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

**10 Court Street, Bristol, RI 02809**
**Telephone: (401) 253-7000**
**www.bristolri.gov**

June 25, 2026
File #: ZBR-26-25

## 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**
**Monday, July 13, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Daniel Ferreira
**Owner of Record:** FWP High Street, LLC
**Location:** 145 HIGH ST , BRISTOL, RI, 02809
Plat: 15 Lot: 21
**Zoning District:** R-6

Applicant is requesting **Dimensional Variances** to:

**construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district.**

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol 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.

# 145 High St, Bristol, RI

Map/Lot: 15-21

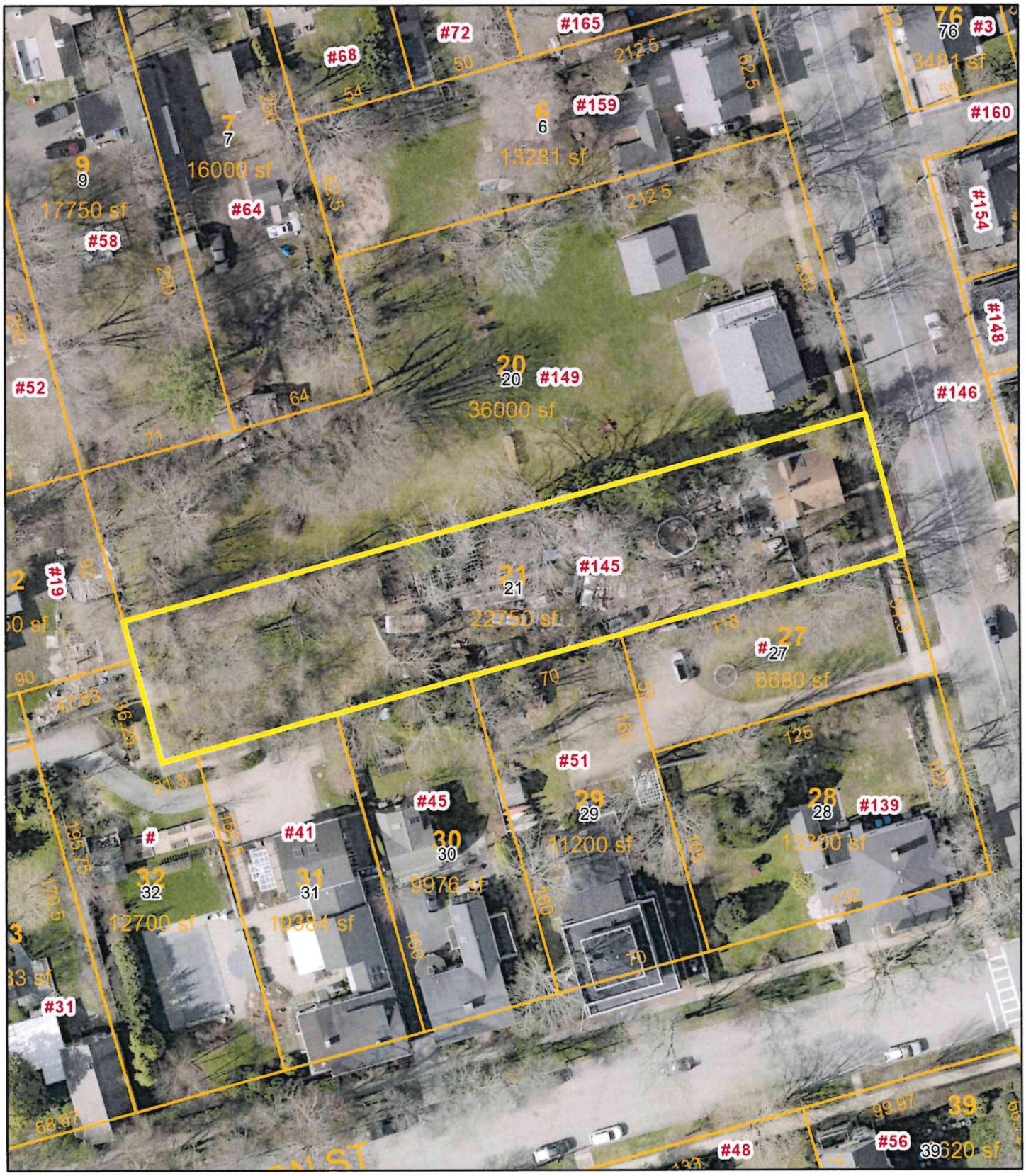
1 inch = 64 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 22, 2026

0 64 128 192




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.

# Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-25

145 HIGH STREET 15 21

May 8, 2026

| **Applicant** | |
|---|---|
| Name of Applicant | DANNY FERREIRA |
| Who is Submitting this Application | Architect |
| | If other, Describe: |
| Owner's Name (If Different than Applicant) | Danny Ferreira / FWP High Street, LLC |

| **Location for Application** | | | |
|---|---|---|---|
| Property Type | Both | | |
| Zoning District | R-6 | | |
| Address, Plat, Lot | Address | Plat | Lot |
| | 145 HIGH STREET | 15 | 21 |

| **Type of Application** | |
|---|---|
| Application Type | Dimensional Variance |
| Proposed | Addition |
| | If other, Detail: |
| New Building Type | |
| | If other, Detail: |

| **Size of Proposed Building(s)/Addition(s) (If applicable)** | |
|---|---|
| Total Square Footage | 5,484 feet |
| Width in Feet | 54 feet |
| Length in Feet | 101 feet |
| Height Above Grade | 26 feet |
| Number of Stories | 2 |

| **Setbacks** | |
|---|---|
| Front Yard in Feet | 0 feet |
| Rear Yard in Feet | 0 feet |
| Left Side Yard in Feet | 2.5 feet |
| Right Side Yard in Feet | 3.54 feet |
| Height in Feet | 0 feet |

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

| **Provisions of Zoning Ordinance (If Known)** |
|---|
| **Sec. 28-111. - Residential zones – table B Dimensional Table** |

| **Describe the extent of the proposed alterations and the reasons for the requesting relief** |
|---|
| Please see project narrative |

| **Existing Lot Specifications** | |
|---|---|
| Current Use of Premises | Residential |

| | |
|---|---|
| | If other, explain: |
| Number of Units | |
| Lot Area | 23,153 |
| Lot Frontage | 68.04 |
| Lot Depth | 340.17 |

| **Existing Buildings & Structures** | | |
|---|---|---|
| Structure: Primary Residence | Square Footage: 1,921 | Building/Structure Detail if Other: |
| Structure: Accessory | Square Footage: 2,003 | Building/Structure Detail if Other: GARAGE |

d a v i d  s i s s o n  a r c h i t e c t u r e  p c

1 2 3 4 5 6 7 #

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 26022 145 High

Date: 06-15-2026

Attn.: Zoning Board of Appeals – Bristol, RI

Dear members of the Zoning Board of Appeals,

We are proposing redeveloping the site at 145 High Street. This is an existing historic single-family home, in very poor condition, with a very large (10 car) garage in the back yard, also in very poor condition.

We propose the following:

- Demolition of the existing 10 car garage (already collapsed)
- Demolition of the existing addition and deck towards the rear of the existing home (already collapsed)
- Renovation and remodel of the existing single family home
- Additions to the rear of the single family home to include a 2 car garage and guest unit above the garage (2 units proposed)

Our request is:

**Sec. 28-111. - Residential zones – table B Dimensional Table**

- Request for right side setback of 6'-5 ½" where 10' is required. Note that the existing right hand side setback is 2.8 feet.
    - We are requesting this relief to align the addition with the existing home
- Request for lot width. The lot is 68.04 feet wide, where 80 feet is required.
    - We are requesting this relief because this is an existing condition

If you have any questions or requests, please do not hesitate to call.

Sincerely,

David Sisson

d a v i d  s i s s o n  a r c h i t e c t u r e  p c

1 2 3 4 5 6 7 #

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 26022 145 High

Date: 06-12-2026

Attn.: Historic District Commission – Bristol, RI

Dear members of the Historic District Commission,

We are proposing redeveloping the site at 145 High Street. This is an existing historic single-family home, in very poor condition, with a very large (10 car) garage in the back yard, also in very poor condition.

We propose the following:

- Demolition of the existing 10 car garage (already collapsed)
- Demolition of the existing addition and deck towards the rear of the existing home (already collapsed)
- Renovation and remodel of the existing single family home
- Additions to the rear of the single family home to include a 2 car garage and guest unit above the garage (2 units proposed)

Our goals are:

- To save the existing historic home
- We intend to keep the addition to the same height at the existing single-family home. This is quite a bit shorter than what is allowed in the zone (27' where 35' is allowed)
- The garage will be even shorter than the existing home.
- We intend to align the addition to the existing home, keeping its mass and bulk similar to the existing home
- We intend to provide the same roofline and shape at the addition and existing home. Note that we are including adding dormers to the existing home. These dormers will be the same size and configuration as the existing dormers. .
- We intend to provide similar trim, siding, and exterior detailing at the additions and the existing home, to create a cohesive design
- We have reduced the building footprint by 906 square feet and shortened the building line by 45 feet along the property line due to removing the existing garage. We have also moved the building back from the property line by over 3'-6" by removing the existing garage and addition to the rear of the home.

If you have any questions or requests, please do not hesitate to call.

Sincerely,

David Sisson

Danny Ferreira
204 Poppasquash Rd
Bristol, RI 02809

03-18-2026

Zoning Department – Bristol RI
235 High Street 1st Floor
Bristol, RI 02809

Subject: Authorization for Representation for 145 High Street hearing

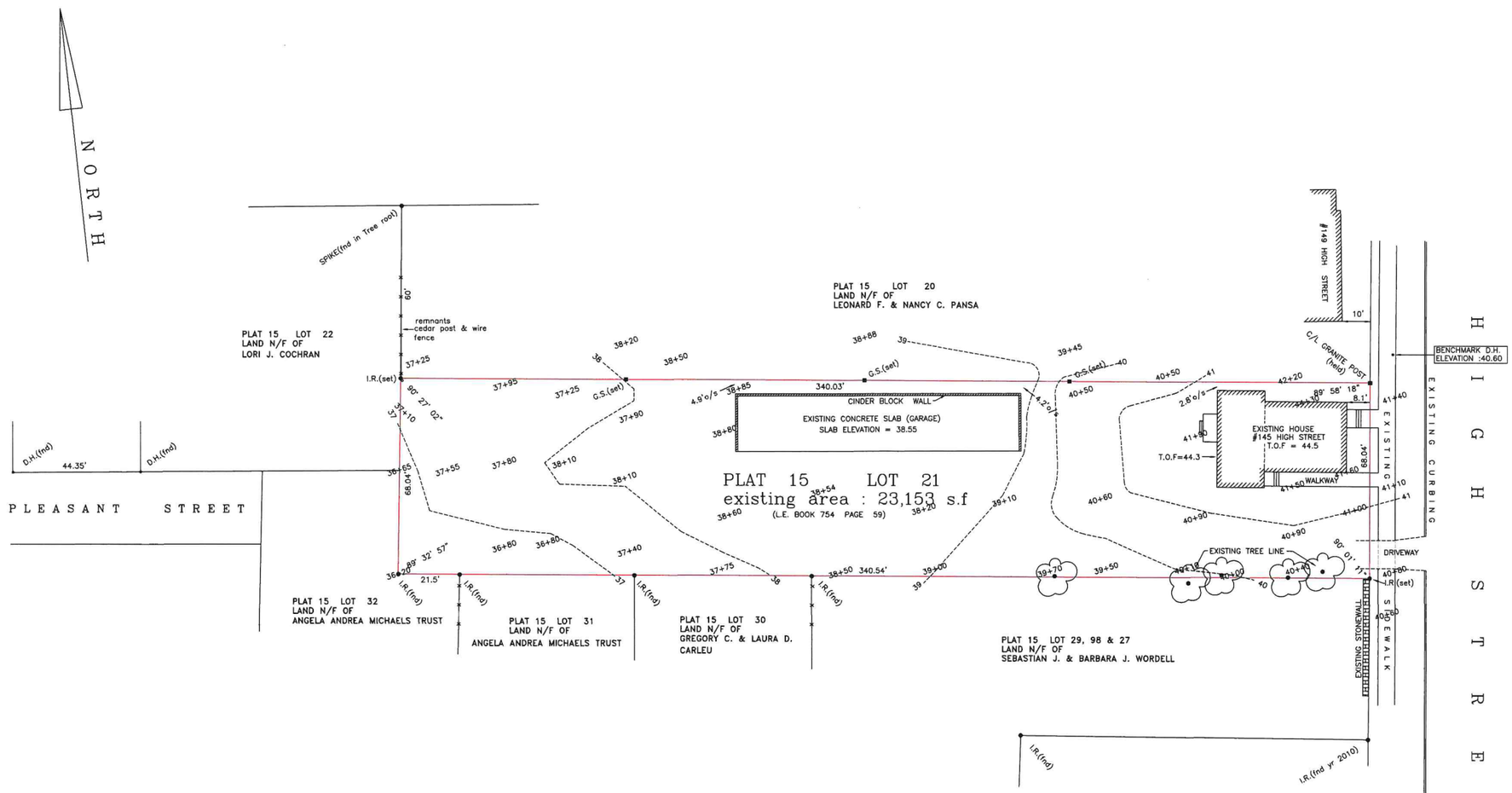
Dear Sir or Madam,

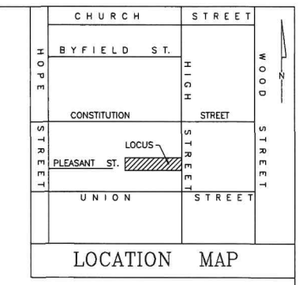
I am writing to inform you that I authorize my architect, Dave Sisson, to represent me at the hearing concerning zoning approval for the property at at 145 High Street. Please extend him all the courtesies and access necessary for this matter.
Thank you for your attention to this authorization. Should you require any further information, please feel free to contact me at the address listed above.

Sincerely,

Daniel Ferreira

Danny Ferreira




LOCATION MAP

## LEGEND

| | |
|---|---|
| I.R. | IRON ROD |
| G.B. | GRANITE BOUND |
| D.H. | DRILL HOLE |
| O/S | OFFSET |
| -S- | SEWER LINE |
| -W- | WATER LINE |
| -G- | GAS LINE |
| L.E. | LAND EVIDENCE |
| ■ GS | GRADE STAKE SET |
| TOF | TOP OF FOUNDATION |
| 38+80 | SPOT GRADES |

## ZONING

R-6 ZONE MIN. LOT AREA : 6000 S.F
6000 S.F for 1st DU plus 4000 s.f for each additional DU
MIN. LOT WIDTH: 60'for 1DU 80' for 2 DU 100' for all other uses.
MAX. LOT COVERAGE(STRUCTURES) 30% for residential 35% other uses.
BUILDING SETBACKS
FRONT : AVERAGE SETBACK OF BLOCK OR 20'(whichever is less)
REAR : 20'
SIDE : 10'

## NOTES

1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
2. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS PROPERTY.
4. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
5. THE OFFSETS SHOWN FROM THE BUILDINGS TO THE PROPERTY LINES ARE FROM THE CORNER BOARDS OR SHINGLE CORNERS OR CONCRETE BLOCKS(GARAGE)

## PLAT REFERENCE

SURVEY PLAN ENTITLED " WILLIAM KELLY MAGEE & DIANNE MESSERE MAGEE "
BRISTOL R.I. MAY 1991 1"=20' BY: ROBERT B. BOYER PLS #1573
PLAN ENTITLED "HIGH & UNION STREETS SURVEYED AND PLOTTED UNDER THE DIRECTION OF JDW PERRY, WP MUNROE, S.T. CHURCH , A.E. BURNSIDE & JOHN GRAY A COMMITEE APPOINTED BY THE TOWN COUNCIL JUNE 9, 1856
BY: N.B. SCHUBURTH DATED 1857.

GRAPHIC SCALE

0 5 10 25 50 100 200

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT SPECIFICATION |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | CLASS 1 STANDARD |
| OTHER TYPE OF SURVEY TOPOGRAPHICAL SURVEY | T-2 |
| DATA ACCUMULATION SURVEY | III |

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

BY: _____
JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

NOTE: PORTIONS OF THIS PROPERTY/PROPERTY LINES WERE BASED ON OCCUPATION DUE TO THE FACT THAT NO DIMENSIONS ARE REFERENCED IN THE DEED.

OWNER: FWP HIGH STREET LLC.
P.O. BOX 333
BRISTOL R.I. 02809

REVISION

JOHN J. BARKER, JR.
No. 1885
REGISTERED PROFESSIONAL LAND SURVEYOR

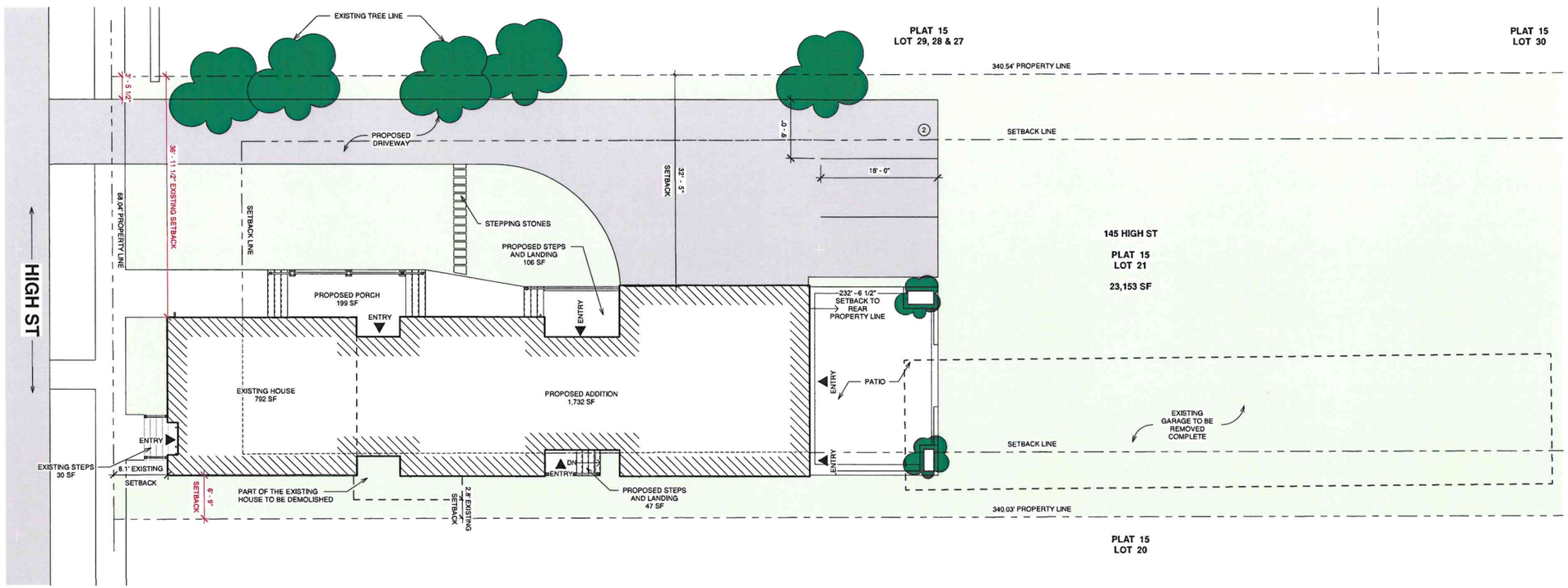
BARKER LAND SURVEYING, INC.
168 HIGH STREET , BRISTOL R.I. 02809 (401) 254-0824

# SITE PLAN
for
FWP HIGH STREET LLC.

PLAT 15 LOT 21 145 HIGH STREET BRISTOL RHODE ISLAND 02809

| DWG NO. | SCALE | DATE | DRAWN BY | SHEET |
|---|---|---|---|---|
| 260302-027 | 1"=20' | 4/1/2026 | JJB | 1 OF 1 |

STREET INDEX: HIGH STREET




A3 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

| | REQUIRED | PROVIDED | RELIEF REQUESTED? |
|---|---|---|---|
| LOT AREA | 6,000 SF | 23,153 SF | NO |
| LOT AREA PER DU | 6,000 1ST UNIT<br>4,000 EACH ADD. UNIT | | |
| | | MAX 5 UNITS (2 UNITS PROVIDED) | NO |
| LOT WIDTH | 80' | 68.04' | YES |
| FRONTAGE | 60' | 68.04' | NO |
| LOT COVERAGE | 30% (6,945.9 SF) | 16.5% (3,818 SF) EXISTING | NO |
| | | 12.0% (2,800 SF) PROPOSED | NO |
| FRONT SETBACK | 20' OR AVG | 8.1' EXISTING | NO EXISTING NON-CONFORMING |
| SIDE SETBACK | 10' | 36' -11 1/2" EXISTING | |
| | | 32' - 5" PROPOSED | NO |
| SIDE SETBACK | 10' | 2.8' EXISTING | |
| | | 6' - 5 1/2" PROPOSED | YES - ALIGN W/EXISTING HOME |
| REAR SETBACK | 20' | 230' - 4 1/2" EXISTING | NO |
| HEIGHT | 35' | APPROX. 26' - 10 1/2" EXISTING | NO |
| | | 26' - 10 1/2" PROPOSED | NO |

PARKING
REQ'D = 2 SPACE PER UNIT - 4 REQUIRED, 4 PROVIDED
10' X 18' WITH 24' AISLE

LOT COVERAGE CALCULATIONS:

EXISTING:

| | |
|---|---|
| EXISTING HOUSE | 1,280 SF |
| EXISTING PORCH | 494 SF |
| EXISTING STEPS | 30 SF |
| EXISTING STEPS | 11 SF |
| EXISTING GARAGE | 2,003 SF |
| TOTAL: | 3,818 SF |

PROPOSED:

| | |
|---|---|
| EXISTING HOUSE | 792 SF |
| EXISTING STEPS | 30 SF |
| PROPOSED ADDITION | 1,738 SF |
| PROPOSED PORCH | 199 SF |
| PROPOSED STEPS AND LANDING | 47 SF |
| PROPOSED STEPS AND LANDING | 106 SF |
| TOTAL: | 2,912 SF |

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

| REV. # | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

SITE PLAN

ZONING REVIEW ONLY
DATE ISSUED:
2021-08-27

A0.1

A B C D

1

2

3

4

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East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

| REV.# | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

ZONING REVIEW ONLY
DATE SIGNED:

A10.0

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A B C D

1

2

3

4

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East Providence RI 02914
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| REV.# | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

ZONING REVIEW ONLY
DATE SIGNED:

A10.1

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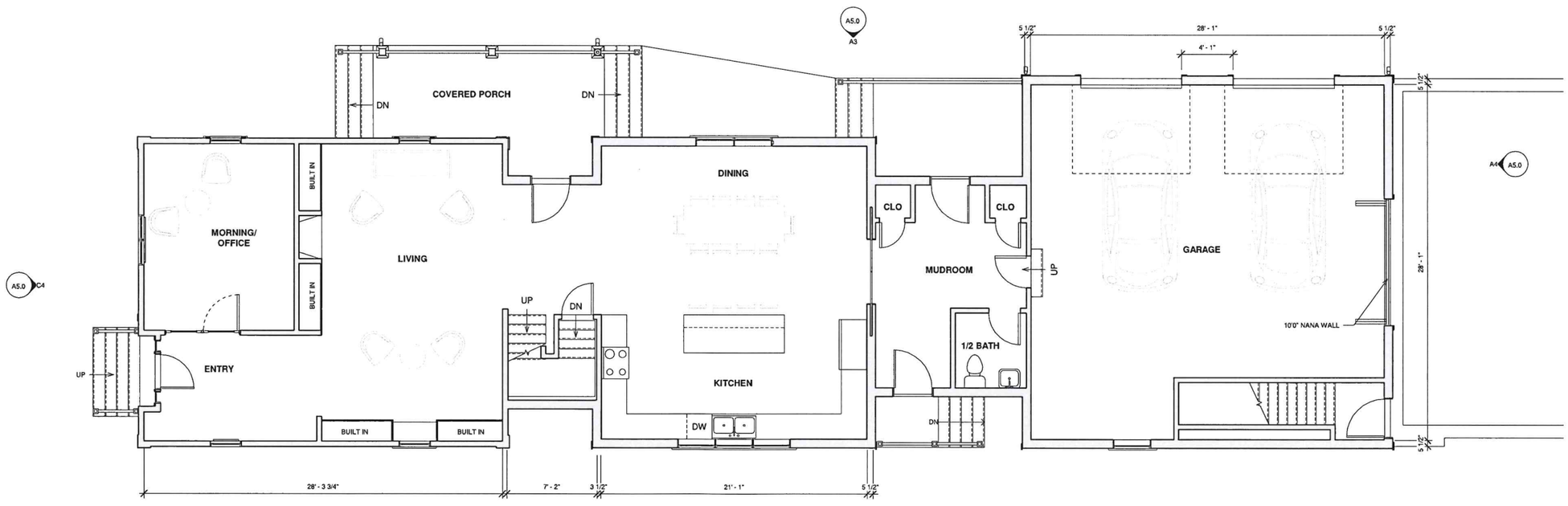
A B C D

1

2

3

4




A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

DOG WASH

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| REV. # | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

PLANS 1ST FL

ZONING REVIEW ONLY
DATE ISSUED:
2021-08-27

A4.1

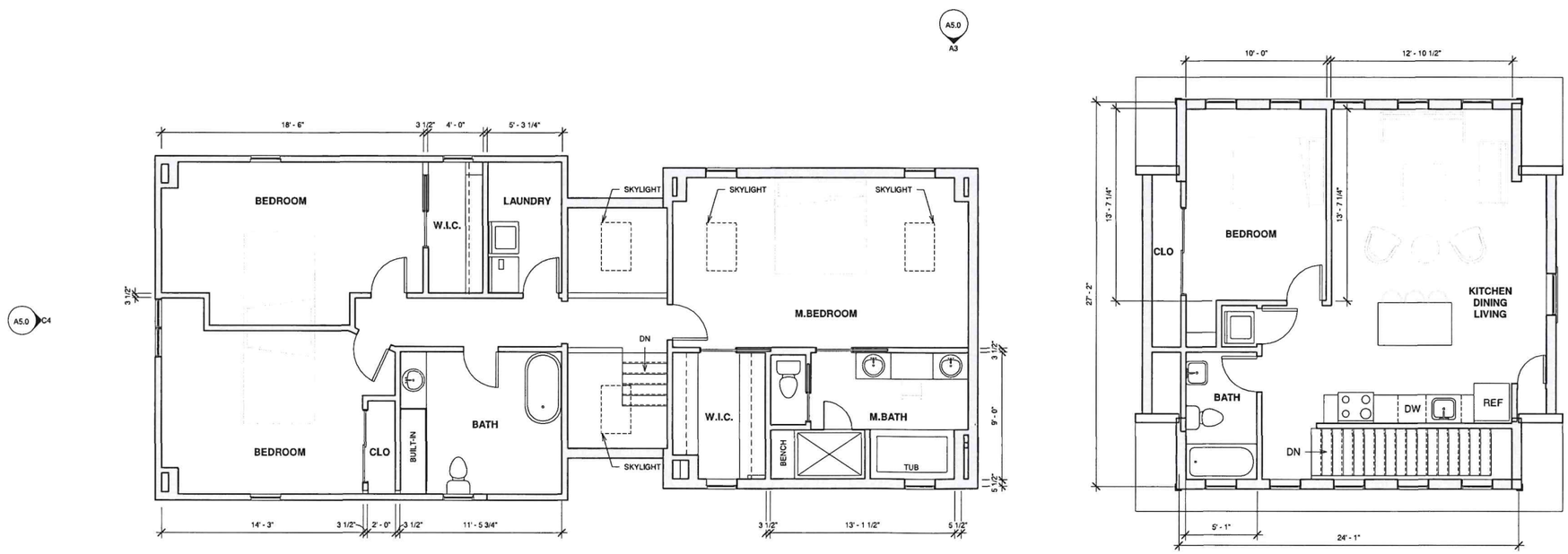
A B C D

1

2

3

4




A4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

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| REV. # | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

PLANS 2ND FL

ZONING REVIEW ONLY
DATE ISSUED
2021-08-27

A4.2

A B C D

1

A1 NORTH ELEVATION
1/4" = 1'-0"

2

3

A3 SOUTH ELEVATION
1/4" = 1'-0"

4

A4 WEST ELEVATION
1/4" = 1'-0"

C4 EAST ELEVATION
1/4" = 1'-0"

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| REV. # | DATE: | ISSUED FOR: |
|---|---|---|
| | 2026-06-12 | ZONING REVIEW |

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

ELEVATIONS

ZONING REVIEW ONLY
DATE ISSUED:
2021-08-27

A5.0

# Bristol — 145 HIGH ST

Card 1 of 1

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

**Plat/Lot 015-0021-000** | **Account: 930** | LUC 01 | Zone R-6 | **Assessment** $415,400

## Owner

Owner Account #: 19-2316-25

| | | % Owned |
|---|---|---|
| Owner 1 | FWP HIGH STREET 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 |
|---|---|---|---|---|---|
| SOUSA, JULIANN EXECUTRIX OF | 02/06/2026 | 435,000 | 2311-1 | | Dee |
| SOUSA, LOUIS A & MARINNE | 09/18/2000 | 0 | 754-59 | | |
| SOUSA, VIOLA LIFE ESTATE | 09/18/2000 | 0 | 752-355 | | Q |
| SOUSA, LOUIS A | 12/24/1987 | 0 | 308-77 | | |
| SOUSA, VIOLA SURVIVOR | 12/24/1987 | 0 | 308-76 | | |

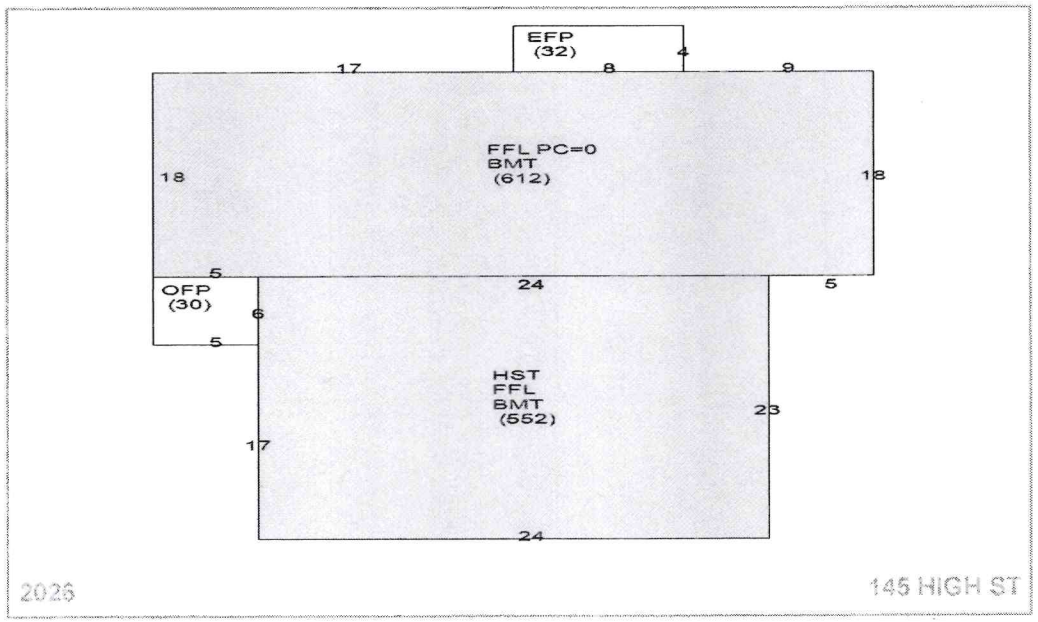
## Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|---|---|---|---|---|---|---|
| 01 | 84,500 | 0 | 0.52 | 330,900 | 0 | 415,400 |
| TOTAL | 84,500 | 0 | 0.52 | 330,900 | 0 | 415,400 |

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 155.81 | VAL per SQ Unit/Parcel > 155.81

## Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2025 | 01 | 323,100 | 0 | 1 | 330,900 | 0 | 654,000 | 654,000 |
| 2024 | 01 | 218,200 | 0 | 1 | 275,700 | 0 | 493,900 | 493,900 |
| 2023 | 01 | 218,200 | 0 | 1 | 275,700 | 0 | 493,900 | 493,900 |
| 2022 | 01 | 218,200 | 0 | 1 | 275,700 | 0 | 493,900 | 493,900 |
| 2021 | 01 | 164,800 | 0 | 1 | 265,000 | 0 | 429,800 | 429,800 |
| 2020 | 01 | 164,800 | 0 | 1 | 265,000 | 0 | 429,800 | 429,800 |




## 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 | NR Single I | 0.13774 | AC | P | 1.00 | 1,842,000 | 1,864,382 | I | | | | | | | 256,800 | | | 1.00 | 0 |
| 2 | 01 | NR Single I | 0.38453 | AC | EX | 0.20 | 1,842,000 | 192,703 | I | | | | | | | 74,100 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | |



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

# Bristol — 145 HIGH ST



CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

## Plat/Lot 015-0021-000 — Account: 930 — LUC 01 — Zone R-6 — Assessment $415,400

## Building Information

| | Description | | Description |
|---|---|---|---|
| BLDG Type | Restored | Story Height | 1 Story Attic Finisl |
| RES Units | 1 | COM Units | 0 |
| Foundation | Concrete | BMT Floor | Concrete |
| Frame 1 | Wood | Frame 2 | % |
| EXT Wall 1 | Clapboard | EXT Wall 2 | % |
| Roof Type 1 | Gable | Roof Type 2 | % |
| Roof Cover 1 | Asphalt Shin | 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 | Radiant Hot Water |
| # Heat Sys | | % Heated | 100 |
| % Solar HW | | % A/C | |
| % COM Wall | | % Vacuum | |
| Ceil HGHT | | Ceiling Type | |
| Parking Type | | % Sprinkled | |
| EXT View | | | |

| | Quantity | Quality |
|---|---|---|
| Full Bath | 2 | Poor |
| Ext Full Bath | | |
| Half Bath | | |
| Ext Half Bath | | |
| Ext Fixtures | 1 | Typical |
| Kitchens | 1 | Poor |
| Ext Kitchens | | |
| Fireplaces | | |
| W.S. Flues | | |

## Grade

| | | | |
|---|---|---|---|
| Grade | Q4 | | Q4 |
| Year Built | 1820 | EFF Year | |
| Alt LUC | | Alt % | 0.00 |

## Other Factors

| | |
|---|---|
| Flood Hazard | |
| Topography | LEVEL |
| Street | PAVED |
| Traffic | |

## Depreciation

| | Code | Description | % |
|---|---|---|---|
| Condition | DL | DL - Delapitat | 70.0 |
| Functional | | - | 0.0 |
| Economic | | - | 0.0 |
| Special | 01 | 01 - Under Co | 50.0 |
| OV | | - | |
| Total Depreciation % > | | | 85.0 |

| | |
|---|---|
| Bas $/SQ | 293.00 |
| Size Adj | 1.13 |
| Constr Adj | 1.01 |
| Adj $/SQ | 335.39 |
| Othr Featrs | 20,225 |
| Grade Fac | 1.00 |
| Neigh Infl | 1.00 |
| Land Factor | 1.00 |
| Adj Total | 563,620 |
| Depreciation | 479,077 |
| Depr Total | 84,543 |

## Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undep Val |
|---|---|---|---|---|---|
| FFL | 1st FLOOR | 1,164 | 1,164 | 335.39 | 390,394 |
| HST | HALF STORY | 276 | 276 | 335.39 | 92,568 |
| OFP | OPEN PORCH | 30 | 0 | 24.00 | 720 |
| BMT | BASEMENT | 1,164 | 0 | 50.31 | 58,561 |
| EFP | ENCL PORCH | 32 | 0 | 36.00 | 1,152 |
| Total | | 2,666 | 1,440 | | 543,395 |

## Visit History

| Date | Result | By |
|---|---|---|
| 1/10/2025 | REVIEW | MP |
| 8/16/2021 | REVIEW | |
| 10/5/2018 | REVIEW | |
| 10/2/2018 | MEASURED | |
| 4/1/2008 | LISTED | |
| 4/1/2008 | CALL BACK | |
| 3/27/2008 | CALL BACK | |
| 1/25/2008 | MEASURE | |

## Notes

## Remodeling History

| | | | |
|---|---|---|---|
| Additions | | Plumbing | |
| Interior | | Electric | |
| Exterior | 2017 | Heating | |
| Kitchen | | General | |
| Bath(s) | | | |

## Condo Data

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

## Building Permits

| | Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|---|---|---|---|---|---|---|---|---|
| 1 | 02/18/2026 | BB-26-70 | | BLDG | 0 | 0 | Open | Removing debris of exisitong 10 car garage that have fallen due to lack of mai |
| 2 | 01/27/2017 | 36-17-B | 07/05/2017 | BLDG | 5,500 | 100 | Closed | RESHINGLE ROOF TO CODE |
| 3 | 01/27/2017 | B25564 | | BLDG | 0 | 100 | Closed | RESHINGLE ROOF TO CODE |
| 4 | | | | | | | | |
| 5 | | | | | | | | |
| 6 | | | | | | | | |
| 7 | | | | | | | | |
| 8 | | | | | | | | |
| 9 | | | | | | | | |

## Room Counts by Floor

| | Units | # Rooms | # Bedrooms | Floor Level |
|---|---|---|---|---|
| 1 | 1 | 7 | 3 | U |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| Totals | 1 | 7 | 3 | |

## 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 | |
| ortTermRental | |
| PriorID1c | |
| PriorID2a | |
| PriorID2b | |
| PriorID2c | |
| PriorID3a | |
| PriorID3b | |
| PriorID3c | |



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

# 145 High Street - 200' Radius

Town of Bristol, RI

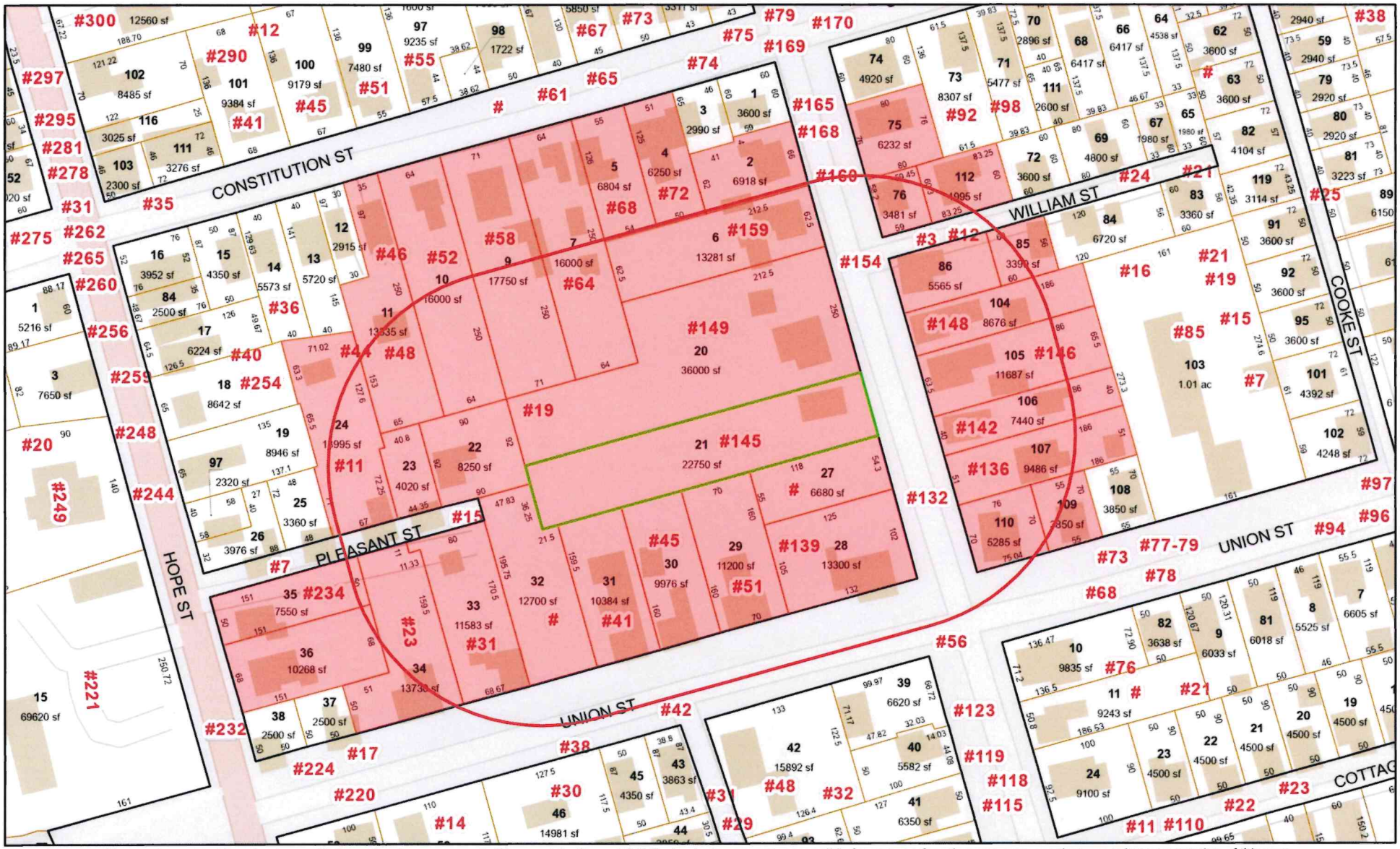
1 inch = 141 Feet

0 141 282 423

June 5, 2026

CAI Technologies
Precision Mapping, Geospatial Solutions

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.

# 200 feet Abutters List Report

Bristol, RI
June 05, 2026

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-21 | Mailing Address: | FWP HIGH STREET LLC |
| CAMA Number: | 15-21 | | P.O. BOX 333 |
| Property Address: | 145 HIGH ST | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-10 | Mailing Address: | DALY, MICHAEL |
| CAMA Number: | 15-10 | | 52 CONSTITUTION ST |
| Property Address: | 52 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-2 | Mailing Address: | MAGEE, WILLIAM KELLY & DIANE |
| CAMA Number: | 15-2 | | MESSERE TE |
| Property Address: | 165 HIGH ST | | 165 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-20 | Mailing Address: | PANSA, LEONARD F NANCY E TE ET AL |
| CAMA Number: | 15-20 | | 149 HIGH ST |
| Property Address: | 149 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-21 | Mailing Address: | FWP HIGH STREET LLC |
| CAMA Number: | 15-21 | | P.O. BOX 333 |
| Property Address: | 145 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-22 | Mailing Address: | COCHRAN, LORI J. |
| CAMA Number: | 15-22 | | 19 PLEASANT ST |
| Property Address: | 19 PLEASANT ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-23 | Mailing Address: | BOWERS, BRENDEN T |
| CAMA Number: | 15-23 | | 15 PLEASANT ST |
| Property Address: | 15 PLEASANT ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-24 | Mailing Address: | SPENCE, GERARD BRIAN CARTER & |
| CAMA Number: | 15-24 | | PEARCE-SPENCE, EMILY TRUSTEES- |
| Property Address: | 11 PLEASANT ST | | SPENCE & PEARCE-SPENCE TRUST |
| | | | 11 PLEASANT ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-27 | Mailing Address: | WORDELL, SEBASTIAN J. WORDELL, |
| CAMA Number: | 15-27 | | BARBARA J. TE |
| Property Address: | HIGH ST | | 51 UNION STREET |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-28 | Mailing Address: | STUBER, EDYTH JANE TRUSTEE C/O |
| CAMA Number: | 15-28 | | PARSONS CAPITAL MANAGEMENT |
| Property Address: | 139 HIGH ST | | 40 WESTMINSTER ST., SUITE 400 |
| | | | PROVIDENCE, RI 02903 |
| Parcel Number: | 15-29 | Mailing Address: | WORDELL, SEBASTIAN J. WORDELL, |
| CAMA Number: | 15-29 | | BARBARA J. TE |
| Property Address: | 51 UNION ST | | 51 UNION STREET |
| | | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
June 05, 2026

| | | | |
|---|---|---|---|
| Parcel Number: | 15-30 | Mailing Address: | CARLEU, GREGORY C & LAURA D. TE |
| CAMA Number: | 15-30 | | 45 UNION ST |
| Property Address: | 45 UNION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-31 | Mailing Address: | MICHAELS, ANGELA ANDREA, TRUSTEE |
| CAMA Number: | 15-31 | | ANGELA ANDREA MICHAELS TRUST |
| Property Address: | 41 UNION ST | | 41 UNION ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-33 | Mailing Address: | BARROW, IRENE K. |
| CAMA Number: | 15-33 | | 31 UNION ST |
| Property Address: | 31 UNION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-34 | Mailing Address: | BOYCE, MICHAEL R. |
| CAMA Number: | 15-34 | | 23 UNION ST. |
| Property Address: | 23 UNION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-35 | Mailing Address: | SOUSA, LOUIS A & CATHERINE Q TE |
| CAMA Number: | 15-35 | | 234 HOPE ST |
| Property Address: | 234 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-36 | Mailing Address: | SOUSA, LOUIS A. CATHERINE Q. TE |
| CAMA Number: | 15-36 | | 232 HOPE ST |
| Property Address: | 232 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-4 | Mailing Address: | DODD, DONALD C. & PINK, JODI B. TE |
| CAMA Number: | 15-4 | | 72 CONSTITUTION ST |
| Property Address: | 72 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-5 | Mailing Address: | WALSH-SORENSEN, KIMBERLY & |
| CAMA Number: | 15-5 | | SORENSEN, JAMIE |
| Property Address: | 68 CONSTITUTION ST | | 68 CONSTITUTION ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-6 | Mailing Address: | BJERREGAARD, CHRIS E. & JUNE M. TE |
| CAMA Number: | 15-6 | | |
| Property Address: | 159 HIGH ST | | 159 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-7 | Mailing Address: | HISTORIC GRACE REALTY, LLC C/O |
| CAMA Number: | 15-7 | | LAW OFFICE MICHAEL C. LIMA |
| Property Address: | 64 60 CONSTITUTION ST | | 931 JEFFERON BLVD STE 2006 |
| | | | WARWICK, RI 02886 |
| Parcel Number: | 15-9 | Mailing Address: | GUERTIN, DAVID F & NANCY R |
| CAMA Number: | 15-9 | | TRUSTEES FAMILY IRREVOC TRUST |
| Property Address: | 58 CONSTITUTION ST | | 58 CONSTITUTION ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 19-104 | Mailing Address: | FURTADO, MANUEL JR TRUSTEE |
| CAMA Number: | 19-104 | | 148 HIGH ST |
| Property Address: | 148 HIGH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
June 05, 2026

| | | | |
|---|---|---|---|
| Parcel Number: | 19-105 | Mailing Address: | FANNING, MICHAEL G. & FANNING, CYNTHIA A. (50%) TC<br>146 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-105 | | |
| Property Address: | 146 HIGH ST | | |
| Parcel Number: | 19-106 | Mailing Address: | MURPHY, CORNELIA TRUSTEE OF CORNELIA M. MURPHY TRUST<br>142 HIGH STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-106 | | |
| Property Address: | 142 HIGH ST | | |
| Parcel Number: | 19-107 | Mailing Address: | DAPONTE, MICHAEL & SUSAN DAPONTE TE<br>136 HIGH ST.<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-107 | | |
| Property Address: | 136 HIGH ST | | |
| Parcel Number: | 19-109 | Mailing Address: | GREEN, LINDSAY<br>73 UNION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-109 | | |
| Property Address: | 73 UNION ST | | |
| Parcel Number: | 19-110 | Mailing Address: | MORRIS, DEAN WALKER & SUSAN WALTERS TE<br>3251 COCHISE DR SE<br>ATLANTA, GA 30339 |
| CAMA Number: | 19-110 | | |
| Property Address: | 132 HIGH ST | | |
| Parcel Number: | 19-112 | Mailing Address: | MILLER, ELIZABETH A.<br>3 WILLIAMS ST UNIT 1<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-112-001 | | |
| Property Address: | 3 WILLIAM ST | | |
| Parcel Number: | 19-112 | Mailing Address: | TABAIE, HOSSEIN DAVID ETAL JT NORMANDIE, CYNTHIA A.<br>585 CHANDLER ST<br>WORCESTER, MA 01602 |
| CAMA Number: | 19-112-002 | | |
| Property Address: | 3 WILLIAM ST | | |
| Parcel Number: | 19-112 | Mailing Address: | MAHONY, ANN G. TRUSTEE<br>4543 EVERETT ST<br>KENSINGTON, MD 20895 |
| CAMA Number: | 19-112-003 | | |
| Property Address: | 3 WILLIAM ST | | |
| Parcel Number: | 19-75 | Mailing Address: | BARKER, JOHN J JR & GAIL ANN LE BARKER, ALISON & BARKER, JOHN J. & BARKER, EMMA J.<br>168 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-75 | | |
| Property Address: | 168 HIGH ST | | |
| Parcel Number: | 19-76 | Mailing Address: | SALES, MARIA L LE MULDOON, MARIA etal<br>160 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-76 | | |
| Property Address: | 160 HIGH ST | | |
| Parcel Number: | 19-85 | Mailing Address: | ALLEN, RICHARD R<br>PO BOX 448<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-85 | | |
| Property Address: | 12 WILLIAM ST | | |
| Parcel Number: | 19-86 | Mailing Address: | WGI, LLC<br>154 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-86 | | |
| Property Address: | 154 HIGH ST | | |

ALLEN, RICHARD R
PO BOX 448
BRISTOL, RI 02809

BARKER, JOHN J JR & GAIL
BARKER, ALISON & BARKER,
168 HIGH ST
BRISTOL, RI 02809

BARROW, IRENE K.
31 UNION ST
BRISTOL, RI 02809

BJERREGAARD, CHRIS E. & J
159 HIGH ST
BRISTOL, RI 02809

BOWERS, BRENDEN T
15 PLEASANT ST
BRISTOL, RI 02809

BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

CARLEU, GREGORY C &
LAURA D. TE
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COCHRAN, LORI J.
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BRISTOL, RI 02809

DALY, MICHAEL
52 CONSTITUTION ST
BRISTOL, RI 02809

DAPONTE, MICHAEL &
SUSAN DAPONTE TE
136 HIGH ST.
BRISTOL, RI 02809

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WARWICK, RI 02886

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DIANE MESSERE TE
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BRISTOL, RI 02809

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KENSINGTON, MD 20895

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ANGELA ANDREA MICHAELS TR
41 UNION ST
BRISTOL, RI 02809

MILLER, ELIZABETH A.
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BRISTOL, RI 02809

MORRIS, DEAN WALKER & SUS
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ATLANTA, GA 30339

MURPHY, CORNELIA TRUSTEE
CORNELIA M. MURPHY TRUST
142 HIGH STREET
BRISTOL, RI 02809

PANSA, LEONARD F
NANCY E TE ET AL
149 HIGH ST
BRISTOL, RI 02809

SALES, MARIA L LE
MULDOON, MARIA etal
160 HIGH ST
BRISTOL, RI 02809

SOUSA, LOUIS A & CATHERIN
234 HOPE ST
BRISTOL, RI 02809

SOUSA, LOUIS A.
CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

SPENCE, GERARD BRIAN CART
TRUSTEES-SPENCE & PEARCE-
11 PLEASANT ST
BRISTOL, RI 02809

STUBER, EDYTH JANE TRUSTE
C/O PARSONS CAPITAL MANAG
40 WESTMINSTER ST., SUITE 400
PROVIDENCE, RI 02903

TABAIE, HOSSEIN DAVID ETA
NORMANDIE, CYNTHIA A.
585 CHANDLER ST
WORCESTER, MA 01602

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SORENSEN, JAMIE
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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WORDELL, BARBARA J. TE
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BRISTOL, RI 02809