



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-26-26

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: Cruz Goler
Owner of Record: Federal Properties of RI, Inc.
Location: 1 STATE ST , BRISTOL, RI, 02809
Plat: 9 Lot: 65
Zoning District: W

Applicant is requesting a **Dimensional Variance** to:

install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront 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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-26

1 State Street 9 65

May 15, 2026

Applicant	
Name of Applicant	Cruz Goler
Who is Submitting this Application	Other
	If other, Describe: Restaurant Owner/Operator
Owner's Name (If Different than Applicant)	Federal Properties of RI, Inc.

Location for Application			
Property Type	Both		
Zoning District	W		
Address, Plat, Lot	Address	Plat	Lot
	1 State Street	9	65

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: New Protruding Sign
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	0 feet
Width in Feet	37 feet
Length in Feet	40 feet
Height Above Grade	0 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	39 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

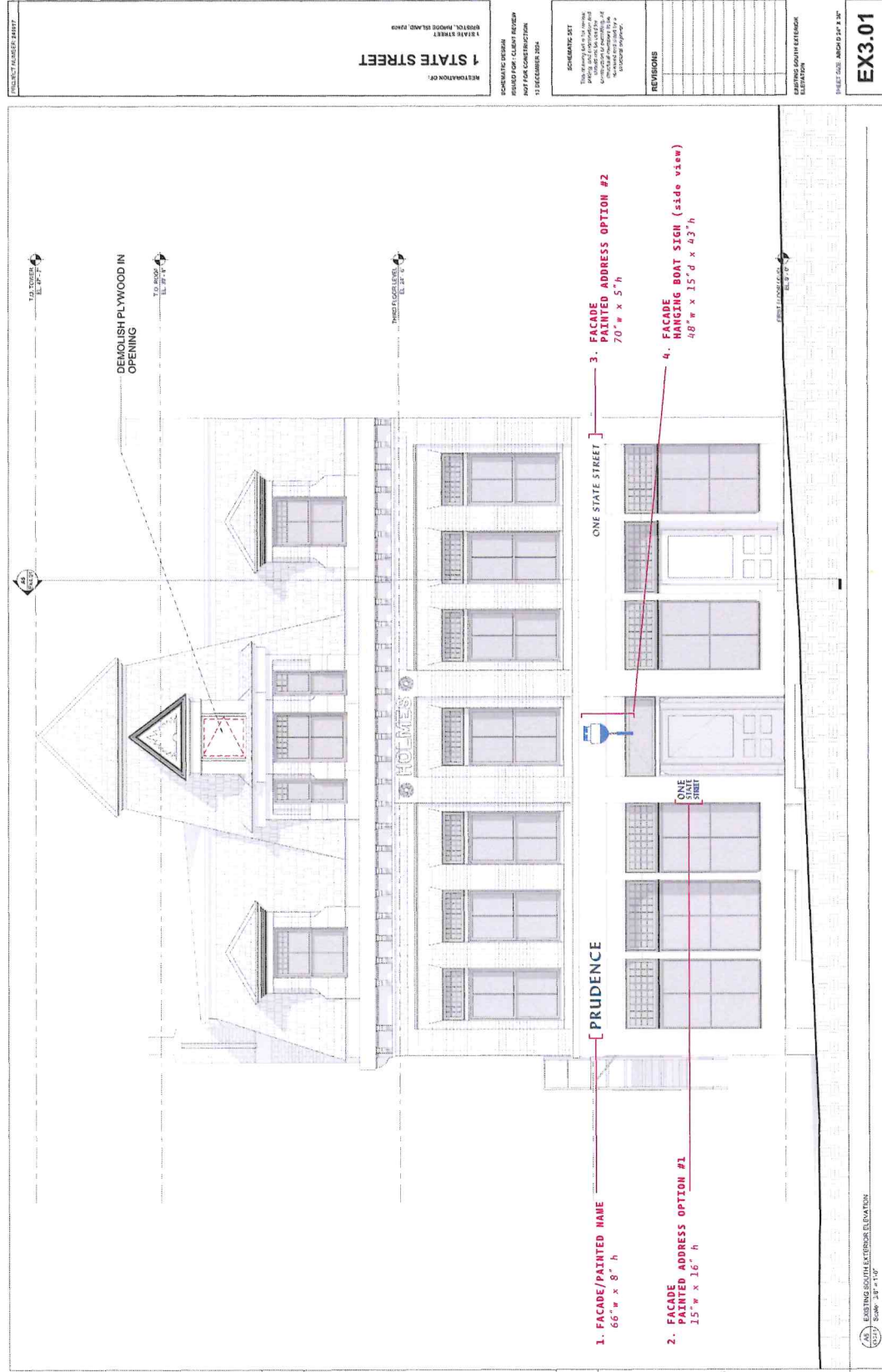
Provisions of Zoning Ordinance (If Known)
Article X. Signs, Table 1 - Signs by Type and Zoning District. Projecting sign must be inside 6 square feet in the Waterfront zoning district.

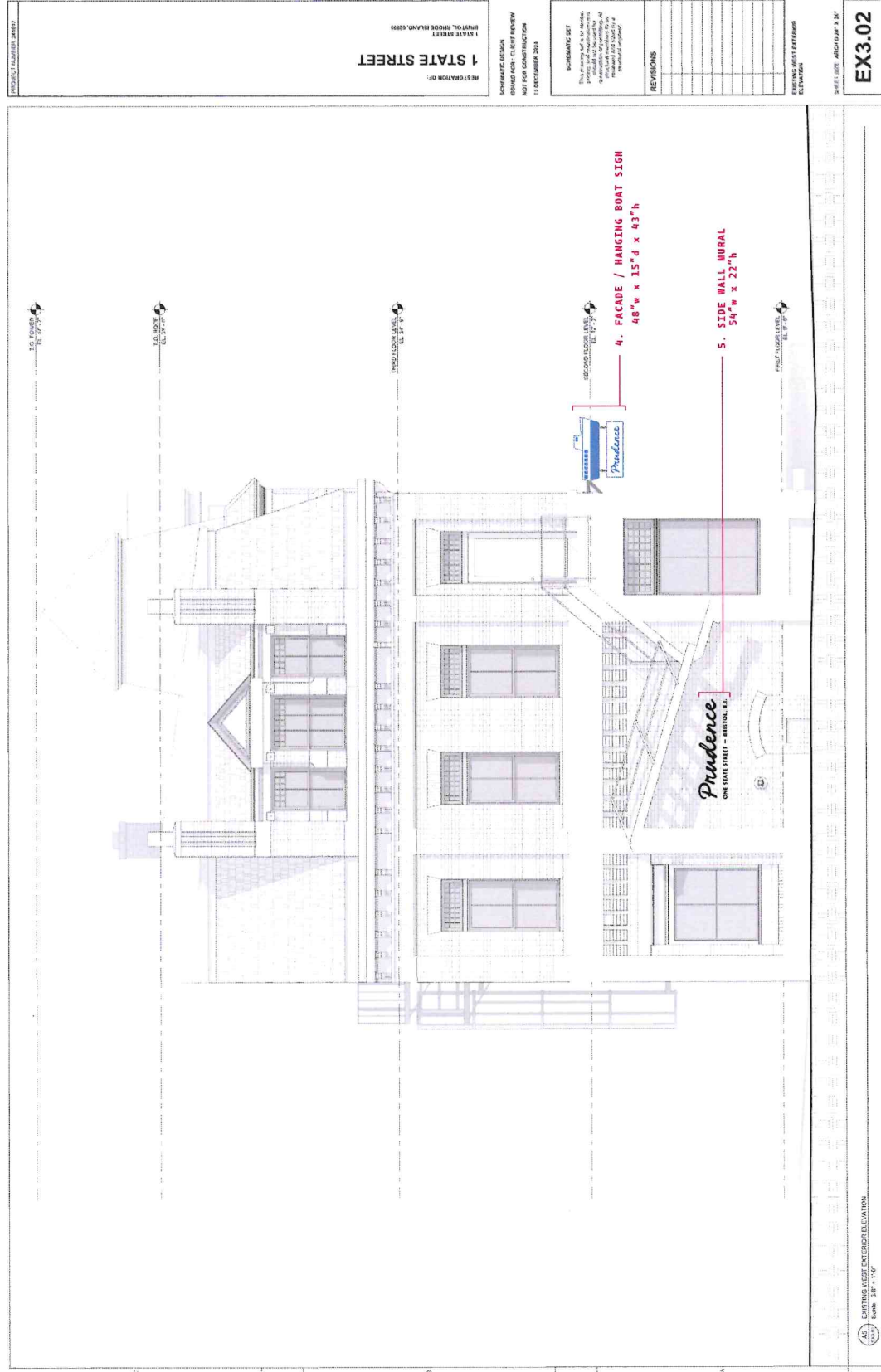
Describe the extent of the proposed alterations and the reasons for the requesting relief
The sign I would like to add is 14 square feet

Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	0
Lot Frontage	40
Lot Depth	37

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:





1. FACADE / PAINTED NAME
66" w x 8" h

PRUDENCE

2. FACADE / PAINTED ADDRESS (option #1)
15" w x 16" h

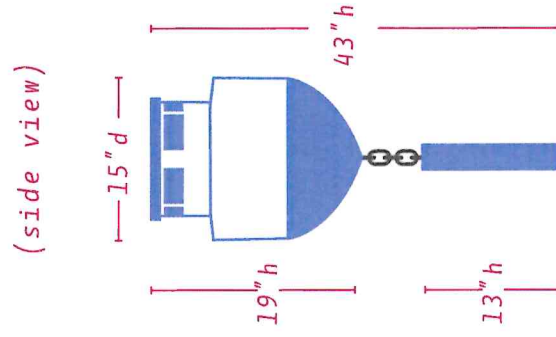
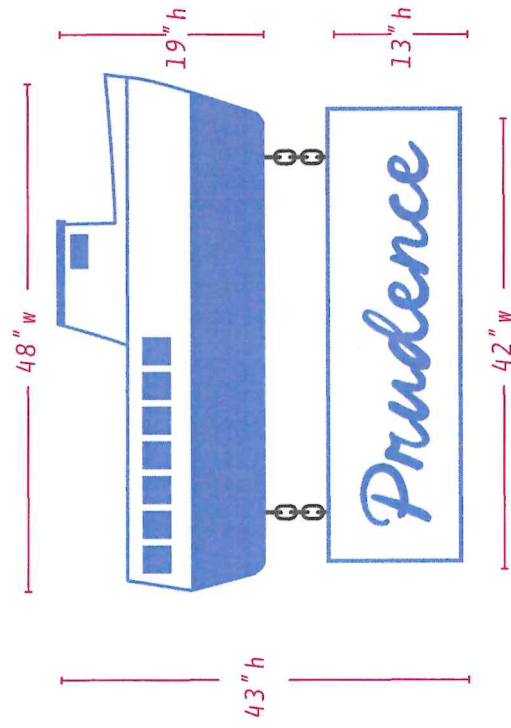
ONE
STATE
STREET

← OR →

3. FACADE / PAINTED ADDRESS (option #2)
70" w x 5" h

ONE STATE STREET

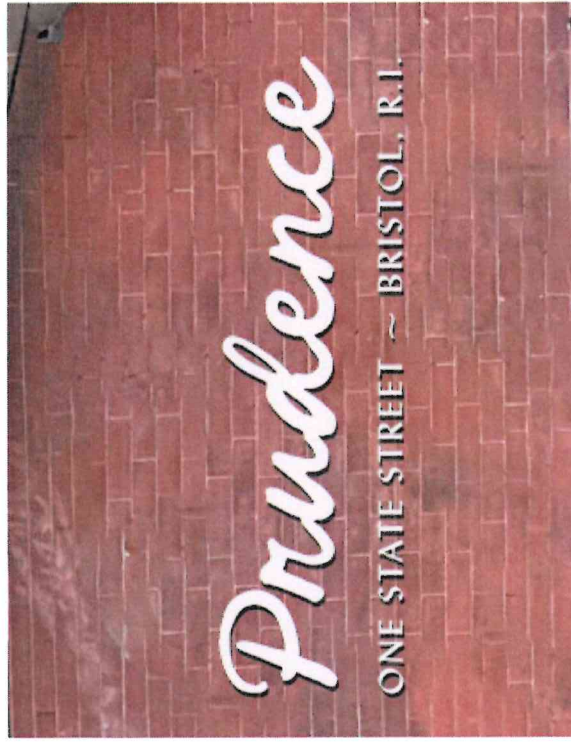
4. FACADE / HANGING BOAT SIGN
48" w x 15" d x 43" h



5. SIDE WALL MURAL
54" w x 22" h

(color mock-up on brick)

Prudence
ONE STATE STREET ~ BRISTOL, R.I.



TOP

TOP

SIDE

MACHINED AS
TWO HALVES

- SECURED TO
MASONRY WITH
ALUMINUM PLATE
AND BRACKETS

EYEBOLTS
SCREWED INTO
BOAT TO SECURE
HANGING SIGN

**TIE-DOWN
RINGS
FASTENED
TO SIGN**

FRONT

FILE:		DRAWN BY: AP	PRJ. LEAD: AH	UNITS: MM	CLIENT: Cruz Goler	REV: A
<i>INTERNAL</i>						
DATE REL.: 3/5/2026	DATE COMPL.:					
TOL:	RELATIONS:					
NOT TO BE PHOTOGRAPHED SHARED OR OTHERWISE COMMUNICATED OUTSIDE OF CLIENT						
Prudence Sign						

OCEAN STATE COMPOSITES





Bristol

1 STATE ST

Card 1 of 1

CATALIS

Plat/Lot 009-0065-000

Account: 480

LUC 06

Zone W

Assessment

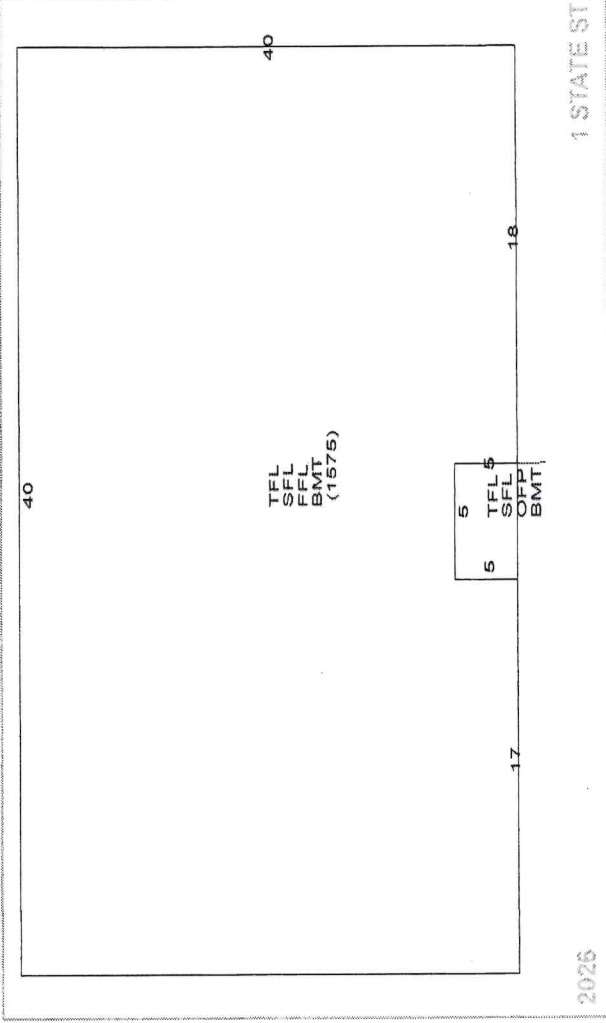
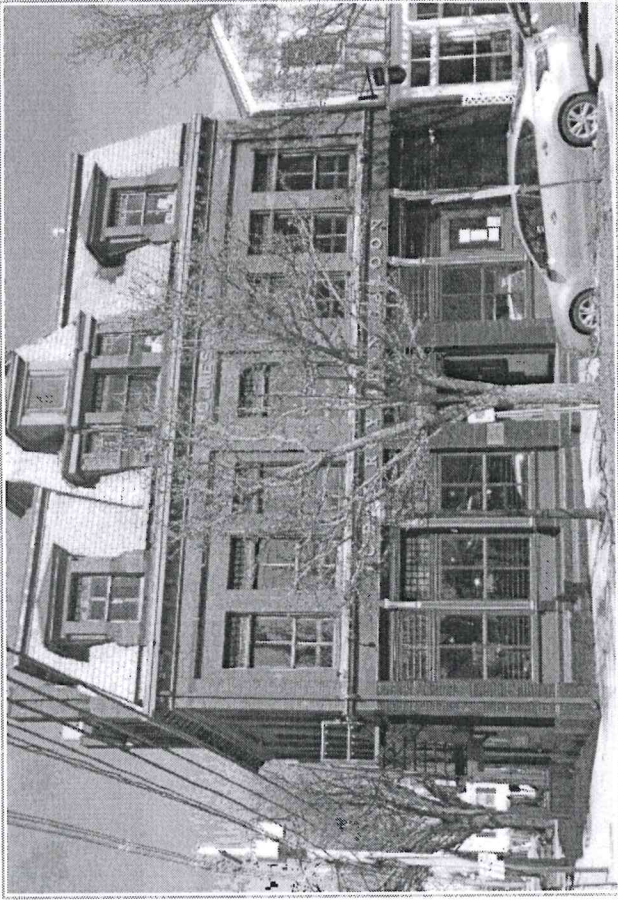
\$946,500

Owner	Owner Account #	19-2845-45	% Owned
Owner 1	FEDERAL PROPERTIES OF RI, INC.		
Owner 2			
Owner 3			
Address	495 HOPE ST, SUITE 8, BRISTOL, RI 02809		

Grantor	Date	Sale Price	Leg Ref	Deed Type
STATE PROPERTIES LLC	09/04/2024	1,050,000	2256-58	W
ONE STATE BRI, LLC	04/11/2014	0	1752-25	
ONE STATE BRI, LLC	04/03/2014	690,000	1752-25	W
MULLINGAR GROUP, LLC	11/07/2003	0	1073-139	Q
KILROY, DAVID E.	05/18/1999	152,000	700-3	A
				W

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
	06	807,600	0	0.03	138,900	0	946,500
TOTAL		807,600	0	0.03	138,900	0	946,500
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	147.89	VAL per SQ Unit/Parcel >	147.89		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2025	06	807,600	0	0	138,900	0	946,500	946,500
	2024	06	599,800	0	0	106,600	0	706,400	706,400
	2023	06	599,800	0	0	106,600	0	706,400	706,400
	2022	06	599,800	0	0	106,600	0	706,400	706,400
	2021	06	599,800	0	0	109,900	0	709,700	709,700
	2020	06	599,800	0	0	109,900	0	709,700	709,700



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1	06 Comm 2	0.02893	AC	P	1.00	2,400,000	4,801,244	C11
2								
3								
4								

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						138,900			1.00	0

► Building Information

Description		Description
BLDG Type	Restaurant	Story Height
RES Units	0	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Masonry	Frame 2
EXT Wall 1	Comm Brk	EXT Wall 2
Roof Type 1	Mansard	Roof Type 2
Roof Cover 1	Slate	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
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT	10	Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Grade

Grade	Q3	Q3		
Year Built	1884	EFF Year		
Alt LUC		Alt %	0.00	
► Depreciation				
Condition	GV	GV - Good-VC	24.0	
Functional		-	0.0	
Economic	06	06 - Parking	5.0	
Special		-	0.0	
OV		-		
Total Depreciation %			>	27.8
Flood Hazard	Bas \$/SQ			175.00
Topography	Size Adj			1.01
Street	Constr Adj			0.99
Traffic	Adj \$/SQ			175.11
	Other Featsr			16,020
	Grade Fac			1.25
	Neigh Infl			1.00
	Land Factor			1.00
	Adj Total			1,118,503
	Depreciation			310,944
	Depr Total			807,559

► Sub-Area Details

Code	Description	Area	Fin. Area	Rate	Undep. P
SFL	2nd FLOOR	1,600	1,600	175.11	280,171
TFL	3rd FLOOR	1,600	1,600	175.11	280,171
FFL	1st FLOOR	1,575	1,575	175.11	275,797
BMT	BASEMENT	1,600	0	26.27	42,033
OFP	OPEN PORCH	25	0	24.00	600
Total		6,400	4,775		878,788

► Visit History

Date	Result	By
2/13/2025	SALES VERI	MP
1/8/2025	REVIEW	MP
10/20/2021	REVIEW	
10/5/2018	REVIEW	
8/23/2018	MEASURED	
11/4/2014	MEASURE	
4/14/2008	MEASURE	
4/14/2008	LISTED	

► Notes

HOLMES BUILDING ECO = PARKING 1ST FLR - BAR/REST; 2ND FLR BAR; 3RD FLR STRG
10% funct remove and replace rubber roof 11-17-13 mcb JUDGE BEAN SALOON

► Remodeling History

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

► Condo Data

Complex Location	Tot Units	FL Level	# Floors	Bldg Seq
1000	1000	1000	0	1

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/27/2023	B56774		BLDG	300	100	Closed	Temporary ADA Ramp
2	09/29/2014	E7635		ELEC	0	100	Closed	INSTALL ENERGY MANAGEMENT SYSTEM ON WALK IN COOLER AND FREEZ
3	09/29/2014	0271-14-E	12/31/2014	ELEC	3,000	100	Closed	INSTALL ENERGY MANAGEMENT SYSTEM ON WALK IN COOLER AND FREEZ
4	03/31/2014	0077-14-B	12/20/2014	BLDG	1,500	100	Closed	EMERGENCY REPAIR TO SLATE ROOF AS NEEDED
5	03/31/2014	B38622		BLDG	0	100	Closed	EMERGENCY REPAIR TO LOOSE SLATE ON ROOF
6	09/17/2013	B25338		BLDG	0	100	Closed	APPROVED BY BHDCHRESHINGLE RUBBER ROOF AND INSTALL NEW SYSTE
7	09/21/2006	E1168		ELEC	0	100	Closed	MASTER BOX INSTALLATION
8								
9								

► Special Features & Yard Items

[illegible]

► **Other Info.**

AFDU	Term	Rental
PriorID1c		
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	0	0	U
2				
3				
4				
Totals	1	0	0	



1 State Street - 200' Radius

Town of Bristol, RI

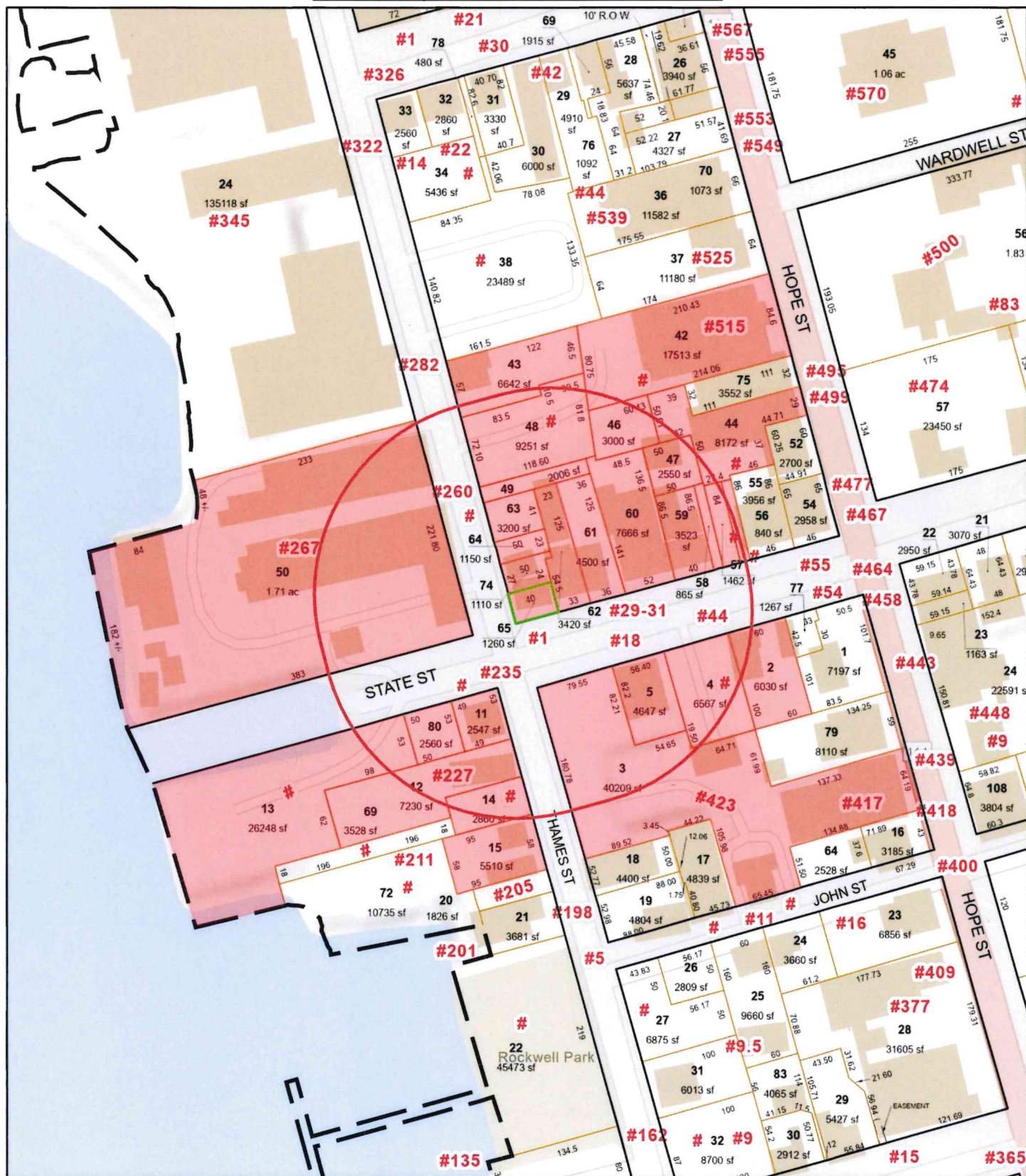
1 inch = 141 Feet



www.cai-tech.com

June 5, 2026

0 141 282 423



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: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

Abutters:

Parcel Number: 10-11
CAMA Number: 10-11
Property Address: 235 THAMES ST

Mailing Address: BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-001
Property Address: 227 THAMES ST- UNIT #1

Mailing Address: THAMES STREET, LLC
227 THAMES ST, UNIT 1
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-002
Property Address: 227 THAMES ST- UNIT #2

Mailing Address: OQUENDO, VIVIAN Y
227 THAMES ST, UNIT 2
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-003
Property Address: 227 THAMES ST- UNIT #3

Mailing Address: BALZANO JOHN TRUSTEE BALZANO
FAMILY TRUST
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-004
Property Address: 227 THAMES ST UNIT #4

Mailing Address: COLOMBO, BRITT C.
227 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-005
Property Address: 227 THAMES ST UNIT #5

Mailing Address: COLOMBO BRITT
PO BOX 626
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-006
Property Address: 227 THAMES ST -UNIT #6

Mailing Address: THAMES STREET, LLC
227 THAMES ST, Unit 6
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-007
Property Address: THAMES ST

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-008
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
PO BOX 568
BRISTOL, RI 02809-1987

Parcel Number: 10-12
CAMA Number: 10-12-009
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809



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6/5/2026

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Page 1 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-15 CAMA Number: 10-15 Property Address: 211 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-2 CAMA Number: 10-2 Property Address: 44 STATE ST	Mailing Address: 1719 PROJECT LLC 167 TOUISSET RD WARREN, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST	Mailing Address: NUGENT, MARY PATRICIA 423 HOPE ST, UNIT 1A BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST	Mailing Address: SCHMITT, ELLEN 423 HOPE ST, Unit C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST	Mailing Address: KELLY, RICHARD R. & AKERSON, CAROL A. TE 423 HOPE ST, UNIT 5E BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST	Mailing Address: BURNETT, JAY N. 25 SCHOOL ST REHOBOTH, MA 02769
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOPE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809



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6/5/2026

Page 2 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090
Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, UNIT K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST	Mailing Address: BOWMAN, GREGORY W. TRUSTEE (1/2) & HAMILTON, ELIZABETH A. TRUSTEE (1/2) TRUSTEES 423 HOPE ST, UNIT 16P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: 423 HOPE ST	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: 423 HOPE ST	Mailing Address: HULITZKY, DEREK E. & VIERA, KELLI L. TE 423 HOPE ST, Unit CH2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST	Mailing Address: MATTEI, IRMA S. & CRUZ, JUAN C. 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC 13579 VERDE DRIVE PALM BEACH GARDENS, FL 33410



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6/5/2026

Page 3 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST	Mailing Address: JAMES, CHRISTOPHER, JANINA P. TE 18 STATE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST	Mailing Address: BRADLEY, ARDEN JAMES, III & ARDEN ANNE TE 18-20 STATE ST, UNIT 4 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST	Mailing Address: SCOROBOGATY, EILEEN MARIE 18 STATE ST, Unit 6 BRISTOL, RI 02809
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: FEDERAL PROPERTIES OF R.I., INC. P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-44 CAMA Number: 9-44 Property Address: 495 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809



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6/5/2026

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Page 4 of 6



200 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 9-47
CAMA Number: 9-47
Property Address: 41 R STATE ST

Mailing Address: HOPE-HIGH REALTY TRUST, LLC
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 9-48
CAMA Number: 9-48
Property Address: THAMES ST

Mailing Address: FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 9-49
CAMA Number: 9-49
Property Address: 260 THAMES ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-50
CAMA Number: 9-50
Property Address: 267 THAMES ST

Mailing Address: TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

Parcel Number: 9-56
CAMA Number: 9-56
Property Address: STATE ST

Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA
GATOS TE
55 STATE ST.
BRISTOL, RI 02809

Parcel Number: 9-57
CAMA Number: 9-57
Property Address: STATE ST

Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA
GATOS TE
55 STATE ST.
BRISTOL, RI 02809

Parcel Number: 9-58
CAMA Number: 9-58
Property Address: STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 9-59
CAMA Number: 9-59
Property Address: 39 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-60
CAMA Number: 9-60
Property Address: 29-31 STATE ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-61
CAMA Number: 9-61
Property Address: 17 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-62
CAMA Number: 9-62
Property Address: 11 STATE ST

Mailing Address: 11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

Parcel Number: 9-63
CAMA Number: 9-63
Property Address: THAMES ST

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



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Page 5 of 6



200 feet Abutters List Report

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June 05, 2026

Parcel Number: 9-64
CAMA Number: 9-64
Property Address: THAMES ST

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

Parcel Number: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

Parcel Number: 9-74
CAMA Number: 9-74
Property Address: 246 THAMES ST

Mailing Address: 246 BRISTOL LLC
950 WARREN AVE
EAST PROVIDENCE, RI 02914



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6/5/2026

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Page 6 of 6

11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

CLARK, ALLEN M. &
CLARK, WHITNEY O. TRUSTEE
423 HOPE ST, UNIT G
BRISTOL, RI 02809

FIXSEN, WILLIAM
25 MARCONI DR
RANDOLPH, MA 02368

1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

COLOMBO BRITT
PO BOX 626
BRISTOL, RI 02809

GATOS, GEORGE A. ET UX
DEMETRULA GATOS TE
55 STATE ST.
BRISTOL, RI 02809

246 BRISTOL LLC
950 WARREN AVE
EAST PROVIDENCE, RI 02914

COLOMBO, BRITT C.
227 THAMES ST
BRISTOL, RI 02809

HAYES, MATTHEW D TRUSTEE
MATTHEW D HAYES REV TRUST
423 HOPE ST UNIT B
BRISTOL, RI 02809

423 HOPE ST REDEVELOPMENT
13579 VERDE DRIVE
PALM BEACH GARDENS, FL 33410

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

HOPE-HIGH REALTY TRUST, L
P.O. BOX 27
BRISTOL, RI 02809

BALZANO JOHN TRUSTEE
BALZANO FAMILY TRUST
82 NEWPORT RD
HULL, MA 02045

EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

HULITZKY, DEREK E. & VIER
423 HOPE ST, Unit CH2
BRISTOL, RI 02809

BALZANO, JOHN G &
CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

FEDERAL PROPERTIES OF R.I
P.O. BOX 27
BRISTOL, RI 02809

JAMES, CHRISTOPHER, JANIN
18 STATE ST, UNIT 3
BRISTOL, RI 02809

BOWMAN, GREGORY W. TRUSTE
HAMILTON, ELIZABETH A. TR
423 HOPE ST, UNIT 16P
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

KELLY, RICHARD R. & AKERS
423 HOPE ST, UNIT 5E
BRISTOL, RI 02809

BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
PO BOX 27
BRISTOL, RI 02809

MACDONALD, JAMES C
423 HOPE ST, UNIT H
BRISTOL, RI 02809

BRADLEY, ARDEN JAMES, III
18-20 STATE ST, UNIT 4
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI,
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

MATRONE, SANTA W JR TRUST
SANTA W MATRONE JR DEC TR
423 HOPE ST UNIT L-12
BRISTOL, RI 02809

BURNETT, JAY N.
25 SCHOOL ST
REHOBOTH, MA 02769

FEDERAL PROPERTIES OF RI,
PO BOX 27
BRISTOL, RI 02809

MATTEI, IRMA S. & CRUZ, J
15 JOHN ST, UNIT 1
BRISTOL, RI 02809

MCRAE, BEVERLY SMITH & JO
17 JOHN ST, UNIT 2
BRISTOL, RI 02809

SCOROBOGATY, EILEEN MARIE
18 STATE ST, Unit 6
BRISTOL, RI 02809

TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

NAT PROPERTIES, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

SCOTT, WENDELL O &
PATRICIA C TE
700 MOUNTAIN AVE
WESTFIELD, NJ 07090

NEW LEAF REALTY, LLC
COMMERCIAL UNITS 1 & 2
18-20 STATE ST
BRISTOL, RI 02809

SHAPIRO, DEBORA WEST
423 HOPE ST, UNIT 14N
BRISTOL, RI 02809

NUGENT, MARY PATRICIA
423 HOPE ST, UNIT 1A
BRISTOL, RI 02809

SMITH, DEBORAH ROSE TRUST
423 HOPE ST, UNIT 4D
BRISTOL, RI 02809

OQUENDO, VIVIAN Y
227 THAMES ST, UNIT 2
BRISTOL, RI 02809

THAMES STREET, LLC
227 THAMES ST, UNIT 1
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809

THAMES STREET, LLC
227 THAMES ST, Unit 6
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA M.
PO BOX 568
BRISTOL, RI 02809-1987

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

PAGE, ROBERT W & MYRA M,
PAGE FAMILY TRUST
423 HOPE ST, UNIT K
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST.
BRISTOL, RI 02809

SAILOR, LLC
423 HOPE ST, Unit 13M
BRISTOL, RI 02809

TOWN OF BRISTOL
STATE STREET
10 COURT ST
BRISTOL, RI 02809

SCHMITT, ELLEN
423 HOPE ST, Unit C
BRISTOL, RI 02809

TOWN OF BRISTOL
VACANT LAND
10 COURT ST.
BRISTOL, RI 02809