



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

STAFF REPORT FOR:

FILE NO. 2023-24

APPLICANT: LuAnn Pezzullo
LOCATION: 471 Metacom Avenue
PLAT: 51 LOT: 8 ZONE: R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT:

Keep non-household domesticated animals (10 chickens and 4 goats) on a residentially zoned property.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. As of this writing, the Planning Board has not yet had an opportunity to review this application, but a TRC meeting is scheduled for July 6th.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to keep non-household domesticated animals at this property located on the westerly side of Metacom Avenue. The applicant proposes to keep up to 10 chickens and 4 goats on the property. This property contains approximately 34,500 square feet of land area, and the lot backs up to residential properties on Jane Lane to the west. The applicant proposes to keep the animals within a shed and fenced enclosure in the backyard of the property.

The animals in question are currently residing at the property. On May 18, 2023 the applicant was issued a Notice of Zoning Violation (copy attached) in which she was directed to remove the animals from the property or to apply for a special use permit to keep them.

The Zoning Ordinance permits the “keeping of nonhousehold domesticated animals” and “keeping of chicken hens” in the R-15 zone only with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the proposed uses are also subject to the four specific standards found in Section 28-150(e). The specific standards for the keeping of non-household domesticated animals include requirements that the animals and their shelters be located at least 40 feet from all lot lines; that not more than three non-household domesticated animals (defined as livestock animals including goats) be kept on any one property; and that not more than six chicken hens be kept on any one property. The standards do allow the zoning board to permit the keeping of additional animals on the property “if neighborhood conditions are appropriate”.


Edward M. Tanner, Zoning Officer 6/22/2023



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT

Document Number 00004871
BOOK 2211 PAGE 42

10 Court Street • Bristol, Rhode Island 02809

NOTICE OF ZONING VIOLATION

DATED: May 18, 2023

VIA ELECTRONIC, CERTIFIED & REGULAR US MAIL

Lu Ann Pezzullo
471 Metacom Avenue
Bristol, RI 02809

***Re: Violation of Zoning Ordinance of the Town of Bristol at
471 Metacom Avenue, Assessor's Plat 51, Lot 8
Bristol, Rhode Island
Zoning District: Residential R-15***

Dear Ms. Pezzullo,

Please be advised that your property located at 471 Metacom Avenue, Tax Assessor's plat 51, lot 8 in Bristol, Rhode Island is in violation of the following sections of the Bristol Zoning Ordinance:

- Article III Permitted Uses, Section 28-82 Use Regulations, Table A Permitted Use Table. This section of the ordinance lists various uses that are permitted in each zoning district. The table identifies "keeping of nonhousehold domesticated animals" and "keeping of chicken hens" as uses that are permitted in the Residential R-15 zoning district only upon approval of the zoning board via a special use permit.

It has come to my attention that you are keeping numerous goats and numerous chicken hens on your property; and a special use permit has not been applied for or issued permitting the keeping of these animals. Upon receiving complaints from neighbors to your property in early April 2023, the Code Compliance Coordinator and Animal Control Officer inspected your property and found goats, roosters and chicken hens being housed in pens and cages in the rear yard. It is my understanding that the roosters were removed from the property, but that the numerous goats (six to eight) and chicken hens (approximately ten) remain. In follow up conversations between Town officials and your family member, Ariana Pezzullo, she was informed that the animals could not remain on the property and that they needed to be removed. Alternatively, you may apply for a special use permit from the zoning board and request to keep some of the animals. Please note that Section 28-150(e) of the zoning ordinance regulates the location and limits the number of non-household domesticated animals and chicken hens that may be kept on a residential property. These standards would be reviewed by the zoning board should you proceed to apply for a special use permit.

The violations noted above must be corrected by removing the offending animals from your property or by applying for and receiving a special use permit from the Zoning Board of Review to maintain the animals on the property. Accordingly, you are hereby directed to bring your property into compliance by removing the animals from your property or by applying for a special use permit from the zoning board on or before June 6, 2023 (hereafter the 'compliance date').

You may appeal this Notice of Violation to the Zoning Board by filing the appropriate application on or before June 6, 2023, as provided in Sec. 28-410 of the Zoning Ordinance. In the event that this violation is not corrected by the compliance date or a timely appeal has not been filed, I will have no choice but to assess a fine in accordance with R.I. Gen. Laws § 45-24-60(a) and Sec. 28-407 of the Zoning Ordinance. The Town may then choose to pursue this matter in the Municipal Court, at which time we will seek an order compelling you to comply with the Zoning Ordinance, in addition to fines for failure to comply.

Your cooperation in correcting the violation noticed herein is expected. Please feel free to contact me to discuss the resolution of this matter.



Edward M. Tanner
Zoning Enforcement Officer

cc: Code Compliance Coordinator
Town Administrator
Town Solicitor

Recorded May 18, 2023 at 09:19AM
Melissa Cordeiro Town Clerk

NOTICE: A copy of this letter has been recorded in the Land Evidence Records of the Town of Bristol as of the date and time stamped above.



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-24

PUBLIC HEARING

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

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

APPLICANT: **LuAnn Pezzullo**
PROPERTY OWNER: **LuAnn Pezzullo**
LOCATION: **471 Metacom Avenue**
PLAT: **51** LOT: **8**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to keep non-household domesticated animals (10 chickens and 4 goats) on a residentially zoned property.

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, July 6, 2023.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2023 JUN -6 PM 3: 17

APPLICATION

File No: **2023-24**
 Accepted by ZEO: **EMT**

APPLICANT	Name: LuAnn Pezzullo		
	Address: 471 Metacom Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 253 7095	Email: Pezo849@yahoo.com	
PROPERTY OWNER	Name: LuAnn Pezzullo		
	Address: 471 Metacom Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 253 7095	Email: Pezo849@yahoo.com	

1. Location of subject property: **471 Metacom Ave Bristol RI 02809**
 Assessor's Plat(s)#: **51** Lot(s) #: **8**

2. Zoning district in which property is located: **R15**

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): **28-150(e) / 28-82 use regulations**
 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?: **Purchased 7/13/1966**

7. Present use of property: **Residence**

8. Is there a building on the property at present?: **Yes**

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
24 x 50, 1871.5 sqft

10. Proposed use of property: **permit to keep goats & chickens**

11. Give extent of proposed alterations: n/a

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

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: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? no
 If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: no (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?: no

18. Is the property located in a flood zone? no 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: _____ Date: _____

Print Name: _____

Property Owner's Signature: Silvia Pezzullo Date: 6/6/23

Print Name: LuAnn Pezzullo

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:
 Name: John Lannan Telephone #: 401 808 0111
 Address: 3 Doris Ave Bristol RI

FROM THE DESK OF
JOHN M. LANNAN

LuAnn Pezzullo 471 Metacom Ave. Special Use Permit Application

Honorable Members of the Bristol Zoning Board,

As a result of a Court Order related to a lengthy and contentious divorce which as of this writing is still not yet resolved, LuAnn Pezzullo's Grand Daughter, Ariana Pezzullo and her 2 Children Norah age 4 and Cole age 5 were forced to vacate their Family Farm on short notice. Luann took in Ariana, the children and all their belongings on March 31st. I made a call that day to a Town Official prior to the 31st explaining the extenuating circumstances. Luann and Ariana would like it to be clear to the Members of the Board that there was no intent to deceive and at that moment in time it appeared to be the only option. Subsequent attempts to mitigate what happened have not yielded a better accommodation.

Moving Forward, The request before you is for a Special Use Permit. There are currently 10 Chickens and 4 Small Goats on the Property. These animals are not raised for commercial use and are well cared for By Ariana and the Children and are part of their Family which is why the animals moved with them. The Shelters and Yard areas are clean. The animals are quiet and well behaved.

In reading through the Zoning Regulations, I am now aware of some set back requirements. The Pezzullo Property is very large @ 34,584 Sq. ft. in an R-15 Zone so they could certainly comply with all the setbacks and even go further away from any given property line if needed. Screening is already in place in several directions and there are only a couple of homes on Jane Ln. that might actually have a Line of Sight from a window. Additional screening could also be added.

In speaking with Ed Tanner, I was informed that there was a letter of complaint and 2 emails. I did request copies to better understand and address any particular issues.

In closing, The Pezzullo family has lived at 471 Metacom since 1966 and they have by all accounts been Good Neighbors and Citizens of Bristol. While that does not entitle them to any special consideration, They look forward to working with the Town and Neighbors to hopefully find a path forward.

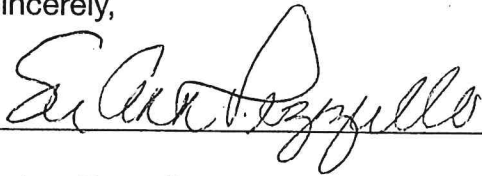


June 6th, 2023

To whom it may concern:

I, LuAnn Pezzullo of 471 Metacom Avenue, have entrusted John Lannan with speaking/ acting on my behalf as it pertains to my application for a special use permit for animals to be located at my 471 Metacom Avenue address.

Sincerely,



LuAnn Pezzullo

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Mary C. Leahy of the Town and County of Bristol, State of Rhode Island, for consideration paid, grant to Edward J. Pezzullo and Lu Ann P. Pezzullo, husband and wife, both of the Town and County of Bristol, State of Rhode Island, and as tenants by the entirety and not tenants in common, and with Warranty Covenants:

That certain parcel of land with all buildings and improvements thereon situated on the westerly side of Metacom Avenue in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southeast corner of the parcel herein conveyed at a point along the westerly line of Metacom Avenue, thence NORTHERLY approximately one hundred thirty-two (132) feet bounded easterly by said Metacom Avenue; thence WESTERLY two hundred sixty-two (262) feet more or less, bounded northerly partly by land of Joseph & Brazelina Costa and partly by land of Manuel & Louise Barboza; thence SOUTHERLY approximately one hundred thirty-two (132) feet bounded westerly by land of Joseph & Brazelina Costa; thence EASTERLY approximately two hundred sixty-two (262) to the point and place of beginning bounded on the south by land of John J. & Mary Nappi; less, however, the strip of property, if any, condemned and taken by the State of Rhode Island for the widening of said Metacom Ave.

And I, the grantor aforesaid, covenant that I am not married.

WITNESS my hand and seal this 13th day of July, 1966.

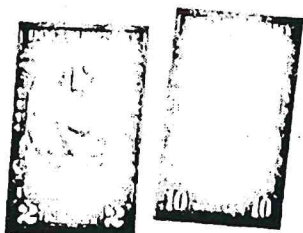
Mary C Leahy



STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In Bristol on the 13th day of July, 1966 before me personally appeared Mary C. Leahy to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed to be her free act and deed.

Notary Public



Recorded JUL 19 1966 at 10:40 A.M. in Book 1000, Page 100

Owner ▶ Owner Account #:
 Owner 1 PEZZULLO, LU ANN LE
 Owner 2 PEZZULLO, STEVEN P TRUSTEE
 Owner 3
 Address 471 METACOM AVE, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
PEZZULLO, EDWARD J ET UX	05/13/2011	0	1597-137	A	Q

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
01	254,500	0	0.79	203,000	0	457,500	0.00
TOTAL	254,500	0	0.79	203,000	0	457,500	0.00

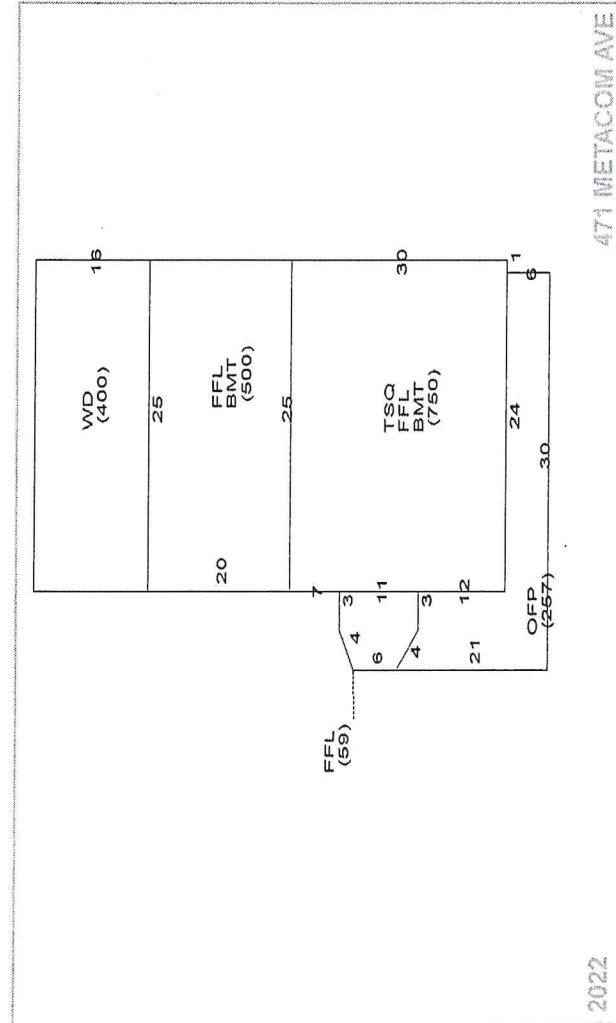
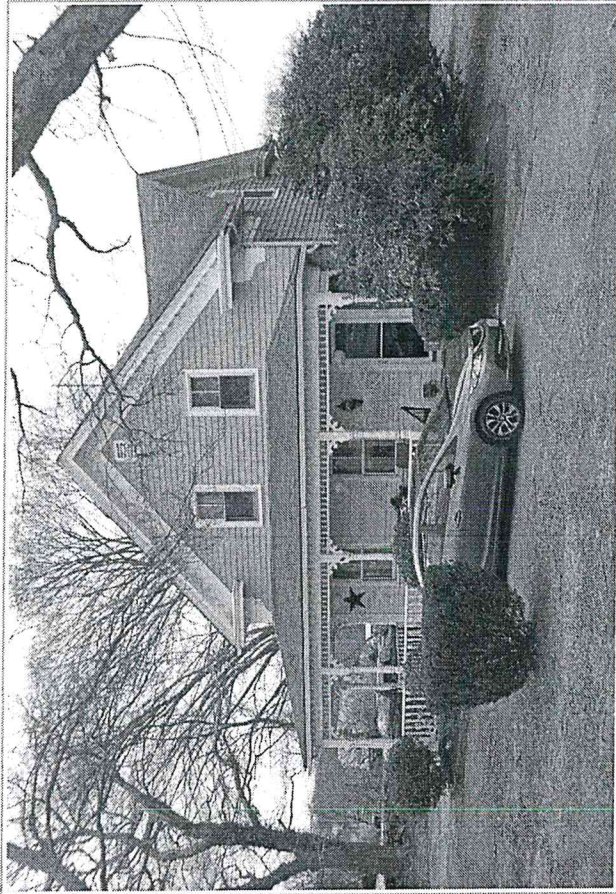
Source > Mkt Adj Cost VAL per SQ Unit/Card > 121.08 VAL per SQ Unit/Parcel > 121.08

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	254,500	0	1	203,000	0	457,500	457,500
2021	01	191,900	0	1	166,800	0	358,700	358,700
2020	01	191,900	0	1	166,800	0	358,700	358,700
2019	01	191,900	0	1	166,800	0	358,700	358,700
2018	01	145,400	0	1	159,000	0	304,400	304,400
2017	01	145,400	0	1	159,000	0	304,400	304,400

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	254,500	0	0.79	203,000	0	457,500
TOTAL	254,500	0	0.79	203,000	0	457,500



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 1 %	Inf 2 %	Inf 3 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.34435	AC	P	1.00	651,000	469,290	G	-10	Traffic				161,600			1.00	0
2 01 Single Fam	0.44959	AC	EX	0.20	651,000	92,084	G						41,400			1.00	0
3																	
4																	



Building Information

Description	Quantity	Description
BLDG Type	Convention	Story Height 1 3/4 Story
RES Units	1	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Wood Shnal	EXT Wall 2 %
Roof Type 1	Gable	Roof Type 2 %
Roof Cover 1	Asphalt Shir	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 BB Hot Water
# Heat Sys		% Heated 100
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
GD	GD - Good	27.0	142.00	1.06	1.01	151.52
Functional		0.0				27,800
Economic		0.0				1.00
Special		0.0				1.00
OV						1.00
Adj Total			348,635			
Depreciation			94,131			
Depr Total			254,504			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,309	1,309	151.52	198,340
TSQ	3/4 STORY	563	563	151.52	85,230
BMT	BASEMENT	1,250	0	22.73	28,413
OPF	OPEN PORCH	257	0	11.33	2,912
WD	WOOD DECK	400	0	14.85	5,940
Total		3,779	1,872		320,835

Notes

NEW WINDOWS 12/08 EAS.- SHED NV.-

Remodeling History

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

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

Condo Data

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/29/2008	B28240		BLDG	0		Closed	REPLACE EXISTING WINDOWS WITH NEW
10/14/2008	M17006		MECH	0		Closed	INSTALL A WOODBURNING INSERT INTO EXSITING FIREPLACE AND INSTALI
10/30/2006	B27405		BLDG	0		Closed	ROOF SHINGLE OVERLAY (ONE LAYER OF SHINGLES)
10/13/2005	B32136		BLDG	0		Closed	CONSTRUCT 10 X 20 SHED

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
rtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

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



471 Metacom Avenue - 300' Radius

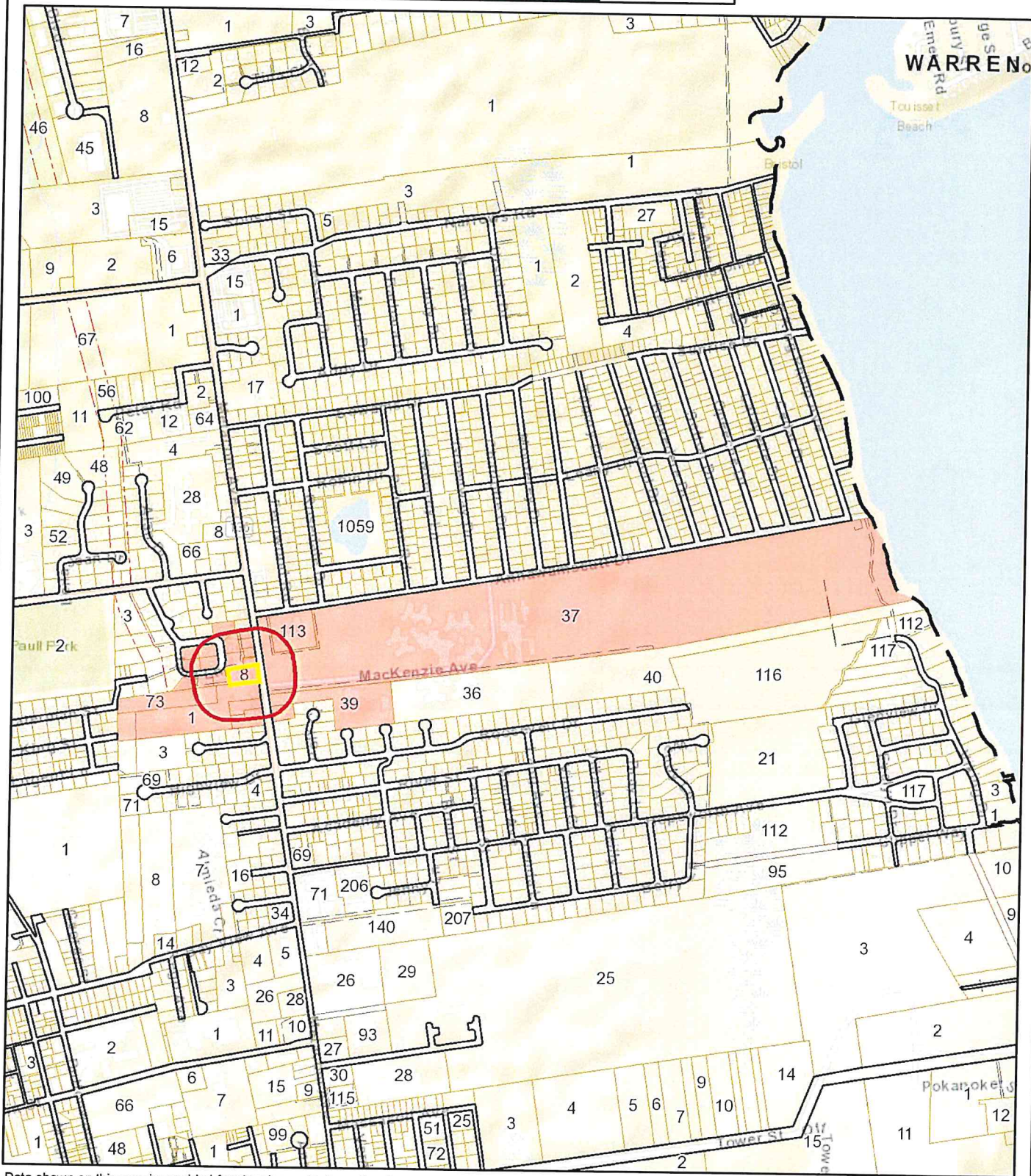
Bristol, RI



June 20, 2023

1 inch = 1125 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
June 20, 2023

Subject Property:

Parcel Number: 51-8
CAMA Number: 51-8
Property Address: 471 METACOM AVE

Mailing Address: PEZZULLO, LU ANN LE PEZZULLO,
STEVEN P TRUSTEE
471 METACOM AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 156-113
CAMA Number: 156-113
Property Address: 4 ANNAWAMSCUTT DR

Mailing Address: HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 156-37
CAMA Number: 156-37
Property Address: 480 METACOM AVE

Mailing Address: STATE OF RHODE ISLAND VETERANS
HOME
480 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 156-38
CAMA Number: 156-38
Property Address: 462 METACOM AVE

Mailing Address: FANNING, CYNTHIA A & MICHAEL G -
TRUSTEES FANNING TRUST TC
237 FERRY LANDING RD
PORTSMOUTH, RI 02871

Parcel Number: 156-39
CAMA Number: 156-39
Property Address: 470 METACOM AVE

Mailing Address: STATE PROPERTY OFFICE FED BLDG
645 NEW LONDON AVE ATT: MARY
CROCE
CRANSTON, RI 02920

Parcel Number: 48-1
CAMA Number: 48-1
Property Address: 467 METACOM AVE

Mailing Address: FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL, RI 02809

Parcel Number: 48-2
CAMA Number: 48-2
Property Address: 461 METACOM AVE

Mailing Address: DANIELS, SANDRA J
461 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 48-43
CAMA Number: 48-43
Property Address: 457 METACOM AVE

Mailing Address: CANARIO, FRANCISCO T.
457 METACOM AVE.
BRISTOL, RI 02809

Parcel Number: 48-73
CAMA Number: 48-73
Property Address: ELBOW ST

Mailing Address: PACHECO, DAVID A. ET AL DOMENIC
FRANCO JR.
P O BOX 446
BRISTOL, RI 02809

Parcel Number: 48-74
CAMA Number: 48-74
Property Address: 465 METACOM AVE

Mailing Address: FRANCO, DOMENIC A JR & LINDA J &
LORI JT
467 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 51-10
CAMA Number: 51-10
Property Address: 479 METACOM AVE

Mailing Address: LEVESQUE, ROLAND L. CLAIRE M
479 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

6/20/2023

Data shown on this report 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 report.

Page 1 of 3



300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 51-23 CAMA Number: 51-23 Property Address: 481 METACOM AVE	Mailing Address: SYLVIA, JOSEPH E. 481 METACOM AVE BRISTOL, RI 02809
Parcel Number: 51-24 CAMA Number: 51-24 Property Address: 483 METACOM AVE	Mailing Address: OLIVEIRA, JASON 483 METACOM AVE BRISTOL, RI 02809
Parcel Number: 51-25 CAMA Number: 51-25 Property Address: 30 JANE LN	Mailing Address: PRENDERGAST, THOMAS D 30 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-26 CAMA Number: 51-26 Property Address: 32 JANE LN	Mailing Address: RICHARD, MELLISSA 32 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-27 CAMA Number: 51-27 Property Address: 34 JANE LN	Mailing Address: SANTOS, ANTHONY J JR 34 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-34 CAMA Number: 51-34 Property Address: 24 JANE LN	Mailing Address: GOVEDNIK, BRIAN T & JANE C TE 24 JANE LN BRISTOL, RI 02809
Parcel Number: 51-35 CAMA Number: 51-35 Property Address: 26 JANE LN	Mailing Address: CELONE, SAMUEL R. JR. 26 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-36 CAMA Number: 51-36 Property Address: 28 JANE LN	Mailing Address: LEWIS, CHARLES J JR 28 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-37 CAMA Number: 51-37 Property Address: 25 JANE LN	Mailing Address: FUSCO, SHARON W & COREY M TE 25 JANE LN BRISTOL, RI 02809
Parcel Number: 51-38 CAMA Number: 51-38 Property Address: 15 JANE LN	Mailing Address: ANDREWS, ONOFIRO J & CAROLYN P TRUSTEES 15 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-39 CAMA Number: 51-39 Property Address: 29 JANE LN	Mailing Address: BRUM, EDWARD L BERTHA M TRUSTEES 29 JANE LN BRISTOL, RI 02809
Parcel Number: 51-40 CAMA Number: 51-40 Property Address: 23 JANE LN	Mailing Address: BARBOZA, BENJAMIN HELEN C. 23 JANE LN BRISTOL, RI 02809



www.cai-tech.com

6/20/2023

Data shown on this report 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 report.

Page 2 of 3



300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 51-48
CAMA Number: 51-48
Property Address: METACOM AVE

Mailing Address: CONTENTE, PAUL
475 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 51-8
CAMA Number: 51-8
Property Address: 471 METACOM AVE

Mailing Address: PEZZULLO, LU ANN LE PEZZULLO,
STEVEN P TRUSTEE
471 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 51-9
CAMA Number: 51-9
Property Address: 475 METACOM AVE

Mailing Address: CONTENTE, PAUL
475 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

6/20/2023

Data shown on this report 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 report.

Page 3 of 3

ANDREWS, ONOFIRO J &
CAROLYN P TRUSTEES
15 JANE LANE
BRISTOL, RI 02809

FUSCO, SHARON W &
COREY M TE
25 JANE LN
BRISTOL, RI 02809

SANTOS, ANTHONY J JR
34 JANE LANE
BRISTOL, RI 02809

BARBOZA, BENJAMIN
HELEN C.
23 JANE LN
BRISTOL, RI 02809

GOVEDNIK, BRIAN T & JANE
24 JANE LN
BRISTOL, RI 02809

STATE OF RHODE ISLAND
VETERANS HOME
480 METACOM AVE
BRISTOL, RI 02809

BRUM, EDWARD L
BERTHA M TRUSTEES
29 JANE LN
BRISTOL, RI 02809

HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

STATE PROPERTY OFFICE FED
645 NEW LONDON AVE
ATT: MARY CROCE
CRANSTON, RI 02920

CANARIO, FRANCISCO T.
457 METACOM AVE.
BRISTOL, RI 02809

LEVESQUE, ROLAND L.
CLAIRE M
479 METACOM AVE
BRISTOL, RI 02809

SYLVIA, JOSEPH E.
481 METACOM AVE
BRISTOL, RI 02809

CELONE, SAMUEL R. JR.
26 JANE LANE
BRISTOL, RI 02809

LEWIS, CHARLES J JR
28 JANE LANE
BRISTOL, RI 02809

CONTENTE, PAUL
475 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, JASON
483 METACOM AVE
BRISTOL, RI 02809

DANIELS, SANDRA J
461 METACOM AVE
BRISTOL, RI 02809

PACHECO, DAVID A. ET AL
DOMENIC FRANCO JR.
P O BOX 446
BRISTOL, RI 02809

FANNING, CYNTHIA A & MICH
FANNING TRUST TC
237 FERRY LANDING RD
PORTSMOUTH, RI 02871

PEZZULLO, LU ANN LE
PEZZULLO, STEVEN P TRUSTE
471 METACOM AVE
BRISTOL, RI 02809

FRANCO, DOMENIC A JR &
LINDA J & LORI JT
467 METACOM AVE
BRISTOL, RI 02809

PRENDERGAST, THOMAS D
30 JANE LANE
BRISTOL, RI 02809

FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL, RI 02809

RICHARD, MELLISSA
32 JANE LANE
BRISTOL, RI 02809