DRAIN LINE
 - DOWNPOUT
 - IRON ROD (I.R.)
 - GRANITE BOUND (GB)
 - PITEN TO DRAW
 - WATER TABLE TEST HOLES
 - EXISTING UTILITY POLE

REFERENCE PLAN:
- PLAN ENTITLED "SITE PLAN OF PLAT 147, LOT 50"
BY: BARKER LAND SURVEYING, INC.
DATED: 3/2/23

SITE LOCATION:
- PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI
OWNER:
FAIRWINDS PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809



UTILITY NOTE:

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS; OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING BIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTEED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.

2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.

3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

DISCLAIMER:
THIS SITE PLAN WAS DEVELOPED FROM THE CITED REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.



NO.	DATE	DESCRIPTION	BY	CHK.	APPV.
1	7/19/23	REVISIONS			
2	7/27/23				

DATE: 6/22/23
CHK. RB
DATE: 6/22/23

SEI
SITE ENGINEERING INC.
CIVIL & STRUCTURAL
76 WOOD ST.
BRISTOL, RI 02809
PHONE: (401) 253-4231

EROSION CONTROL & DRAINAGE PLAN
PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI

SCALE: AS NOTED
SHEET 1 OF 1
E&D-1



Owner Information

Owner 1	FAIR WIND PROPERTIES, LLC	% Owned
Owner 2		
Owner 3		
Address	P.O. BOX 333, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
AMARAL, RICARDO J & ROBERT	06/30/2023	275,000	2216-104	L	W
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230	L	W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

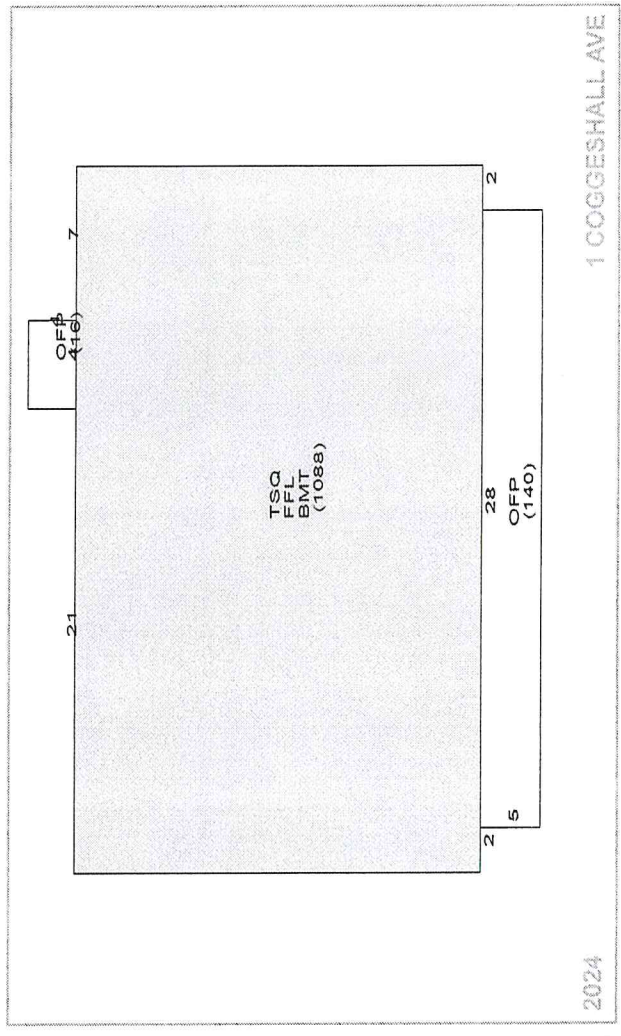
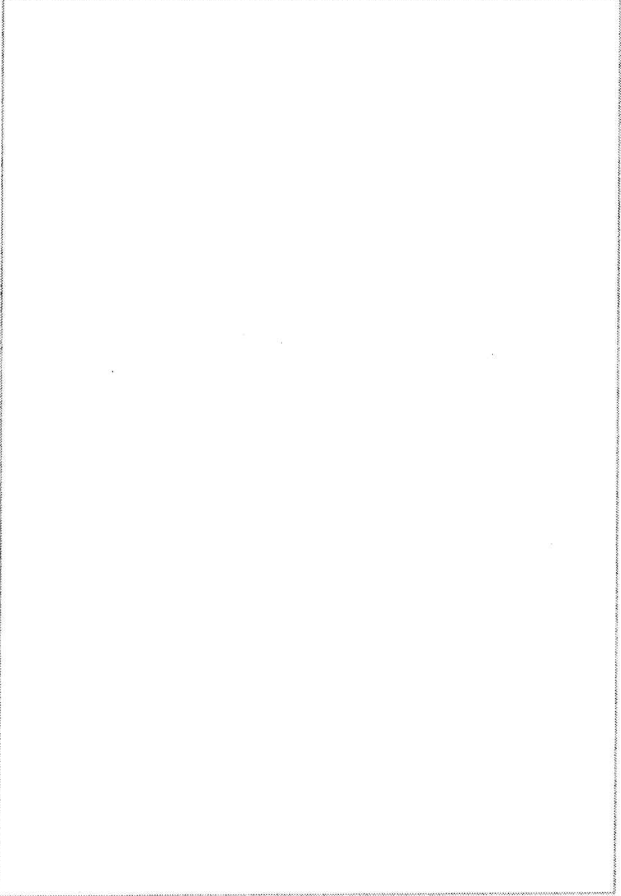
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
02	121,400	0	0.00	0	0	121,400
01	86,200	0	0.20	140,600	0	226,800
TOTAL	207,600	0	0.20	140,600	0	348,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 72.05 VAL per SQ Unit/Parcel > 40.84

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	351,300	0	0	140,600	0	491,900	491,900
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400



Land Information

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 01 Single Fam	0.20282	AC	P	1.00	630,000	693,226	N							140,600			1.00	0
2																		
3																		
4																		

2024

1 COGGESHALL AVE																		
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Plat/Lot 147 50

Account: 7415

LUC01

Zone R-10

Assessment

\$348,200



Building Information

Description	Story Height	1 3/4 Story	Finish
BLDG Type	Convention		
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnql	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceiling HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	2023	EFF Year	LEVEL
Alt LUC		Alt %	0.00
		Street	PAVED
		Traffic	
Depreciation			
Code	Description	%	Bas \$/SQ
Condition	AV	AV - Average	1.05
Functional		Const Adj	1.01
Economic		Adj \$/SQ	150.89
Special	01	Other Feats	34,164
OV		Grade Fac	1.00
		Neigh Infl	1.00
		Land Factor	1.00
		Adj Total	348,324
		Depreciation	262,114
		Depr Total	86,210
		Total Depreciation %	> 75.3

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,088	1,088	150.89	164,168
TSQ	3/4 STORY	816	816	150.89	123,126
BMT	BASEMENT	1,088	0	22.63	24,621
OFF	OPEN PORCH	156	0	18.65	2,245
Total		3,148	1,904		314,160

Visit History

Date	Result	By
8/17/2021	REVIEW	MM
5/25/2018	REVIEW	JH
5/14/2018	MEASURED	JN
7/7/2007	LISTED	
7/7/2007	LISTED	
7/6/2007	CALL BACK	
7/6/2007	CALL BACK	
6/28/2007	MEASURE	
6/28/2007	MEASURE	

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Condo Data

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

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2023	B57342		BLDG	166,000	25	Open	Construction of single family building
09/20/2023	B57343		BLDG	333,332	25	Open	Constructio nof 5 and 7 Coggeshall duplex
08/22/2023	B57145		BLDG	35,000	0	Closed	Foundations only
04/18/2023	D566819		DEMO	25,000	0	Closed	Demo 1, 5 and 7 Coggeshall Ave
06/30/2022	E57439		ELEC	30,000	0	Closed	Rough and finish wire entire two family home to code to include a new 200 am
06/13/2022	E57437		ELEC	15,000	0	Closed	Rough and finish wire entire new single family home to code to include new 2l
06/06/2022	B54214		BLDG	25,000	0	Closed	Installing beam to stabilize structure and then removing debris
05/28/2009	B36191		BLDG	0	0	Closed	REPAIR ROOF SHINGLES AND RE-POINT CHIMNEY
07/29/2004	B35824		BLDG	0	0	Closed	REPLACE EXISTING DECK (12 X 10), REPLACING SIDE DOOR

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU
ArtTerm/Rental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	4
2	1	4	U
3	1	4	
4	1	4	
Totals	1	5	4



Owner > Owner Account #: 50-0015-90

Owner	% Owned
Owner 1 FAIR WIND PROPERTIES, LLC	
Owner 2	
Owner 3	
Address P.O. BOX 333, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
AMARAL, RICARDO J & ROBERT	06/30/2023	275,000	2216-104	L	W
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230	L	W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

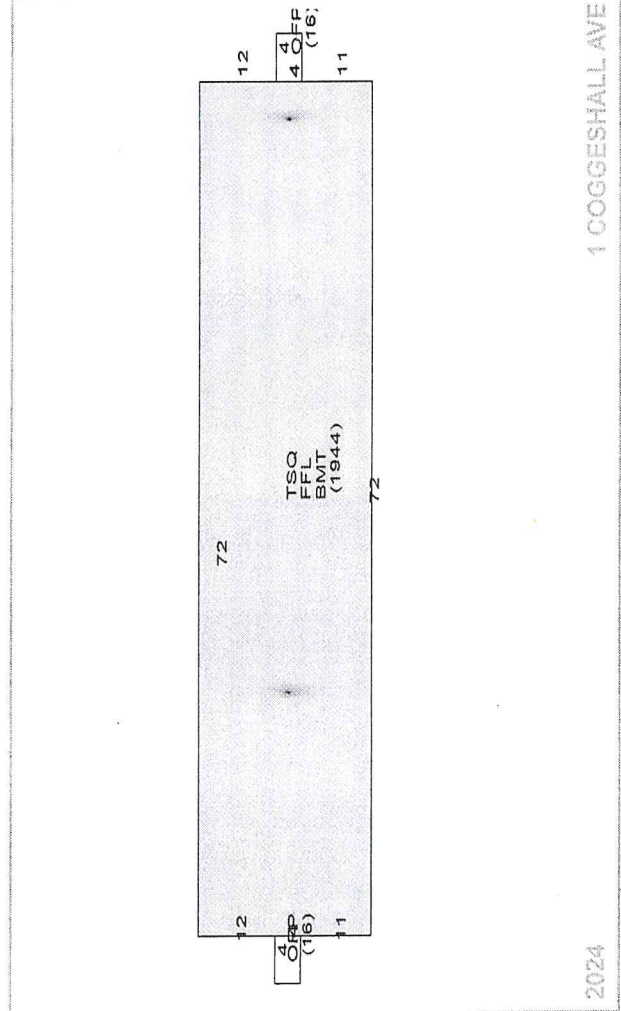
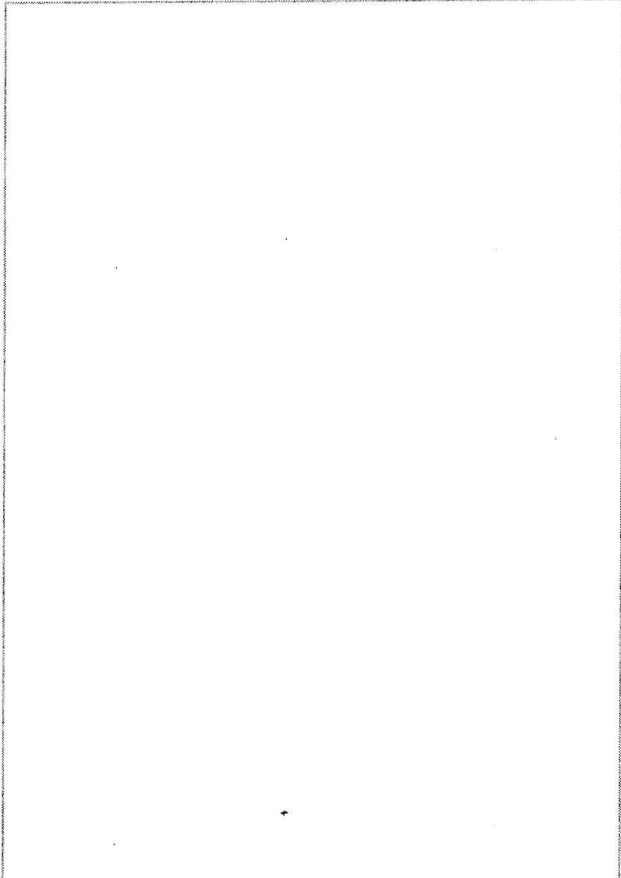
Assessment

Use Code	Bldg Value	SF/YI	Land Value	Land Size	AG Credit	Assessed Value
02	121,400	0	0	0.00	0	121,400
01	86,200	0	140,600	0.20	0	226,800
TOTAL	207,600	0	140,600	0.20	0	348,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 22.57 VAL per SQ Unit/Parcel > 40.84

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	351,300	0	0	140,600	0	491,900	491,900
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400



Land Information

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 02 2-5 Family	0	AC	P	1.00	630,000	0	N							0			1.00	0
2																		
3																		
4																		

2024

1 COGGESHALL AVE

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment \$348,200



Building Information

Description	Quantity	Quality
BLDG Type 2 Family	1	1 3/4 Story Finishes
RES Units	2	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Clapboard	EXT Wall 2 %
Roof Type 1	Hip	Roof Type 2 %
Roof Cover 1	Asphalt Shn	Roof Cover 2 %
INT Wall 1	Drywall	INT Wall 2 %
Floors 1	Hardwood	Floors 2 %
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil	Heat Type BB Hot Water
# Heat Sys		% Heated 100
% Solar HW		% A/C 100
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Grade

Grade	Q4	Q4																					
Year Built 2023	EFF Year	LEVEL																					
Alt LUC 2-5 Fa	Alt % 100.00	Street PAVED																					
<p>Depreciation</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>AV</td> <td>AV - Average</td> <td>1.0</td> </tr> <tr> <td>Functional</td> <td></td> <td>0.0</td> </tr> <tr> <td>Economic</td> <td></td> <td>0.0</td> </tr> <tr> <td>Special 01</td> <td>01 - Under C</td> <td>75.0</td> </tr> <tr> <td>OV</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Total Depreciation % ></td> <td>75.3</td> </tr> </tbody> </table>			Code	Description	%	AV	AV - Average	1.0	Functional		0.0	Economic		0.0	Special 01	01 - Under C	75.0	OV			Total Depreciation % >		75.3
Code	Description	%																					
AV	AV - Average	1.0																					
Functional		0.0																					
Economic		0.0																					
Special 01	01 - Under C	75.0																					
OV																							
Total Depreciation % >		75.3																					

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,944	1,944	116.91	227,273
TSQ	3/4 STORY	1,458	1,458	116.91	170,455
BMT	BASEMENT	1,944	0	17.54	34,098
OFF	OPEN PORCH	32	0	24.00	768
Total		5,378	3,402		432,594

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Remodeling History

Additions	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
Plumbing	M57924	12/28/2023	MECH	17,000	0	Open	Install:Daikin 3.5 ton airhandler inverter Model#DFVE42CP1400Daikin heat pu

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	2

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/28/2023	M57924		MECH	17,000	0	Open	Install:Daikin 3.5 ton airhandler inverter Model#DFVE42CP1400Daikin heat pu

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	Priority
AFDU	PriorID1c
AFDU	PriorID2a
AFDU	PriorID2b
AFDU	PriorID2c
AFDU	PriorID3a
AFDU	PriorID3b
AFDU	PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	10	6
2	1	6	U
3	1	6	U
4	1	6	U
Totals	1	10	6



1 Coggeshall Avenue - 300' Radius

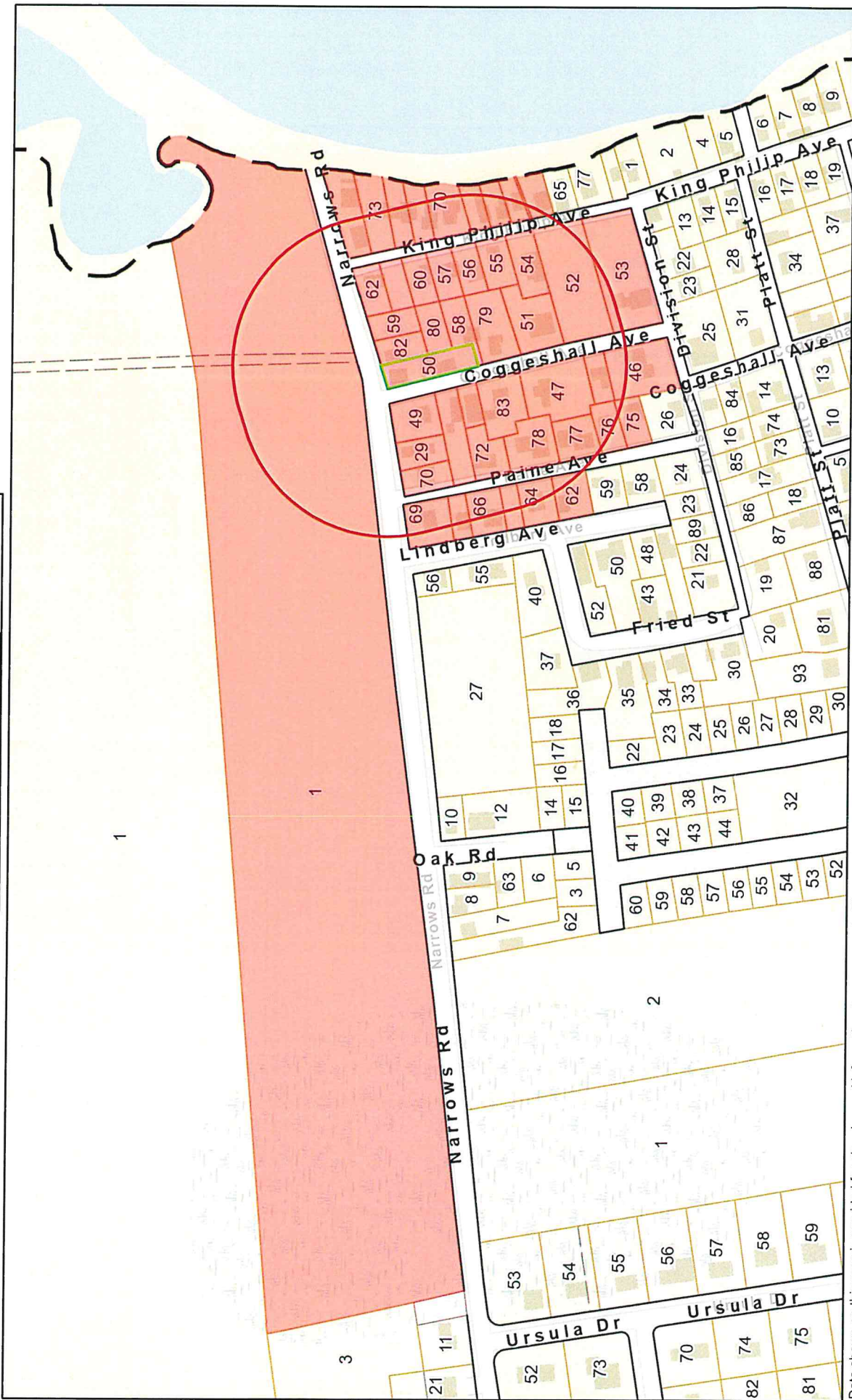
Bristol, RI

April 15, 2024



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1 inch = 282 Feet



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Subject Property:

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
345 CHANNEL VIEW, UNIT 101
WARWICK, RI 02889

Parcel Number: 147-46
CAMA Number: 147-46
Property Address: 40 COGGESHALL AVE

Mailing Address: BENEVIDES, KENNETH A. MARY LOU
ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-52
CAMA Number: 147-52
Property Address: 31 COGGESHALL AVE

Mailing Address: BRANCA-SANTOS, PAULA & SANTOS
RICHARD JR TE
135 REMSEN RD
YONKERS, NY 10710

Parcel Number: 147-53
CAMA Number: 147-53
Property Address: 41 COGGESHALL AVE

Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES
TRUST ARMITAGE-BRISTOW, MARSHA;
TRUSTEE, ARMITAGE-BRISTOW
41 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 147-55 CAMA Number: 147-55 Property Address: 101 KING PHILLIP AVE	Mailing Address: GORHAM, COURTNEY LOUISE & MONTESANO, MICHAEL JOSEF 101 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 147-56 CAMA Number: 147-56 Property Address: 103 KING PHILLIP AVE	Mailing Address: LOWE, DIANE VERDOLOTTI 23 CONE DR WEST WARWICK, RI 02893
Parcel Number: 147-57 CAMA Number: 147-57 Property Address: 105 KING PHILLIP AVE	Mailing Address: THURSTON, -PILLER RENA S. 105 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-58 CAMA Number: 147-58 Property Address: 11 COGGESHALL AVE	Mailing Address: BOTELHO, EDWARD 4 MUNRO AVE WARREN, RI 02885
Parcel Number: 147-59 CAMA Number: 147-59 Property Address: 136 NARROWS RD	Mailing Address: ALMEIDA, JULIE C 87 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 147-60 CAMA Number: 147-60 Property Address: 107 KING PHILLIP AVE	Mailing Address: COCHRAN, E. ROSS TRUSTEE 107 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-61 CAMA Number: 147-61 Property Address: KING PHILLIP AVE	Mailing Address: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
Parcel Number: 147-62 CAMA Number: 147-62 Property Address: 111 KING PHILLIP AVE	Mailing Address: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
Parcel Number: 147-66 CAMA Number: 147-66 Property Address: 96 KING PHILLIP AVE	Mailing Address: PEREIRA, ISAURA, LIFE ESTATE 273 PECKHAM ST FALL RIVER, MA 02724
Parcel Number: 147-67 CAMA Number: 147-67 Property Address: 98 KING PHILLIP AVE	Mailing Address: BEEBE, KEVIN J. MARY JANE TE 98 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-68 CAMA Number: 147-68 Property Address: 100 KING PHILLIP AVE	Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG, DARLENE M. 100 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-69 CAMA Number: 147-69 Property Address: 102 KING PHILLIP AVE	Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE TE 6409 MEADOWVIEW CT PLANO, TX 75024



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4/15/2024

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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 147-70 CAMA Number: 147-70 Property Address: 104 KING PHILLIP AVE	Mailing Address: IRONS, STEPHEN L & KAREN M TE 104 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-71 CAMA Number: 147-71 Property Address: 106 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-72 CAMA Number: 147-72 Property Address: 108 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-73 CAMA Number: 147-73 Property Address: 110 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-74 CAMA Number: 147-74 Property Address: 148 NARROWS RD	Mailing Address: PACHECO, WALTER & KIMBERLY TE 148 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-75 CAMA Number: 147-75 Property Address: 10 COGGESHALL AVE	Mailing Address: MANCINI, LORI A. 10 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-79 CAMA Number: 147-79 Property Address: 15 COGGESHALL AVE	Mailing Address: MERKLE, JEFFREY C & EILEEN TE 15 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-80 CAMA Number: 147-80 Property Address: 132 NARROWS RD	Mailing Address: SHAW, ROBERT I & PATRICIA A. TE 67 TREASURE BOAT WAY WEST WAREHAM, MA 02576
Parcel Number: 147-82 CAMA Number: 147-82 Property Address: 134 NARROWS RD	Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE 134 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-83 CAMA Number: 147-83 Property Address: 14 COGGESHALL AVE	Mailing Address: CATALANO, FRANK P SUSAN ETUX TE 14 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-84 CAMA Number: 147-84 Property Address: 32 COGGESHALL AVE	Mailing Address: PICCIRILLI, MARIA E. 32 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 147-87 CAMA Number: 147-87 Property Address: KING PHILLIP AVE	Mailing Address: GIBALDI JUDITH M & ROCCO JT 20 LANGDON GROVE CARMEL, NY 10512



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 148-29
CAMA Number: 148-29
Property Address: 126 NARROWS RD

Mailing Address: URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-62
CAMA Number: 148-62
Property Address: 21 LINDBERG AVE

Mailing Address: PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-64
CAMA Number: 148-64
Property Address: 14 PAINE AVE

Mailing Address: SPATES, RICHARD M. TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-65
CAMA Number: 148-65
Property Address: 12 PAINE AVE

Mailing Address: DELL, NATHAN ALTON & SARAH
HOGAN TE
10 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 148-66
CAMA Number: 148-66
Property Address: 9 LINDBERG AVE

Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-68
CAMA Number: 148-68
Property Address: 5 LINDBERG AVE

Mailing Address: DELL, JOHNATHAN EUGENE & SUSAN
JEAN TE
41 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 148-69
CAMA Number: 148-69
Property Address: 110 NARROWS RD

Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

Parcel Number: 148-70
CAMA Number: 148-70
Property Address: 112 NARROWS RD

Mailing Address: SERRA, JOSE ANTONIO FIGUEROA &
DIAZ, SABRINA CANCEL TE
112 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-72
CAMA Number: 148-72
Property Address: 9 PAINE AVE

Mailing Address: SECURO, FRANCES E. LE DESILETS,
ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-75
CAMA Number: 148-75
Property Address: 25 PAINE AVE

Mailing Address: DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-76
CAMA Number: 148-76
Property Address: 21 PAINE AVE

Mailing Address: KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-77
CAMA Number: 148-77
Property Address: 19 PAINE AVE

Mailing Address: PIRES, DAVID A. PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 148-78
CAMA Number: 148-78
Property Address: 15 PAINE AVE

Mailing Address: DUNCAN, WHITNEY P CHAIKIN,
CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840



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ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

DELL, JOHNATHAN EUGENE &
SUSAN JEAN TE
41 HARRISON ST
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

BENEVIDES, KENNETH A.
MARY LOU ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

DELL, NATHAN ALTON &
SARAH HOGAN TE
10 KINGSWOOD RD
BRISTOL, RI 02809

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

BOTELHO, EDWARD
4 MUNRO AVE
WARREN, RI 02885

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

BRANCA-SANTOS, PAULA & SA
135 REMSEN RD
YONKERS, NY 10710

FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

MANCINI, LORI A.
10 COGGESHALL AVE
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

COCHRAN, E. ROSS TRUSTEE
107 KING PHILLIP AVE
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

PEREIRA, ISAURA, LIFE EST
273 PECKHAM ST
FALL RIVER, MA 02724

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

PIRES, DAVID A.
PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
345 CHANNEL VIEW, UNIT 101
WARWICK, RI 02889

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SHAW, ROBERT I & PATRICIA
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809