



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-13

PUBLIC HEARING

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

Monday, March 6, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: The Malverne Trust c/o Bart Kavanaugh and Betty Saks
PROPERTY OWNER: The Malverne Trust
LOCATION: Low Lane
PLAT: 166 **LOT:** 16
ZONE: Residential R-40

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to modify a previous approval decision to temporarily maintain four (4) prefabricated relocatable shipping / storage containers on a residential property with screening to be provided by a combination of a solid wood gate and evergreen tree plantings.

Edm. Turner

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. Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



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

2023 FEB 10 PM 3:50

File No: **2023-13**

Accepted by ZEO: **ENT 2/10/2023**

APPLICATION

APPLICANT	Name: THE MALVERNE TRUST c/o BART KAVANAUGH AND BETTY SAKS		
	Address: 619 SOUTH BEACH		
	City: JUPITER ISLAND	State: FL	Zip: 33469
	Telephone #:	Home: 772-224-7964	Work/Cell:
PROPERTY OWNER	Name: DELEWARE TRUST COMPANY, CO TRUSTEE OF THE MALVERNE TRUST		
	Address:		
	City:	State:	ZIP:
	Telephone #:	Home:	Work/Cell:

1. Location of subject property: <u>0 LOW LANE</u>	
Assessor's Plat(s) #: <u>166</u>	Lot(s) #: <u>16</u>
2. Zoning district in which property is located: <u>R-40</u>	
3. Zoning Approval(s) required (check all that apply): <div style="display: flex; justify-content: space-between; align-items: flex-start;"><div><input type="checkbox"/> Dimensional Variance(s)</div><div><input checked="" type="checkbox"/> Special Use Permit</div><div><input type="checkbox"/> Use Variance</div></div>	
4. Which particular provisions of the Zoning Ordinance is applicable to this application?: Dimensional Variance Section(s): _____ 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. _____ _____	
6. How long have you owned the property?: _____	
7. Present use of property: <u>VACANT RESIDENTIAL LAND</u>	
8. Is there a building on the property at present?: <u>NO</u>	
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____ _____ _____	
10. Proposed use of property: <u>PLEASE SEE ATTACHED EXHIBIT "A".</u> _____ _____	

11. Give extent of proposed alterations: _____

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

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:

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: _____ Before _____ After

14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: _____ (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?: _____

18. Is the property located in a flood zone? _____ 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: Bruce H. Cox, Esq.

Date: 2/10/23

Print Name: THE MALVERNE TRUST

Property Owner's Signature: Bruce H. Cox, Esq.

Date: 2/10/23

Print Name: THE DELEWARE TRUST COMPANY

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

Name: BRUCE H. COX, ESQ.

Telephone #: 401-437-1100

Address: 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915

Assessor Plat 166 Lot 16

EXHIBIT "A"

The lot in question is Lot 16 on Assessor's Plat 166 and is immediately adjacent to, 13 Low Lane known as Assessor's Plat 166, Lot 5, where the Applicant is constructing a 12,000 sq. ft. residence. These two parcels are bisected by the access driveway of 15 Low Lane.

Previously the Applicant proposed a simple opaque fence to shield the intermodal containers from views from the access driveway of 15 Low Lane and Low Lane itself. After demonstrating the impossibility of placing them on the construction site of 13 Low Lane the Zoning Board rendered a favorable decision but required a fence, which while intended as a temporary fence, was far more substantial than a simple opaque fence. The owner of 15 Low Lane desired shrubbery. After investigating and finding the cost of the fence that the Board required the cost of shrubbery was investigated and while it was found to be half again the cost of the fence as required by the Board but at least it would not be wasted as the fence would be. The builder approached the owner of 15 Low Lane and the other member of the public that attended and walks his dog from Money Wrench onto Low Lane with the proposal of the installation of a permeant wooden gate on the Low Lane entrance and trees as were planted on the western sided of the access driveway of 15 Low Lane all as shown on the attached Exhibit of a series of pictures. Both remonstrators were in agreement that this would be the far more reasonable and desired solution. Thus it is asked that the Board grant this new petition for a Special Use Permit.

For clarity on the record the facts of the petition are repeated below.

The intermodal containers on Assessor's Lot 16 are located there to facilitate the construction of the house on Assessor's Lot 5. The containers are located on Lot 16 because of natural existing conditions on the construction site, the extent of which created a hardship. The hardships are twofold. The first is caused by the constraints of use of this site by specimen trees the second being the fall-away a nature of the western topography of the lot which renders that area useless for the purposes intended.

Generally, the construction site has a relatively flat entry on its eastern boundary where the house is being built after which it falls away deeply to the west. The flat area on the eastern boundary contains a number of specimen trees as one enters the lot. The storage of supplies in units, containers and trucks on this land would damage the root system of the trees there and cause the potential loss of a number of specimen trees which would be detrimental to the property and the area. As one progresses further into the property on the upper areas where it is level the house is being constructed, the driveway is being constructed, the accessory building is being constructed and a number of onsite materials are already stored on the northern most end of this upper area.

The area to the west falls away steeply down to the water as can be seen on the topography plan attached as exhibit "A". The pitch of the land to the west is at such an angle it would be impossible to place functioning storage containers and materials on it and have reasonable access. If they were placed on the property in a north-south orientation or parallel to

the water, the lower edge of the containers would have to be propped up with considerable construction or regrading in order to make them level and then access would be hampered by the ankle of the land relative to the floor of the container. Obviously, if they were placed in an east-west orientation, either all of the materials would slide to the back end of the container to the west or if they were faced with the door facing the west the materials could fall out and onto the work people. The two conditions would not be reasonable.

The use of the adjacent lot is the only logical answer. The containers themselves are placed well into back hedges of Assessor's Lot 16. They are (or will be) no closer than 25 feet to a lot line abutting a residential zoned property (2) are not located in the front yard of the property (3) are not reducing the amount of off-street parking required for the principal use of the property (4). It was believed that they were screened by hedge and growth shielding them from public view from the road. However, an exception has been taken that they're visible from the access drive of 15 Low Lane.

Section 28-148 allows this Board to issue a Special Use permit for storage of prefabricated, relocatable steel buildings, box trailers or shipping or cargo containers (hereinafter "storage containers") upon the showing or demonstrated hardship. Section 28-148 allows open storage within a residential zone or adjacent to a residential zone provided an opaque fence or compact evergreens of not less than 6 feet and height is created.

To satisfy these standards, we believe we demonstrated by virtue of the topography of the lot 5, where the construction is ongoing, prevents the placement of temporary storage containers there. It would either be damaging to the property or functionally impossible.

It is respectfully requested that the Zoning Board issue a Special Use Permit to the Applicant allowing the continued placement of the intermodal storage containers on lot 16 during the construction of the house on lot 5 with the placement of the proposed trees and gate. Once the construction is complete the containers will be removed, the lot graded, the trees allowed to grow and entry gate will remain.

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSASSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- NEW CONTOUR
+	- PLUS OR MINUS	---	- FENCE
STY	- STORY	---	- SEWER LINE
W/F	- WOOD FRAMED	---	- DRAIN LINE
SHF	- STATE HIGHWAY PLAT	---	- WATER LINE
RET.	- RETAINING WALL	---	- GAS LINE
PEL	- PEDESTRIAN	---	- ELECTRIC LINE
(FND)	- FOUND	---	- SANITARY SEWER MANHOLE
R/HB	- RI HIGHWAY BOUND	---	- CATCH BASIN
FE	- FLARED END	---	- STORM DRAIN MANHOLE
CLF	- CHAIN LINK FENCE	---	- WATER GATE
INV.	- INVERT	---	- GAS VALVE
10.80	- EXISTING SPOT GRADE	---	- ELECTRIC MANHOLE
10.80	- NEW SPOT GRADE	---	- GRANITE BOUND
		---	- DRILL HOLE
		---	- IRON PIPE

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 166, LOTS 5, 13 & 16 LOW LANE BRISTOL, RHODE ISLAND PREPARED BY BART KAVANAGH & BETTY SAKS PREPARED BY: WATERMAN ENGINEERING COMPANY, DATED: 10/23/18, REVISED: 10/23/19 SCALE: 1" = 40', PROJECT NO.: 18-051
 - REFERENCE IS MADE TO THE FOLLOWING TOWN OF BRISTOL LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 166, LOT 5 - THE MALVERNE TRUST VOLUME 1996, PAGE 208 & VOLUME 1996, PAGE 213
- THESE PREMISES ARE SUBJECT TO AND/OR BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - A) RIGHTS TO THE DEEP WATER DOCK (NORTHERLY AND ADJACENT TO THE SUBJECT PROPERTY) AS DESCRIBED IN VOLUME 1800, PAGE 236 & 301 AND DOCK EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 1800, PAGE 236
 - B) WATER, TELEPHONE & CABLE EASEMENT AS DESCRIBED IN VOLUME 1800, PAGE 262
 - C) BENEFITED BY A SEWER EASEMENT AS DESCRIBED IN VOLUME 1800, PAGE 236
 - D) ACCESS EASEMENT FOR DRIVEWAY ACROSS A.P. 166, LOT 15 AS DESCRIBED IN VOLUME 1800, PAGE 300
- A TITLE COMMITMENT AND EXCEPTION DOCUMENTS WERE NOT PROVIDED AS PART OF THIS PROJECT. THIS PROPERTY IS SUBJECT TO ANY/ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS A TITLE SEARCH MAY DISCLOSE.
- TOPOGRAPHY FROM AERIAL PHOTOGRAMMETRIC MAPPING WITH AERIAL PHOTOS EXPOSED SEPTEMBER 17, 2019, SUPPLEMENTED BY FIELD EDITS.
- PORTIONS OF A.P. 166, LOT 5 FALLS WITHIN 200 FEET OF A COASTAL FEATURE AND THE JURISDICTION OF THE CRMC. ANY DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO REVIEW, PERMITTING BY THE CRMC PRIOR TO ANY DEVELOPMENT DISTURBANCE DELINEATION OF THE COASTAL FEATURE BY A BIOLOGIST WAS NOT INCLUDED AS PART OF THIS PROJECT.
- THESE PREMISES ARE SITUATED IN AN R-40 ZONE:

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 40,000 SQ. FT.
MIN. FRONTAGE/LOT WIDTH	= 150 FT.
MIN. S/B FRONT YARD	= 40 FT.
MIN. S/B REAR YARD	= 40 FT.
MIN. S/B SIDE YARD	= 25 FT.
MAX. STRUCTURE HEIGHT	= 35 FT.
MAX. LOT COVERAGE BY STRUCTURES	= 20%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THIS PROPERTY ARE SITUATED IN A ZONE 'VE' (EL. 15), AND ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP BRISTOL COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 18 OF 18 TOWN OF BRISTOL MAP NUMBER 44001018H MAP REVISED: JULY 7, 2014, FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IF LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION, (PLEASE CONTACT DSD SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NAD 83 (NAD 83) AND THE VERTICAL DATUM IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRIS GNSS ANTENNAS, RECEIVERS.
- THE FLOODPLAIN BOUNDARY'S DEPICTED HAVE BEEN OVERLAPPED & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.
- SOIL EVALUATIONS PERFORMED BY ECOTONES, INC. ENVIRONMENTAL CONSULTANTS, 1130 TEN ROD ROAD, D-101C, NORTH KINGSTOWN, RHODE ISLAND 02882 AND FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.
- COASTAL FEATURE DELINEATED BY NATURAL RESOURCE SERVICES, INC. P.O. BOX 311 - 180 TINKHAM LANE, HARRISVILLE, RHODE ISLAND 02839 IN JULY, 2021 AND FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.

GRAPHIC SCALE

1 INCH EQUALS 40 FEET

TOWN OF BRISTOL SUBMISSION

NO.	DATE	REVISION	CHECKED BY
1	10/23/18	EXISTING CONDITIONS PLAN A.P. 166, LOT 5 LOW LANE BRISTOL, RHODE ISLAND	18-051
2	10/23/19	THE MALVERNE TRUST C/O BART KAVANAGH & BETTY SAKS 619 SOUTH BEACH ROAD JUPITER ISLAND, FLORIDA 33469	18-051

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894

46 Sutton Avenue
East Providence, RI
Phone: (401) 435-3775
Fax: (401) 435-5775
www.watermanengineering.com



▶Bristol

▶LOW LN

▶Plat/Lot 166 16

▶Account: 9254

LUC 13

Zone R-40

▶Assessment

\$649,300

Card of

▶Owner

▶Owner Account #:

Owner 1

MALVERNE TRUST

% Owned

Owner 2

C/O BART KAVANAUGH &

Owner 3

BETTY SAKS

Address

619 SOUTH BEACH RD, JUPITER, FL 33469

▶Previous Owners & Sales Information

Grantor

Date

Sale Price

Leg Ref

NAL

Deed Type

NICHOLSON, PAUL C III & THOMAS H

09/05/2019

125,000

1996-222

B

T

NICHOLSON, PAUL III & THOMAS H

09/05/2019

125,000

1996-218

B

T

NICHOLSON, PAUL C. JR,

07/22/2005

0

1223-301

NICHOLSON, PAUL C JR

07/22/2005

0

1223-298

Q

NICHOLSON, PAUL C JR &

07/22/2005

0

1223-296

Q

▶Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.98	649,300	0	649,300
TOTAL	0	0	0.98	649,300	0	649,300

Source > Mkt Adj Cost

VAL per SQ Unit/Card >

VAL per SQ Unit/Parcel >

▶Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	13	0	0	1	649,300	0	649,300	649,300
2021	13	0	0	1	480,100	0	480,100	480,100
2020	13	0	0	1	480,100	0	480,100	480,100
2019	13	0	0	1	480,100	0	480,100	480,100
2018	13	0	0	1	377,900	0	377,900	377,900
2017	13	0	0	1	377,900	0	377,900	377,900

2022

LOW LN

▶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	13	Res Vacant	0.91827	AC	P	1.00	399,000	699,032	M	Winter View	75				641,900			1.00	0
2	13	Res Vacant	0.06171	AC	EX	0.20	399,000	119,916	M						7,400			1.00	0
3																			
4																			

► Bristol

► LOW LN

Card of

► Plat/Lot 166 16

► Account: 9254

LUC 13

Zone R-40

► Assessment

\$649,300



NORTHEAST
REVALUATION GROUP LLC

► Building Information

Description	Story Height	Description
BLDG Type	COM Units	
RES Units	BMT Floor	
Foundation	Frame 1	
EXT Wall 1	EXT Wall 2	
Roof Type 1	Roof Type 2	
Roof Cover 1	Roof Cover 2	
INT Wall 1	INT Wall 2	
Floors 1	Floors 2	
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Heat Type	
# Heat Sys	% Heated	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Type	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

Quantity	Quality
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

► Room Counts by Floor

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

► Grade

Grade	EFF Year	LEVEL
Alt LUC	Alt %	PAVED

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
Total					

► Other Factors

Flood Hazard	Bas \$/SQ
Topography	Size Adj
Street Traffic	Constr Adj

► Depreciation

Code	Description	%
Condition	-	
Functional	-	
Economic	-	
Special	-	
OV	-	
Total Depreciation %	>	

► Notes

BOTH PAUL C. AND ADELAIDE ARE TRUSTEES OF THEIR OWN PERSONAL RESIDENCE TRUSTS.

► Remodeling History

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

► 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
1							
2							
3							
4							
5							
6							
7							
8							
9							

► 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	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



Plat 166 Lot 16 - 300' Radius

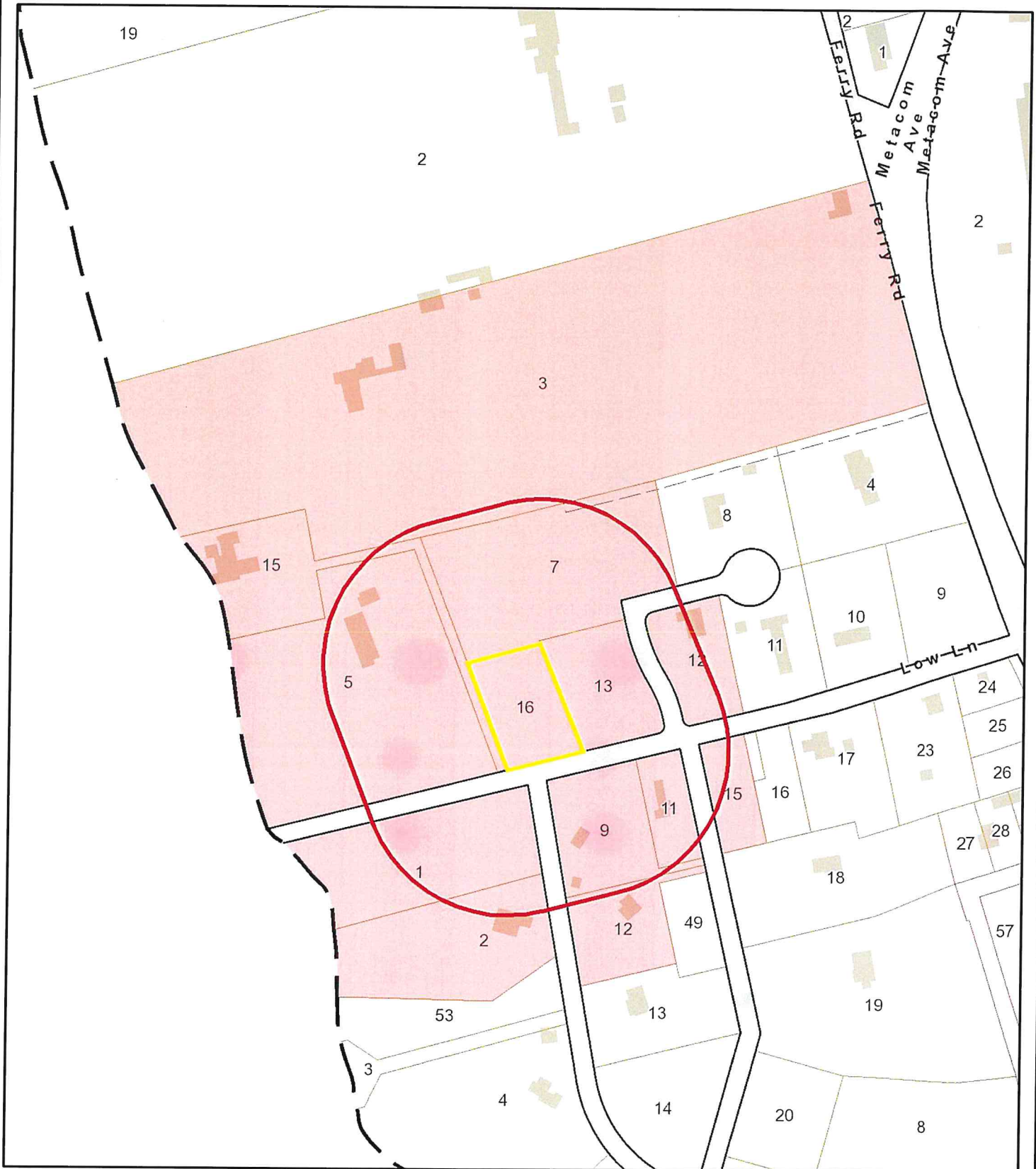
Bristol, RI



February 14, 2023

1 inch = 281 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Subject Property:

Parcel Number: 166-16
CAMA Number: 166-16
Property Address: LOW LN

Mailing Address: MALVERNE TRUST C/O BART
KAVANAUGH &
619 SOUTH BEACH RD
JUPITER, FL 33469

Abutters:

Parcel Number: 166-12
CAMA Number: 166-12
Property Address: 7 FISH HAWK LN

Mailing Address: FULTON, FRANK T. II
7 FISH HAWK LN
BRISTOL, RI 02809

Parcel Number: 166-13
CAMA Number: 166-13
Property Address: LOW LN

Mailing Address: MALVERNE TRUST
C/O BART KAVANAUGH & BETTY SAKS
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-15
CAMA Number: 166-15
Property Address: 15 LOW LN

Mailing Address: CAMPAGNA, VINCENT M & CAROLINE
TRUSTEES
15 LOW LN
BRISTOL, RI 02809

Parcel Number: 166-16
CAMA Number: 166-16
Property Address: LOW LN

Mailing Address: MALVERNE TRUST C/O BART
KAVANAUGH &
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-3
CAMA Number: 166-3
Property Address: 55 FERRY RD

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 166-5
CAMA Number: 166-5
Property Address: 13 LOW LN

Mailing Address: MALVERNE TRUST DELAWARE TRUST
CO -CO-TRUSTEE
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-7
CAMA Number: 166-7
Property Address: FERRY RD

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 167-1
CAMA Number: 167-1
Property Address: LOW LN

Mailing Address: LOW DOCK, LLC
C/O KATHRYN LOW 63 HILL CREST ST
AUBURN, ME 04210

Parcel Number: 167-11
CAMA Number: 167-11
Property Address: 14 LOW LN

Mailing Address: LOW, J. GILMAN TRUST (75%) LOW,
NICHOLAS E & HARRIET P (25%)
3758 TALKING CIR
LANGLEY, WA 98260

Parcel Number: 167-12
CAMA Number: 167-12
Property Address: 3 MONKEY WRENCH LN

Mailing Address: SPARROW KATHERINE FULTON
TRUSTEE1
3 MONKEY WRENCH LN
BRISTOL, RI 02809



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2/14/2023

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300 foot Abutters List Report

Bristol, RI

February 14, 2023

Parcel Number: 167-15
CAMA Number: 167-15
Property Address: LOW LN

Mailing Address: LOW, J. GILMAN TRUST (75%) LOW,
NICHOLAS E & HARRIET P (25%)
3758 TALKING CIR
LANGLEY, WA 98260

Parcel Number: 167-2
CAMA Number: 167-2
Property Address: 30 MONKEY WRENCH LN

Mailing Address: MCCLAVE, WILKES
PO BOX 247
LYME, NH 03768

Parcel Number: 167-9
CAMA Number: 167-9
Property Address: 20 LOW LN

Mailing Address: LOW, WILLIAM H
63 HILL CREST ST
AUBURN, ME 04210



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2/14/2023

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CAMPAGNA, VINCENT M &
CAROLINE TRUSTEES
15 LOW LN
BRISTOL, RI 02809

SPARROW KATHERINE FULTON
3 MONKEY WRENCH LN
BRISTOL, RI 02809

FULTON, FRANK T. II
7 FISH HAWK LN
BRISTOL, RI 02809

LOW, J. GILMAN TRUST (75
LOW, NICHOLAS E & HARRIET
3758 TALKING CIR
LANGLEY, WA 98260

LOW DOCK, LLC
C/O KATHRYN LOW
63 HILL CREST ST
AUBURN, ME 04210

LOW, WILLIAM H
63 HILL CREST ST
AUBURN, ME 04210

MALVERNE TRUST
C/O BART KAVANAUGH & BETTY
SAKS
619 SOUTH BEACH RD
JUPITER, FL 33469

MALVERNE TRUST
C/O BART KAVANAUGH &
619 SOUTH BEACH RD
JUPITER, FL 33469

MALVERNE TRUST
DELAWARE TRUST CO -CO-TRU
619 SOUTH BEACH RD
JUPITER, FL 33469

MCCLAVE, WILKES
PO BOX 247
LYME, NH 03768

ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809