



## Town of Bristol, Rhode Island

### Department of Community Development

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

July 30, 2025

TO: Melissa Cordeiro, Town Clerk

FROM: Diane M. Williamson, Director

RE: **Change of Zone Petition for the southern portion of 214 Franklin Street  
From Residential 6,000 to REHAB LDP**

The above change of zone application is attached for the Town Council's consideration.

It is requested that the first reading be August 20, 2025 at the regular Town Council meeting with a public hearing scheduled for September 10, 2025 after the 3 weeks of required advertising.

The Planning Board will be reviewing this and making their recommendation to the Town Council at a special meeting on August 7, 2025.

Thank you.



## Town of Bristol, Rhode Island

10 Court Street  
Bristol, RI 02809  
[www.Bristolri.us](http://www.Bristolri.us)  
401-253-7000

### APPLICATION FORM FOR ZONING MAP CHANGE

1. Name of Applicant 214 FRANKLIN LLC  
Address 99 TUPELO ST  
BRISTOL, RI
2. Name of Owner (SAME)  
Address \_\_\_\_\_  
\_\_\_\_\_
- If Owner is different from applicant, a notarized statement from the owner authorizing the applicant to make the zone change request on their behalf is required.*
3. Property Address 214 FRANKLIN STREET
4. Tax Assessor's Plat(s) 29 Lot(s) 54 (southerly portion)
5. Current Zoning R-6
6. Requested Zoning REHAB LDP
7. Area of Subject Property 26,200 S.F. (in square feet or acres)

8. Is the subject area:

- No In a Flood Zone ; if yes, indicate which one \_\_\_\_\_  
yes In the Historic District;  
yes Serviced by Public Water;  
yes Serviced by Public Sewer.

I hereby certify that all information provided above and on any attached maps and reports is correct and true and that all requirements for a zone change have been met.

*Joseph M. Brito, Jr.*  
Signed \_\_\_\_\_

Date 7-30-25

Print Name \_\_\_\_\_

2025 JUL 30 AM 1:01

TOWN OF BRISTOL  
COMMUNITY DEV.

## APPLICATION FOR ZONING MAP CHANGE

I.b. NARRATIVE-The proposal is to incorporate 26,200 square feet (southerly portion) of current Tax Assessor Lot 54 on Plat 29 into the Condo Association at Unity Park Inc. land. This parcel is currently zoned R-6. This parcel would be used with other condominium land to provide parking spaces for the condominium units at Unity Park.

I.i. COMPREHENSIVE PLAN-As the current zone district of the Unity Park development (Rehab LDP) is consistent with the Comprehensive Plan, the location and use of this parcel, likewise, would be consistent. The rezoned parcel is bounded on the east and the south by Unity Park land currently designed for parking and travel within the Unity Park site.

The northerly portion of this Lot 54 would remain in zoning district R-6 with sufficient area to support the historic 2-family home on the south side of Franklin Street consistent with the historic residential uses to the east and west of the northerly R-6 portion.

TOWN OF BRISTOL  
COMMUNITY DEV.  
2025 JUL 30 AM 1:03

## EXHIBIT "A"

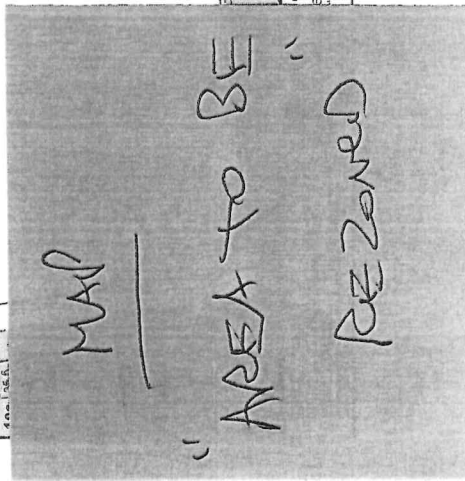
That tract of land with all buildings and improvements thereon, situated on the southerly side of Franklin St., (formerly known as Wilson's Lane or Ministerial Road) in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at a point, which point is One Hundred (100) feet south of the southerly line of said Franklin St., which point is also the southwesterly corner of land, now or lately, of Angelo and Jennifer Tavares, and which point is the northeasterly corner of the parcel herein described; thence running westerly from said point, a distance of One Hundred (100) feet, bounding northerly by land, now or lately, of 214 Franklin LLC to land, now or lately, of Antonio A. Martins, Trustee; thence running southerly a distance of Two Hundred Sixty-Two (262) feet, bounded westerly by said Martins land, to land, now or lately, of Condo Association at Unity Park Inc.; thence running easterly a distance of One Hundred (100) feet, bounded southerly by Condo Association at Unity Park Inc. land, to other land of Condo Association at Unity Park Inc.; thence running northerly, bounded easterly by said Condo Association at Unity Park Inc. land a distance of Two Hundred Sixty-Two (262) feet to the point and place of beginning.

TOWN OF BRISTOL  
COMMUNITY DEV.  
2025 JUL 30 AM 1:01











## TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street  
Bristol, Rhode Island 02809-2208  
Tel. 401-253-7000  
Fax 401-253-2647  
Email: mcordeiro@bristolri.gov  
www.bristolri.gov

### AFFIDAVIT OF NOTICE

I, Melissa Cordeiro, Town Clerk of the Town of Bristol, Rhode Island, hereby certify that on the 21 day of August 2025, I caused to be mailed, by first-class United States mail, postage prepaid, copies of the Public Hearing Notice for the proposed Zone Change Amendment for Unity Park in reference to the application of 214 Franklin Street LLC.

Said notices were mailed to all property owners listed on the abutters list and corresponding mailing labels provided as part of the application, in accordance with the applicable provisions of the Rhode Island General Laws and the Town of Bristol Zoning Ordinance.

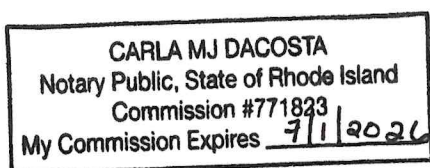
This affidavit is executed to confirm compliance with the notice requirements for said public hearing.

Signed this 21 day of August, 2025 in Bristol, Rhode Island.

Melissa Cordeiro  
Bristol Town Clerk

STATE OF RHODE ISLAND  
COUNTY OF BRISTOL

In the town of Bristol on this 21 day of August, 2025 personally appeared Melissa Cordeiro to me known, or produced identification, and known by me to be the party executing the foregoing instrument, and she acknowledged and said instrument by her free act and deed.



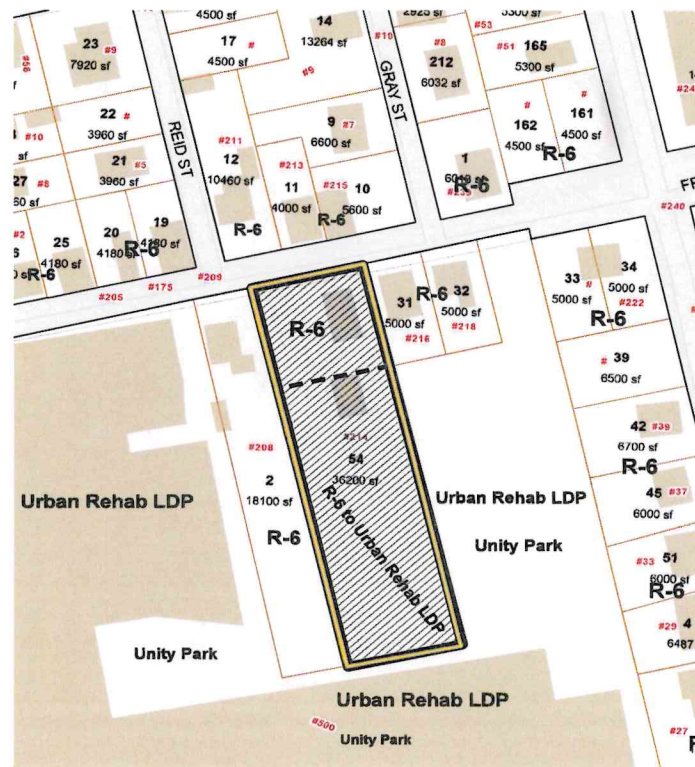
Notary Public:  
My Commission Expires:

## LEGAL NOTICE

### TOWN OF BRISTOL PUBLIC HEARING ON THE PETITION TO AMEND ZONE MAP UNDER THE ZONING ORDINANCE

The Bristol Town council will hold a public hearing on September 10, 2025 at 7:00 o'clock PM in the Bristol Town Hall, Council Chambers, 10 Court Street, Bristol, Rhode Island for an amendment to the Bristol Zoning Map. The amendment is to change the zone of approximately 26,200 square feet of land located at 214 Franklin Street, Assessor's Plat 29 Lot 54 from R6 (Residential 6,000 square feet lot area) to Urban Rehab LDP – Urban Rehab Land Development Project.

Property and map described as follows: A specific area of property belonging to 214 Franklin LLC located on the southerly side of Franklin Street approximately 100' to the south of the existing two-family dwelling at 214 Franklin Street, as indicated on the following map:



All interested parties may review and examine a copy of the proposed zoning map amendment at the Bristol Town Clerk's Office, at 10 Court Street, and the Office of Community Development, at 235 High Street, between the hours of 8:00 am. and 4:00 p.m. Monday – Friday. A copy of the proposed amendment can be obtained from the Town Clerk's Office at no cost.

The proposal shown here may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration of amendment must be presented for comment in the course of said hearing.

Per Order of the Town Council  
Melissa Cordeiro  
Council Clerk

Individuals requesting interpreter services for the hard of hearing must notify the Town Clerk's Office at 253-7000 72 hours in advance.

August 21, August 28 & Sept. 4, 2025

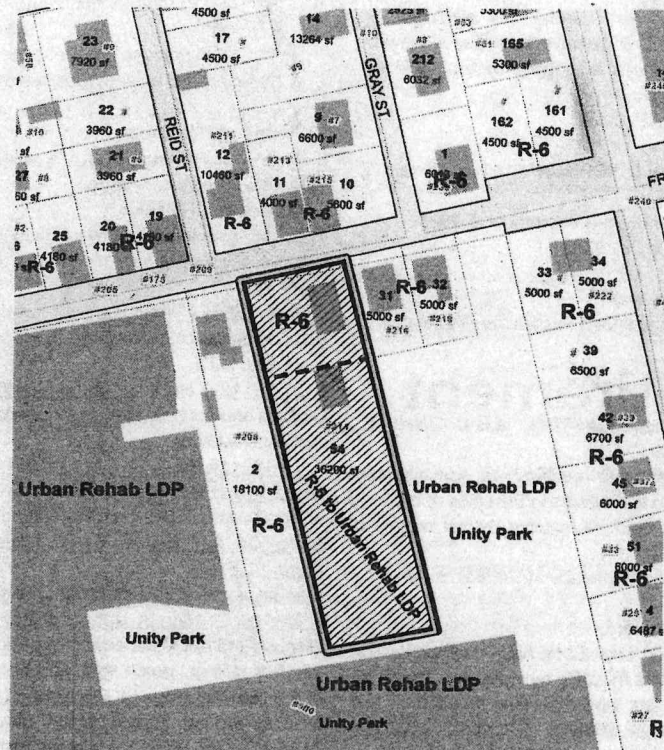


## LEGAL NOTICE

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PUBLIC HEARING ON THE PETITION TO AMEND ZONE MAP  
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Council Clerk

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**August 21, August 28 & Sept. 4, 2025**



# 214 Franklin Street - 200 Foot Radius Map

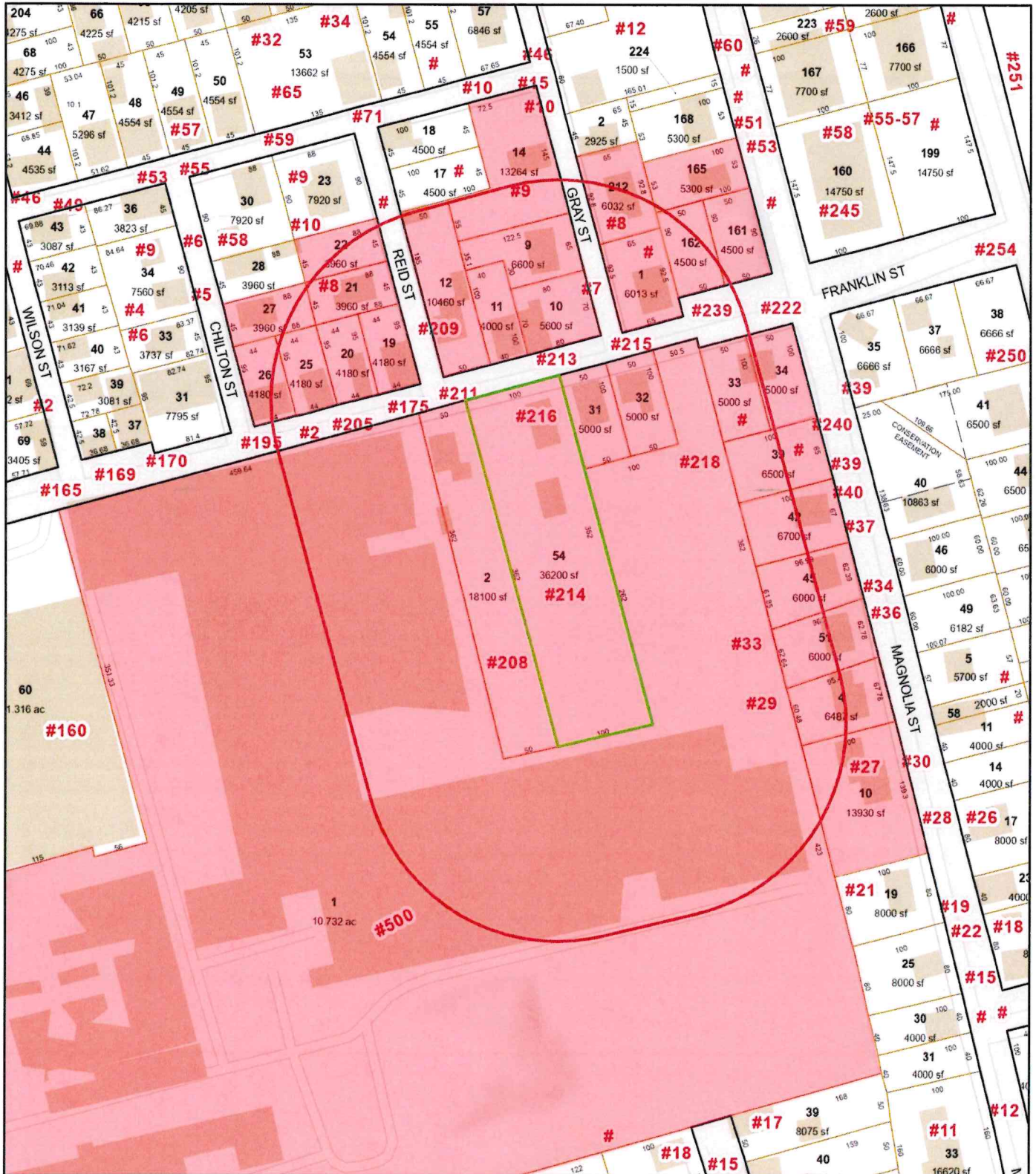
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

August 13, 2025



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  
July 25, 2025

## Subject Property:

Parcel Number: 29-54  
CAMA Number: 29-54  
Property Address: 214 FRANKLIN ST

Mailing Address: 214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

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## Abutters:

Parcel Number: 23-1  
CAMA Number: 23-1  
Property Address: 239 FRANKLIN ST

Mailing Address: FRANCO, VIRGINIO C ILD  
239 FRANKLIN STREET  
BRISTOL, RI 02809

---

Parcel Number: 23-10  
CAMA Number: 23-10  
Property Address: 215 FRANKLIN ST

Mailing Address: REGO, ANTONIO & MARIA LE TE  
RESENDES, S & ANDRADE, C TC  
41 ACADEMY AVENUE  
BRISTOL, RI 02809

---

Parcel Number: 23-11  
CAMA Number: 23-11  
Property Address: 213 FRANKLIN ST

Mailing Address: GARDINER, TIMOTHY A. LORI A.  
27 LISA LANE  
BRISTOL, RI 02809

---

Parcel Number: 23-12  
CAMA Number: 23-12  
Property Address: 211 FRANKLIN ST

Mailing Address: VIEIRA, JOSE M. & MARIA TE  
211 FRANKLIN ST  
BRISTOL, RI 02809

---

Parcel Number: 23-14  
CAMA Number: 23-14  
Property Address: 9 GRAY ST

Mailing Address: AMBROSE, LINDSAY & KIMMEL, OWEN  
TE  
9 GRAY ST  
BRISTOL, RI 02809

---

Parcel Number: 23-161  
CAMA Number: 23-161  
Property Address: FRANKLIN ST

Mailing Address: FRANCO, VIRGINIO C ILD  
239 FRANKLIN STREET  
BRISTOL, RI 02809

---

Parcel Number: 23-162  
CAMA Number: 23-162  
Property Address: FRANKLIN ST

Mailing Address: FRANCO, VIRGINIO C ILD  
239 FRANKLIN STREET  
BRISTOL, RI 02809

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Parcel Number: 23-165  
CAMA Number: 23-165  
Property Address: 51 MAGNOLIA ST

Mailing Address: CORDEIRO, MARIA E LE CORDEIRO,  
RAUL & MARIA L TE  
51 MAGNOLIA ST.  
BRISTOL, RI 02809

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Parcel Number: 23-19  
CAMA Number: 23-19  
Property Address: 209 FRANKLIN ST

Mailing Address: RIBEIRO, MARIA J.  
209 FRANKLIN ST  
BRISTOL, RI 02809

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Parcel Number: 23-20  
CAMA Number: 23-20  
Property Address: 175 FRANKLIN ST

Mailing Address: PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

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7/25/2025

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# 200 feet Abutters List Report

Bristol, RI  
July 25, 2025

Parcel Number: 23-21  
CAMA Number: 23-21  
Property Address: 5 REID ST

Mailing Address: NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809

Parcel Number: 23-212  
CAMA Number: 23-212  
Property Address: 8 GRAY ST

Mailing Address: MEDEIROS, JOAO D. MEDEIROS, LUCIA S.  
8 GRAY ST.  
BRISTOL, RI 02809

Parcel Number: 23-22  
CAMA Number: 23-22  
Property Address: REID ST

Mailing Address: DUARTE, JESSICA L & RAYMOND L  
10 CHILTON ST  
BRISTOL, RI 02809

Parcel Number: 23-25  
CAMA Number: 23-25  
Property Address: 205 FRANKLIN ST

Mailing Address: OLIVEIRA, MARY E, TRUSTEE, MARY E  
OLIVEIRA LIVING  
9 FRANCESCA LN  
BRISTOL, RI 02809

Parcel Number: 23-26  
CAMA Number: 23-26  
Property Address: 2 CHILTON ST

Mailing Address: MONROE, DAVID R & MARCIA M  
TRUSTEES  
297 CHASES LANE  
MIDDLETOWN, RI 02842

Parcel Number: 23-27  
CAMA Number: 23-27  
Property Address: 8 CHILTON ST

Mailing Address: SIMAS, PAULO & FILOMENA C LE  
SIMAS, SAMANTHA & ALYSSA  
8 CHILTON ST  
BRISTOL, RI 02809

Parcel Number: 23-9  
CAMA Number: 23-9  
Property Address: 7 GRAY ST

Mailing Address: CABRAL, KEVIN J  
7 GRAY ST  
BRISTOL, RI 02809

Parcel Number: 29-10  
CAMA Number: 29-10  
Property Address: 27 MAGNOLIA ST

Mailing Address: MEDEIROS, MARIA A TRUSTEE MARIA  
A MEDEIROS LIV TRUST  
27 MAGNOLIA ST  
BRISTOL, RI 02809

Parcel Number: 29-1  
CAMA Number: 29-1-010  
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-1  
CAMA Number: 29-1-020  
Property Address: 500 WOOD ST

Mailing Address: BRISTOL PROPERTIES ASSOC LLC  
1 GRACIE TERRACE APT. 11D  
NEW YORK, NY 10028

Parcel Number: 29-1  
CAMA Number: 29-1-021  
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-1  
CAMA Number: 29-1-030  
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809



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7/25/2025

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# 200 feet Abutters List Report

Bristol, RI  
July 25, 2025

Parcel Number: 29-1  
CAMA Number: 29-1-045  
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC  
99 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 29-2  
CAMA Number: 29-2  
Property Address: 208 FRANKLIN ST

Mailing Address: MARTINS, ANTONIO A. TRUSTEE  
ANTONIO A. MARTINS REV LIV TR  
208 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-31  
CAMA Number: 29-31  
Property Address: 216 FRANKLIN ST

Mailing Address: TAVARES, ANGELO & JENNIFER TE  
216 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-32  
CAMA Number: 29-32  
Property Address: 218 FRANKLIN ST

Mailing Address: ROSA, MARIA C TC (25%); MARY  
LOUISE JT (25%) ROSA, MANUEL &  
DOREEN ANNE TE (25%); JOSEPH &  
PAUL  
218 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 29-33  
CAMA Number: 29-33  
Property Address: FRANKLIN ST

Mailing Address: DUARTE, FRANCIS J. ET UX BETTY J.  
DUARTE TE  
222 FRANKLIN ST.  
BRISTOL, RI 02809

Parcel Number: 29-34  
CAMA Number: 29-34  
Property Address: 222 FRANKLIN ST

Mailing Address: DUARTE, FRANCIS JOSEPH & BETTY  
JANE TRUSTEES  
222 FRANKLIN ST.  
BRISTOL, RI 02809

Parcel Number: 29-39  
CAMA Number: 29-39  
Property Address: FRANKLIN ST

Mailing Address: DUARTE, FRANCIS J. ET UX BETTY J.  
DUARTE TE  
222 FRANKLIN ST.  
BRISTOL, RI 02809

Parcel Number: 29-4  
CAMA Number: 29-4  
Property Address: 29 MAGNOLIA ST

Mailing Address: BOTELHO, JOSE L. ET UX MARIE F.  
BOTELHO TE  
29 MAGNOLIA STREET  
BRISTOL, RI 02809

Parcel Number: 29-42  
CAMA Number: 29-42  
Property Address: 39 MAGNOLIA ST

Mailing Address: BURKE, JERRY A. JR. ET UX SUSAN A  
39 MAGNOLIA ST  
BRISTOL, RI 02809

Parcel Number: 29-45  
CAMA Number: 29-45  
Property Address: 37 MAGNOLIA ST

Mailing Address: FERREIRA, AGOSTINHO P. ET UX  
VANDA C.  
37 MAGNOLIA ST  
BRISTOL, RI 02809

Parcel Number: 29-51  
CAMA Number: 29-51  
Property Address: 33 MAGNOLIA ST

Mailing Address: MEDEIROS, DANIEL R. MARIA R. ETUX  
33 MAGNOLIA ST  
BRISTOL, RI 02809



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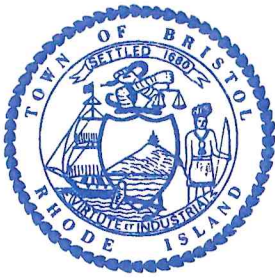
7/25/2025

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Joseph M. Brito Jr.  
214 Franklin Street  
Bristol, RI 02809

214 Franklin LLC  
99 Tupelo Street  
Bristol, RI 02809





## TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street  
Bristol, Rhode Island 02809-2208  
Tel. 401-253-7000  
Fax 401-253-2647  
Email: [mcordeiro@bristolri.gov](mailto:mcordeiro@bristolri.gov)  
[www.bristolri.gov](http://www.bristolri.gov)


### MEMORANDUM

DATE: August 14, 2025

TO: Charles Millard  
PLANNING BOARD CHAIRMAN

FROM: Melissa Cordeiro  
COUNCIL CLERK

RE: Zone Change, Plat 29 Lots 54 - Request to change from R6  
Residential 6,000 sq. ft. to Urban Rehab LDP- Urban Rehab Land  
Development Project



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The Town Council hereby requests a recommendation from your respective boards regarding a zone change application to amend the Town of Bristol Zoning Map. This application was received from 214 Franklin LLC., 214 Franklin Street, Bristol, RI.

Please be advised that the public hearing for the above-mentioned zone change will be on the Town Council agenda of September 10, 2025. The recommendation for that agenda is due in the Town Clerk's office before noon September 3, 2025.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact my office.