



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-26-27

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: Kelly Halligan
Owner of Record: Kelly Halligan
Location: 11 ACADEMY AVE , BRISTOL, RI, 02809
Plat: 155 Lot: 23
Zoning District: R-10

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

install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot.

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-26-27

11 Academy Ave 155 23

May 15, 2026

Applicant	
Name of Applicant	Kelly Halligan
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	11 Academy Ave	155	23

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Requesting a zoning variance to allow a fence to be installed approximately 17 feet closer to Metacom Avenue than currently permitted, while still maintaining a 15-foot roadway setback, in order to safely enclose a portion of the yard that contains a stormwater swale and improve property safety without impacting sight lines or adjacent property access.
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	714 feet
Width in Feet	17 feet
Length in Feet	42 feet
Height Above Grade	6 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	17 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Section 28-146 Fences. Due to the corner lot, the functional backyard of the property is being considered as a front yard. Setbacks requested are for the zoning policy front yard of Metacom though reflect the functional backyard of the property.	

Describe the extent of the proposed alterations and the reasons for the requesting relief

The applicant is requesting a variance to permit the extension of an existing fenced area closer to Metacom Avenue in order to make more practical and safe use of the rear yard. Although the area in question is classified as "front yard" under zoning regulations due to its frontage on Metacom Avenue, it functions as part of the rear yard in terms of site layout, access, and use.

The proposed fence alignment would extend approximately 17 feet closer to the roadway than otherwise permitted; however, it would still maintain a setback of approximately 15 feet from the edge of the roadway and nearly 10 feet from 2 large town-trees. This placement does not obstruct visibility or sight lines for vehicles, pedestrians, or adjacent property access points.

A vegetated stormwater swale runs through this portion of the property as part of an engineered drainage system. Without the dimensional variance in this location, pets or other small animals could traverse the swale and exit the property into the roadway corridor, creating an avoidable safety concern. The proposed fence would provide an effective containment measure while maintaining the function of the stormwater management feature.

Additionally, the neighboring property does not utilize this area for driveway access or ingress/egress, and therefore the proposed fence would not interfere with existing vehicular use patterns or access to adjacent lots.

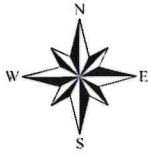
Overall, the requested variance represents a minimal deviation from strict zoning setback requirements and is intended to improve site safety, maintain the integrity of stormwater infrastructure, and allow reasonable use of the property without negatively impacting traffic safety, visibility, or neighboring property access.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	14,961
Lot Frontage	100.01
Lot Depth	150.14

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,500	Building/Structure Detail if Other:
Structure: Other	Square Footage: 528	Building/Structure Detail if Other: Garage



11 Academy Ave, Bristol, RI

Map/Lot: 155-23

1 inch = 31 Feet



www.cai-tech.com

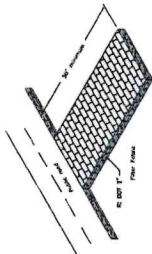
June 22, 2026



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9. QUANTITIES AS PER NARRATIVE DESCRIPTION

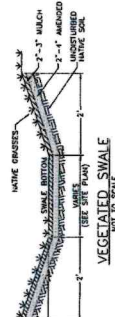
2. SECOND: a. GRAVEL CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED THROUGHOUT ALL CONSTRUCTION. GATE SHALL BE TAKEN TO MINIMIZE DIRT AND TRAFFIC FROM ENTERING THE PAVED PUBLIC WAY. b. SALVATION CONTROL SHALL BE INSTALLED AS SOON AS POSSIBLE PRIOR TO ANY EXCAVATION ON THE SITE. SALVATION CONTROL SHALL REMAIN IN PLACE UNTIL THE EXCAVATION IS COMPLETED. c. SITE EXCAVATION SHALL COME IN LINE WITH THE BUILDING FOUNDATION AND SHALL BE MAINTAINED AT OR BELOW GRADE. d. EXCAVATED MATERIAL SHALL BE HAULED OFF SITE OR REUSED ON-SITE AS PER OWNER. e. STOCKPILED MATERIAL SHALL BE USED TO THE EXTENT POSSIBLE AS FILL COVER. f. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND REUSED FOR FILL COVER. g. UPON COMPLETION OF ALL SITE WORK THE AREA IS TO BE PROPERLY LOAMED AND REVEGETATED. h. SALVATION CONTROL SHALL REMAIN IN PLACE UNTIL VEGETATION IS IN PLACE. i. SALVATION CONTROL SHALL BE COMPLETED WITHIN THREE DAYS. j. SALVATION CONTROL SHALL NOT BE USED WITHIN THREE DAYS.



CONSTRUCTION ROAD DETAIL

1. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF BRISTOL, AND/OR MOUNT HOPE ENGINEERING.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE STATE ENVIRONMENTAL CODE AND APPLICABLE LOCAL RULES AND REGULATIONS.
3. ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION DEPARTING FROM THOSE SHOWN HEREON SHALL BE REPORTED TO MOUNT HOPE ENGINEERING BEFORE CONSTRUCTION PROCEEDS.

1. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF BRISTOL, AND/OR MAJOR HOPE ENGINEERING.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE APPLICABLE LOCAL, STATE AND FEDERAL CODE AND ANY APPLICABLE LOCAL RULES AND REGULATIONS.
3. ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION OFFERING DIFFERENT SOLUTIONS THAN THOSE SPECIFIED SHALL BE APPROVED BY HOPE ENGINEERING, BEFORE CONSTRUCTION PROCEEDS.
4. ALL ELEVATIONS BASED ON NAVD-83 DATUM.
5. PROPOSED DRIVE TO SERVE AS CONSTRUCTION ACCESS ROAD DURING CONSTRUCTION. COMPACTED GRAVEL BASE TO BE CONSTRUCTED TO ALLOW CONSTRUCTION OF ALL SITE WORK. ACCESS TO CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE MAINTAINED AT ALL TIMES.
6. ALL LOAM SHALL BE STOCKPILED SEPARATELY AND SHALL BE COVERED TO PREVENT EROSION.
7. STOCKPILE AREA OF APPROPRIATELY AND OF SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL EXPOSED SOIL SHALL BE COVERED WITHIN 14 DAYS OF EXPOSURE. ALL EXPOSED SOIL SHALL BE STOCKPILED SEPARATELY AND SHALL BE COVERED TO PREVENT EROSION.



VEGETATED SWALE

GENERAL MAINTENANCE REQUIREMENTS FOR VEGETATED SWALE:

- [illegible]

EXISTING CONTOURS
PROPOSED CONTOURS
SEWER LINE
PROPOSED SEWER LINE
WATER LINE
PROPOSED WATER LINE
PROPOSED SILL FENCE
EXISTING FENCE
EXISTING STONE WALL
10:31 PM
EXISTING SPOT GRADE
PROPOSED SPOT GRADE
PROPOSED DRAINAGE

REVISÉ: 05/11/20

SOIL EROSION & CONTROL PLAN

PREPARED FOR: KENNETH HOLSTEN 510 CHILD STREET, UNIT 106C WARREN, RI 02885 OWNED BY: KENNETH HOLSTEN MAP 155, LOT 21-23 LOCATION: METACON AVE. & ACADEMY AVE., BRISTOL	SCALE: 1" = 10' DATE: 06/20/20 DRAWN BY: CHAD AB CHECKED BY: DESHAYE JC PROJECT NO: 2020-256 SHEET NO: 1 OF 1
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TEST PIT DATA

PERFORMED BY: MOUNT HOPE LINDA

DATE PERFORMED: MAY 29, 2020

TEST PIT #1

GROUND ELEV. = 157.2

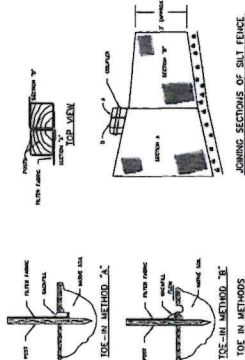
GROUND WATER ELEV. = 48

DEPTH OF TEST PIT = 153.0

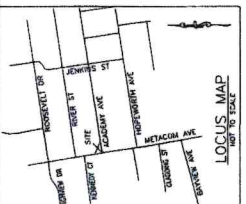
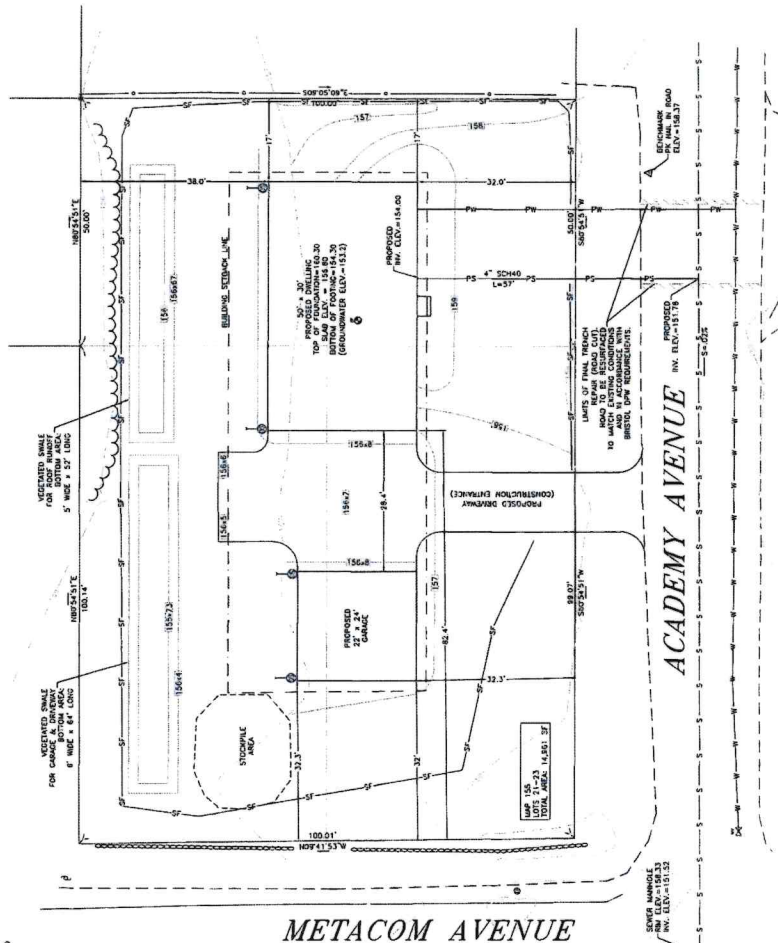
LM	15°
FSL	20°
SIL	40°
SIL	70°

FOR STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE FAMILY RESIDENTIAL

- RI STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT DEVELOPMENT
- STEP 1: NEW ROOFTOP & DRIVEWAY AREAS - DRAINAGE=1500 SF, GARAGE=528 SF, DRIVEWAY=1650 SF
- STEP 2: LOCATION OF CONTROLS - SANDY & SILTY LOADS, 48" W/ AS PER SOIL EVALUATION
- STEP 3: LOCATION OF CONTROLS - 20' MIN. FROM ROADS, 25' FROM DRIVEWAY
- STEP 4: SIZE OF CONTROLS - 20' MIN. FROM ROADS, 25' FROM DRIVEWAY
- STEP 5: VEGETATED SWALE FOR GARAGE & DRIVEWAY 384 SF REQUIRED & MINORISED
- STEP 6: VEGETATED SWALE FOR GARAGE & DRIVEWAY 384 SF REQUIRED & MINORISED
- STEP 7: SITE PLAN - INCLUDED



SILT FENCE DETAIL

LOCUS MAP

METACOM AVENUE



FENCE TECH INC.

100 DAWSON STREET • PAWTUCKET, RI 02861

fence permit

FENC-26-17

**SPECIALIZING IN WOOD & CHAIN LINK FENCE
INDUSTRIAL, RESIDENTIAL & COMMERCIAL
FREE ESTIMATES**

PHONE: (401) 722-8132 • FAX: (401) 722-8932
WWW.FENCETECHRI.COM

NAME: Mr Matthew Halligan

ADDRESS: 11 Academy Ave

CITY: Bristol STATE: _____ ZIP: _____

PHONE: _____ DATE: _____

FAX: _____ NAME: _____

LOCATION: _____

☐ STEP TO GRADE

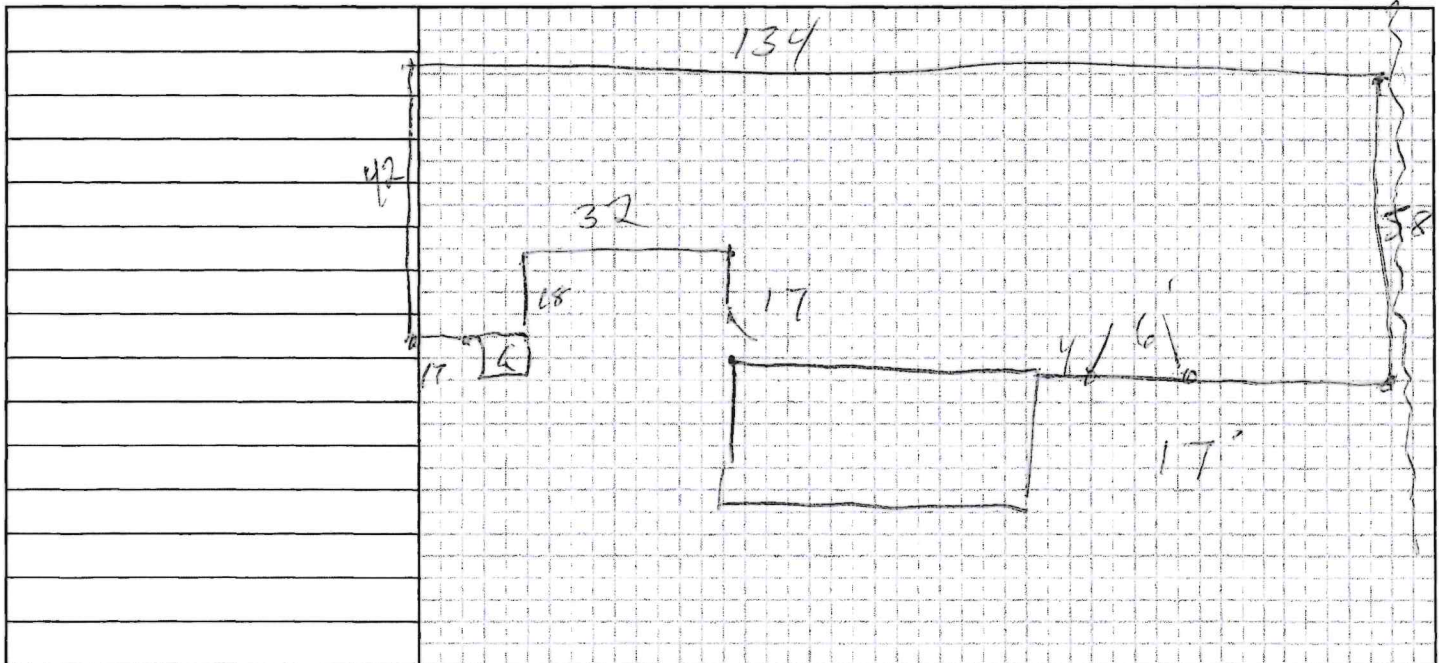
☐ COMPRESSOR NEEDED

☐ CALL BEFORE

INSTRUCTIONS: Install 315 6' #1 cedar Flat Board
1 1/4" Rotted Board Double end 2x13 Backer
Rail 2 1/2 Galv Steel Posts 1 1/4" Single Gate
16' Double Gate

#12730

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: _____



*** FENCE LINES MUST BE CLEARED OF ALL TREES AND BRUSH**

All material is guaranteed to be specified, and the above work to be performed in accordance with drawings and specifications submitted for the above work and completed in a workmanlike manner for the total sum of:

\$

Payments to be made as follows: _____

Bid Submitted By: _____ Signature of Acceptance: _____

Date: _____ This proposal may be withdrawn by us if not accepted within _____ Days.

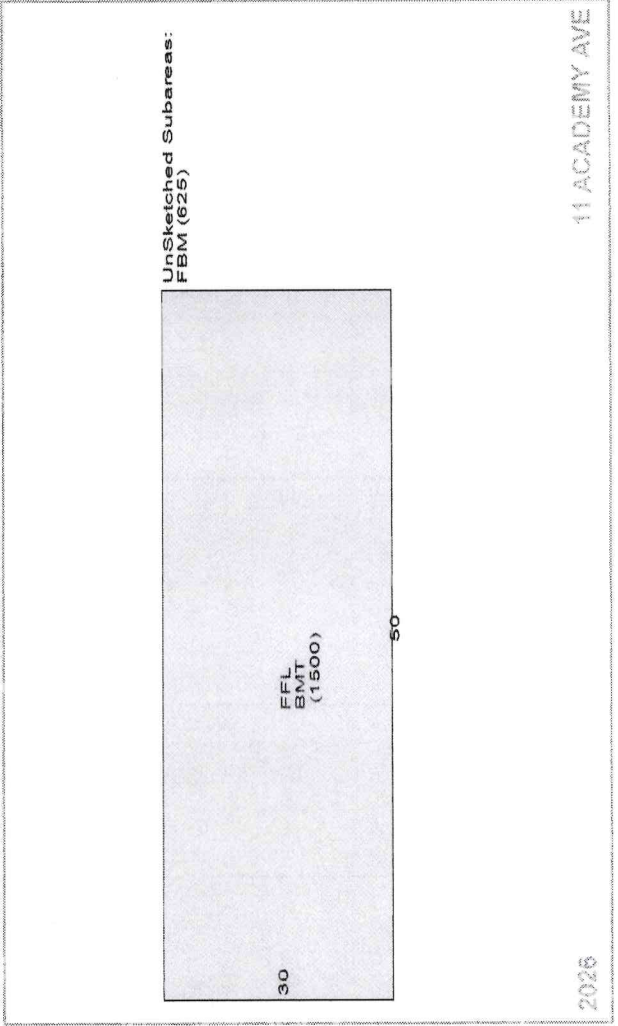
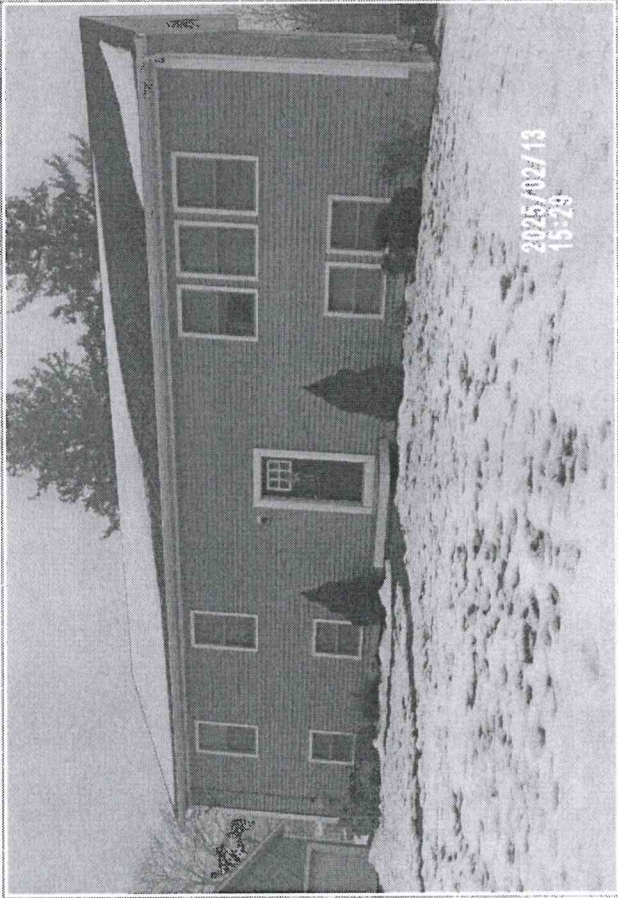
Terms and Conditions: Customer is responsible for staking and marking of all property boundaries and the marking of all underground utilities such as: Sprinkler systems, water lines, gas lines, electric cables, telephone lines and television cables. Customer is responsible for all clearing of brush along tentative erection site unless otherwise agreed upon by acting company officer. Customer agrees to assume all liability for any damage to plants, landscapes, driveways, walkways and siding where fence is installed or attached. Mechanical lien will apply if contractor is not satisfied. Material is owned by Fence Tech until payment is made in full. Homeowner gives Fence Tech permission to go on property to remove fence if Fence Tech is not paid in full. No changes or deviations are to be made without written consent and signed agreement in the form of a change order form. All change order forms must be agreed upon by acting company officer. By signing, customer agrees they have read and understand all terms and conditions. This contract is binding and permanent.

Owner	Owner Account #	50-0070-79	% Owned
Owner 1	HALLIGAN, KELLY		
Owner 2			
Owner 3			
Address	11 ACADEMY AVE, BRISTOL, RI 02809		

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HOLSTEIN, KENNETH	10/21/2024	650,000	2261-12		W
SILVA, THERESA R &	05/26/2020	136,000	2035-187	K	W

Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value
27	525,400	19,800	0.36	152,600	0	697,800
TOTAL	525,400	19,800	0.36	152,600	0	697,800
Source > Mkt Adj Cost						VAL per SQ Unit/Parcel > 192.50
						VAL per SQ Unit/Card > 144.94

Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	526,800	19,800	0	152,600	0	699,200	699,200
2024	01	309,700	19,800	0	153,300	0	482,800	482,800
2023	01	309,700	19,800	0	153,300	0	482,800	482,800
2022	01	323,900	18,800	0	153,300	0	486,000	496,000
2021	01	251,600	18,800	0	49,900	0	320,300	320,300
2020	13	0	0	0	49,900	0	49,900	49,900



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	27 R Single F	0.22957	AC	P	1.00	756,000	544,932	N	Traffic	-10	Slope	-20			125,100			1.00	0
2	27 R Single F	0.13491	AC	EX	0.20	756,000	203,840	N	Traffic	-10					27,500			1.00	0
3																			
4																			

► Building Information

Description		Description
BLDG Type	Raised	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Vinyl Siding	EXT Wall 2
Roof Type 1		Roof Type 2
Roof Cover 1	Asphalt Shirs	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages	2	Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Gas	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	2020	EFF Year	Topography
Alt LUC		Alt %	Street
		0.00	Traffic
► Depreciation			
Code	AG	Description	%
Condition	AG	AG - Avg-Goo	3.5
Functional			
Economic			
Special			
OV			
Bas \$/SQ		Size Adj	239.00
Constr Adj		Adj \$/SQ	1.12
Other Feats			1.01
Grade Fac			270.36
Neigh Infl			47,638
Land Factor			1.00
Adj Total			1.00
Depreciation			544,416
Depr Total			19,055
Total Depreciation %		>	3.5
525,361			

► Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	
Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

► Notes

ADFU recorded 11/13/2020 Bk 2070 Pg 337 - ABANDONED AFDU 6/29/22 Bk 2178 Pg 30 2nd kitchen removed || Assessment reduced by Board

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,500	1,500	270.36	405,540
FBM	FIN BMT	625	625	48.66	30,413
BMT	BASEMENT	1,500	0	40.55	60,825
Total		3,625	2,125		496,778

► Visit History

Date	Result	By
2/14/2025	SALES VERI	JN
1/13/2025	REVIEW	JN
12/30/2024	REVIEW	MP
1/13/2022	HEARING Ct	MD
8/25/2021	CHANGE NC	MD
8/13/2021	REVIEW	
6/1/2018	REVIEW	
5/23/2018	VACANT LO	

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/25/2020	M50914		MECH	2,000	100	Closed	Install 500 gallon underground propane tank. Install piping from tank to home,
08/11/2020	M50836		MECH	8,000	100	Closed	Install complete duct system for gas fired furnace with 3.5 ton AC system. All i
07/27/2020	E50770		ELEC	8,500	100	Closed	wire house to code
07/21/2020	P50741		PLMB	7,500	100	Closed	to install plumbing for new house one bathroom,kit,laundry first floor, one batl
06/25/2020	E50598		ELEC	1,000	100	Closed	100 amp temp service for construction
06/10/2020	B50483		BLDG	10,000	100	Closed	30x50 foundation for a raised ranch all 4 foot walls
06/08/2020	B50470		BLDG	14,000	100	Closed	BUILD A 22 WIDE X 24 DEEP WITH HEIGHT OF 20 FT -- 2 CAR GARAGE
06/05/2020	B50458	12/02/2020	BLDG	154,000	100	Closed	CONSTRUCT NEW RANCH HOME
12/16/2008	B33318		BLDG	0	100	Closed	INSTALL A 4' FENCE TO ACADEMY SIDE OF LOT WITH A DISTANCE IN FROM

► Special Features & Yard Items

W.S. Flues		Room Counts by Floor				Floor Level
	Units	# Rooms	# Bedrooms			
1	1	7	4			
2						
3						
4						
Totals	1	7	4			

► Other Info.

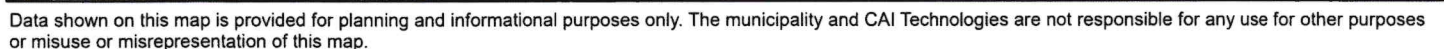
AFDU	
xrtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

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



CAI Technologies
Precision Mapping. Geospatial Solutions.





300 feet Abutters List Report

Bristol, RI
June 05, 2026

Subject Property:

Parcel Number: 155-23
CAMA Number: 155-23
Property Address: 11 ACADEMY AVE

Mailing Address: HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 155-12
CAMA Number: 155-12
Property Address: 16 ACADEMY AVE

Mailing Address: FERREIRA, MANUEL & NATALIE LE
FERREIRA, JOSEPH M. & BOOTH,
PATRICIA J. & LOWEN,
16 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-14
CAMA Number: 155-14
Property Address: ACADEMY AVE

Mailing Address: FERREIRA, MANUEL & NATALIE LE
FERREIRA, JOSEPH M. & BOOTH,
PATRICIA J. & LOWEN,
16 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-15
CAMA Number: 155-15
Property Address: ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-155
CAMA Number: 155-155
Property Address: 1 HOPEWORTH AVE

Mailing Address: BRUM, RAYMOND R. & MARY ANN LE
BRUM SCOTT JOSEPH & MIA BETH TC
1 HOPEWORTH AVE
BRISTOL, RI 02809

Parcel Number: 155-16
CAMA Number: 155-16
Property Address: ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-17
CAMA Number: 155-17
Property Address: 10 ACADEMY AVE

Mailing Address: NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-19
CAMA Number: 155-19
Property Address: 416 METACOM AVE

Mailing Address: JOMA REALTY COMPANY, LLC
670 METACOM AVE
WARREN, RI 02885

Parcel Number: 155-20
CAMA Number: 155-20
Property Address: 418 METACOM AVE

Mailing Address: PRAZERES REALTY, LLC
670 METACOM AVE
WARREN, RI 02885

Parcel Number: 155-23
CAMA Number: 155-23
Property Address: 11 ACADEMY AVE

Mailing Address: HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809



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6/5/2026

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300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 155-25
CAMA Number: 155-25
Property Address: 15 ACADEMY AVE

Mailing Address: SOUSA, PAUL R.
15 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-26
CAMA Number: 155-26
Property Address: 17 ACADEMY AVE

Mailing Address: OLIVER, CHRISTOPHER W
17 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-28
CAMA Number: 155-28
Property Address: 19 ACADEMY AVE

Mailing Address: RICAMO, PAUL N & MICHELETTI, ERIN E
JT
19 ACADEMY AVE
BRISTOL, RI 02809

Parcel Number: 155-30
CAMA Number: 155-30
Property Address: 21 ACADEMY AVE

Mailing Address: VARGAS, DAVID M. JACLYN A. TE
12 CLIFF DR
BRISTOL, RI 02809

Parcel Number: 155-44
CAMA Number: 155-44
Property Address: 10 RIVER ST

Mailing Address: CALCE, JOHN ELSIE LIFE EST
4 FRANCESCA LN
BRISTOL, RI 02809

Parcel Number: 155-45
CAMA Number: 155-45
Property Address: 8 RIVER ST

Mailing Address: CARREIRO, AUSTIN
8 RIVER ST
BRISTOL, RI 02809

Parcel Number: 155-47
CAMA Number: 155-47
Property Address: 6 RIVER ST

Mailing Address: CARREIRO, ALVARO F & STEVEN
TRUSTEES FAM LIVG TRST VALENTINA
A LIV TRUST
6 RIVER ST
BRISTOL, RI 02809

Parcel Number: 155-48
CAMA Number: 155-48
Property Address: 4 RIVER ST

Mailing Address: ANDRADE, FERNANDO M ETUX OLGA
C. ANDRADE TE
4 RIVER ST.
BRISTOL, RI 02809

Parcel Number: 155-49
CAMA Number: 155-49
Property Address: RIVER ST

Mailing Address: ANDRADE, FERNANDO M ETUX OLGA
C. ANDRADE TE
4 RIVER ST.
BRISTOL, RI 02809

Parcel Number: 155-52
CAMA Number: 155-52
Property Address: 426 METACOM AVE

Mailing Address: MK RI, LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

Parcel Number: 155-53
CAMA Number: 155-53
Property Address: 432 METACOM AVE

Mailing Address: FERREIRA, DELPHINE RICHARD JR &
ROBERTS, THERESA ANN JT
432 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 155-54
CAMA Number: 155-54
Property Address: 434 434AD METACOM AVE

Mailing Address: EGAN ESTATES, LLC
1206 MIDDLE RD
PORTSMOUTH, RI 02871



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6/5/2026

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300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 155-56 CAMA Number: 155-56 Property Address: 5 RIVER ST	Mailing Address: NICASTRO, VICTORIA & LALLY, BRIAN J TE 5 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-58 CAMA Number: 155-58 Property Address: 7 RIVER ST	Mailing Address: DEMELO, MARIA 7 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-59 CAMA Number: 155-59 Property Address: RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-60 CAMA Number: 155-60 Property Address: 9 RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-61 CAMA Number: 155-61 Property Address: 11 RIVER ST	Mailing Address: ESTRELLA, DAVID TRUSTEE THE ESTRELLA FAMILY TRUST 11 RIVER ST BRISTOL, RI 02809
Parcel Number: 156-41 CAMA Number: 156-41 Property Address: 2 ROOSEVELT DR	Mailing Address: HADALSKI, JOHN MICHAEL & KAREN REED TE 2 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-42 CAMA Number: 156-42 Property Address: 4 ROOSEVELT DR	Mailing Address: LABRECQUE, MARY E TRUSTEE & TABOR, SUZANNE TC 4 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-43 CAMA Number: 156-43 Property Address: 6 ROOSEVELT DR	Mailing Address: HAMMON, BRETT E & CHRISTIE 6 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 48-10 CAMA Number: 48-10 Property Address: 421 METACOM AVE	Mailing Address: GOULART, JOSEPH M 421 METACOM AVE BRISTOL, RI 02809
Parcel Number: 48-20 CAMA Number: 48-20 Property Address: 417 METACOM AVE	Mailing Address: SQUILLANTE, DAVID J. 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 48-35 CAMA Number: 48-35 Property Address: 413 METACOM AVE	Mailing Address: CALARCO, DOMINIC J. 413 METACOM AVENUE BRISTOL, RI 02809
Parcel Number: 48-36 CAMA Number: 48-36 Property Address: 6 CARR LN	Mailing Address: DRISCOLL, SEAN 6 CARR LANE BRISTOL, RI 02809



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Bristol, RI
June 05, 2026

Parcel Number: 48-4 CAMA Number: 48-4 Property Address: 2 HIGHVIEW DR	Mailing Address: CABRAL, LUIS F ET UX AIDA M. CABRAL TE 3 HIGHVIEW DRIVE BRISTOL, RI 02809
Parcel Number: 48-44 CAMA Number: 48-44 Property Address: 2 KENNEDY CT	Mailing Address: LIVING IN FULFILLING ENVIRONMENTS, INC. 490 METACOM AVE BRISTOL, RI 02809
Parcel Number: 48-45 CAMA Number: 48-45 Property Address: 4 KENNEDY CT	Mailing Address: MCGINN, KYLE 4 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-46 CAMA Number: 48-46 Property Address: 6 KENNEDY CT	Mailing Address: DALUZ, JOSE M. STELLA ETUX TE 6 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-49 CAMA Number: 48-49 Property Address: 5 KENNEDY CT	Mailing Address: MALO, RICHARD D & MARY- LOU TRUSTEES C/O 5 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-50 CAMA Number: 48-50 Property Address: 3 KENNEDY CT	Mailing Address: MARTIN, ALLISON LE CRAY, SAMANTHA A. 3 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-51 CAMA Number: 48-51 Property Address: 1 KENNEDY CT	Mailing Address: TEIXEIRA, DANIEL S MARIA G LE 1 KENNEDY CT BRISTOL, RI 02809
Parcel Number: 48-52 CAMA Number: 48-52 Property Address: 419 METACOM AVE	Mailing Address: FERREIRA, JOSEPH 688 COPICUT ROAD N. DARTHMOUTH, MA 02714
Parcel Number: 48-75 CAMA Number: 48-75 Property Address: 433 METACOM AVE	Mailing Address: ARCHAMBAULT, DUSTIN P & MELINDA M TE 2 MALLORY CT BRISTOL, RI 02809
Parcel Number: 48-9 CAMA Number: 48-9 Property Address: 437 METACOM AVE	Mailing Address: MONIZ, ESMERALDO & CREMILDE TE 437 METACOM AVE BRISTOL, RI 02809



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ANDRADE, FERNANDO M ETUX
OLGA C. ANDRADE TE
4 RIVER ST.
BRISTOL, RI 02809

DRISCOLL, SEAN
6 CARR LANE
BRISTOL, RI 02809

JOMA REALTY COMPANY, LLC
670 METACOM AVE
WARREN, RI 02885

ARCHAMBAULT, DUSTIN P &
MELINDA M TE
2 MALLORY CT
BRISTOL, RI 02809

EGAN ESTATES, LLC
1206 MIDDLE RD
PORTSMOUTH, RI 02871

LABRECQUE, MARY E TRUSTEE
TABOR, SUZANNE TC
4 ROOSEVELT DR
BRISTOL, RI 02809

BRUM, RAYMOND R. & MARY AN
BRUM SCOTT JOSEPH & MIA B
1 HOPEWORTH AVE
BRISTOL, RI 02809

ESTRELLA, DAVID TRUSTE
THE ESTRELLA FAMILY TRUST
11 RIVER ST
BRISTOL, RI 02809

LIVING IN FULFILLING
ENVIRONMENTS, INC.
490 METACOM AVE
BRISTOL, RI 02809

CABRAL, LUIS F ET UX
AIDA M. CABRAL TE
3 HIGHVIEW DRIVE
BRISTOL, RI 02809

FERREIRA, DELPHINE RICHA
ROBERTS, THERESA ANN JT
432 METACOM AVE
BRISTOL, RI 02809

LOMBARDO, CHARLES A &
STACEY M TE
9 RIVER ST
BRISTOL, RI 02809

CALARCO, DOMINIC J.
413 METACOM AVENUE
BRISTOL, RI 02809

FERREIRA, JOSEPH
688 COPICUT ROAD
N. DARTHMOUTH, MA 02714

MALO, RICHARD D &
MARY- LOU TRUSTEES
C/O 5 KENNEDY CT
BRISTOL, RI 02809

CALCE, JOHN
ELSIE LIFE EST
4 FRANCESCA LN
BRISTOL, RI 02809

FERREIRA, MANUEL & NATALIE
FERREIRA, JOSEPH M. & BOO
16 ACADEMY AVE
BRISTOL, RI 02809

MARTIN, ALLISON LE
CRAY, SAMANTHA A.
3 KENNEDY CT
BRISTOL, RI 02809

CARREIRO, ALVARO F & STEV
VALENTINA A LIV TRUST
6 RIVER ST
BRISTOL, RI 02809

GOULART, JOSEPH M
421 METACOM AVE
BRISTOL, RI 02809

MCGINN, KYLE
4 KENNEDY CT
BRISTOL, RI 02809

CARREIRO, AUSTIN
8 RIVER ST
BRISTOL, RI 02809

HADALSKI, JOHN MICHAEL &
2 ROOSEVELT DR
BRISTOL, RI 02809

MK RI, LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

DALUZ, JOSE M.
STELLA ETUX TE
6 KENNEDY CT
BRISTOL, RI 02809

HALLIGAN, KELLY
11 ACADEMY AVE
BRISTOL, RI 02809

MONIZ, ESMERALDO & CREMIL
437 METACOM AVE
BRISTOL, RI 02809

DEMELO, MARIA
7 RIVER ST
BRISTOL, RI 02809

HAMMON, BRETT E &
CHRISTIE
6 ROOSEVELT DR
BRISTOL, RI 02809

NAPPI, RUSSELL E. ET UX
10 ACADEMY AVE
BRISTOL, RI 02809

NICASTRO, VICTORIA &
LALLY, BRIAN J TE
5 RIVER ST
BRISTOL, RI 02809

OLIVER, CHRISTOPHER W
17 ACADEMY AVE
BRISTOL, RI 02809

PRAZERES REALTY, LLC
670 METACOM AVE
WARREN, RI 02885

RICAMO, PAUL N &
MICHELETTI, ERIN E JT
19 ACADEMY AVE
BRISTOL, RI 02809

SOUSA, PAUL R.
15 ACADEMY AVE
BRISTOL, RI 02809

SQUILLANTE, DAVID J.
33 BYFIELD ST
BRISTOL, RI 02809

TEIXEIRA, DANIEL S
MARIA G LE
1 KENNEDY CT
BRISTOL, RI 02809

VARGAS, DAVID M.
JACLYN A. TE
12 CLIFF DR
BRISTOL, RI 02809