

Ed Tanner

From: Leonard Pansa [lpansa7@gmail.com]
Sent: Wednesday, July 8, 2026 2:49 PM
To: Ed Tanner
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Subject: Letter to Bristol Zoning Board regarding 145 High Variance Request
Attachments: 145 High Concerned Neighbor Letter, Zoning Board.pdf

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Good afternoon Ed,

Please find attached a letter regarding the zoning variances requested for 145 High Street from concerned neighbors and property abutters. We would appreciate you forwarding this letter to each member of the Zoning Board of Review prior to the meeting next Monday.

If you or any Board member have any immediate questions regarding the information please reach out to me at 413.519.0507 or Nina Murphy at 401.636.1517. We would appreciate confirmation of receipt of this email.

Thank you and we are looking forward to participating in the meeting next week.

Best regards,

Lenny Pansa
149 High Street

Dear members of the Bristol Zoning Board of Review,

We are writing to you at this time as concerned neighbors and abutters of the 145 High Street property that you will be discussing at your next meeting on July 13th. It is important for you to know that we have very serious concerns regarding the dimensional zoning variances being requested, one is to add a second dwelling unit to the property and the other is to add very significant new construction within the required north side set back area.

We are pleased that Mr. Ferreira has cleaned up the lot and desires to renovate and improve the one family house that has been in serious disrepair for many years. However, improvement to the property can and should be done in compliance with all the rules and requirements for property in an R 6 zone. As an established developer in Bristol, Mr. Ferreira was certainly aware of all the zoning requirements for the property when he purchased it earlier this year.

As you are aware, the proposed plan has gone through several reviews by the Bristol Historic District Commission and has been scaled back from when the plan was first proposed. Although the HDC recently approved the current design plan, they repeatedly told us, appropriately, that they could not base decisions on zoning matters or specific zoning variances that would be needed to actually build the new structure, indicating that they are responsible essentially for the appearance, design and materials to be used only, and not how the structure is to be used or placed on the property.

As concerned neighbors and abutters we have reviewed the Bristol Zoning rules, particularly under Section 28-409 "Variances and special use permit" and we particularly focused on (c) "Standards for Relief" governing the granting of a variance as follows:

d.1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. *Nonconforming use of the neighboring land or structures in the same district shall not be considered grounds for granting a use variance: and (emphasis added)*

d.2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. *The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. (emphasis added)*

The variance being requested to allow the structure to be classified as a two-family house is not appropriate based on zoning rules related to the dimensions of the lot. It appears that the second unit, an apartment above the new garage, would almost certainly qualify to be considered an ADU without the need for any zoning relief or significant redesign. We are very concerned that if it is classified as a two-family house the apartment could then be used as a short-term rental unit which is not allowed for an ADU. Also, if it is classified as two-family

house, we fear that a future property owner could then seek to add an ADU which would result in a total of three housing units on the property.

There is no justification to grant a very significant side setback variance according to the "Standards of Relief" mentioned above. Mr. Ferreira's application suggests that the entire existing setback is 2.8 feet from the property line, that is not correct and is exceptionally misleading. The 2.8-foot setback was the setback for only about 16 to 18 feet of the old one story collapsed addition that has now been completely demolished, only a crumbling foundation remains. The remaining original house, which is about 25 to 30 feet long, has a side setback of approximately 6.5 feet from the property line. The variance being requested is to use that 6.5 foot set-back for the entirety of the new construction, which would be about 70 feet long and two-stories tall. The proposal also includes north side stairs with a landing area, all within the required 10-foot setback area. The stairs would be used to access the patio in back of the garage which would obviously require a walkway along the garage (not shown on the plan) that would be within one or two feet of the property line. The placement of the new structure could be moved south approximately 3.5 feet or the dimensions of the structure reduced so that a variance would not be required to maintain a 10-foot side setback.

We truly appreciate your consideration of the concerns we are raising as you evaluate the zoning relief requested for the proposed development for the 145 High Street property. Thank you for all your ongoing efforts and the considerable time that you devote throughout the year to help maintain the integrity of the development throughout the town, it is greatly appreciated by all of us.

Respectfully submitted,

June and Chris Bjerregaard
159 High

Sue and Mike DaPonte
136 High

**Lenny and Andrew Pansa
149 High

Susan Walters and Dean Morris
132 High

Cindy and Mike Fanning
146 High

**Barbara and Sabastian Wordell
51 Union and lot adjacent to 145 High

Nina Murphy and Bart Ferris
142 High

**Laura and Greg Carleu
45 Union

Jane Stuber
139 High

**145 High Property Abutter