

TOWN OF BRISTOL
COMMUNITY DEV.

2023 AUG 30 AM 10:28

August 29, 2023

RE: AMENDMENT to Application for Variance at 12 Brookwood Rd

To: Zoning Board of Review Bristol RI

Thank you for your patience as we work through the intricacies of understanding the requirements to build an accessory structure on our property.

We presented an original plan to the Zoning Board at the March 2023 meeting.

Based on a better understanding of the situation we would like to amend our application by reducing the size of the accessory structure to the permitted size of 24 x 22 feet. .

With this change in size of the accessory structure the only relief we are asking for from the Zoning Board is a front yard setback of 20 feet off of Fenmore Rd (a paper road).

Thank you for your consideration in this matter and we look forward to discussing it further at the Zoning Board Review meeting on September 18.

Attached (Figure 1) please find an updated schematic of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to be "Lillian and Daniel Leeser", written in a cursive style.

Lillian and Daniel Leeser

A60.00'
R619.10'
D533'10"

50'-0 RIGHT OF WAY

Radial @ PT

Fenmore Road

Owner: RELLE, ROBERT E LIFE ESTATE
TRUSTEE-ROBERT E RELLE LIV TRS
Mailing Address: 5 MELROSE RD
BRISTOL RI 02809

1/16" = 1'-0" BASED ON SURVEY DONE BY
STEPHEN M. MURGO Sr.
DATED 06/06/19

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '20' at the midpoint, and '40' at the right end. Below the bar, the text 'SCALE IN FEET' is written.

Owner: RINALDI, RICHARD L
Mailing Address: 80 Sherry Ave
BRISTOL RI 02809

 PROPOSED
DETACHED
GARAGE

ADDRESS: 12 BROOKWOOD ROAD
BRISTOL, RI 02809
PLAT / LOT: 79 / 452
LOT AREA: 5,596 SF (0.1285 ACRES)
ZONE: R-10
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 80'
MIN. FRONTAGE: 80'

<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT COVERAGE: 40% MAX. (2,238 SF) PER SECT. 28-221 lb	1,374 SF 25%	1,902 SF 34%
<u>DETACHED GARAGE</u>		
NORTH FRONT YARD SETBACK: 30' (FENMORE RD.)	-	20'-0"
ACCESSORY SIDE YARD: 6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK: 6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES 20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES 22' X 24'	-	22' X 24'

PLANNING BOARD EXHIBIT -
OPTIONAL FUTURE DRIVEWAY CONNECTION

OWNER REVIEW 05/19/23

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

SCALE: AS NOTED

110

12 BROOKWOOD ROAD, BRISTOL. RI 02809

12 BROOKWOOD ROAD, BRISTOL, RI 02809

317 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 841 . 1400
brewsterthornton.com

**BREWSTER
THORNTON
GROUP
ARCHITECTS
LLP**

To Diane Williamson, Planning Board 2023 MAY -2 AM 9:00 May 1, 2023
Edward Tanner, Zoning Board
Nathan Calouro, Town Council
Chris Parella, Department of Public Works

This letter is being sent because of a Zoning board request by Daniel and Lillian Leeser of 12 Brookwood Road. Their request has been forwarded to the Planning board. The initial request was for 2 setback variances (12 ft. and 4 FT.) for a stand-alone (24' by 26') 2 car garage, with storage on a second floor with a shed dormer and an indoor staircase in a 20 ft high structure, on a 50 by 100-foot lot. The plan did not include any access to the garage which abuts town property.

This letter is being sent to the Zoning board, Planning board, Town Council and Department of Public Works since they all may potentially play a role in assessing this situation.

At this point the zoning board has not approved or rejected this application. **This letter is not being written to facilitate the approval of the application, but to share our knowledge of the complex situation that exists on Fenmore Road.** We can share the experience of over 40 years of communication with town officials on this topic but realize it still may not encompass every detail that needs to be considered. Some information provided has recently been obtained from town officials.

HISTORY

Starting in 1976, Richard Rinaldi began to acquire some lots on the undeveloped Fenmore Road. At that time, he was advised that Fenmore Road would eventually be developed to join Brookwood.

He continued to purchase additional lots through 1984. In subsequent years, when he asked about the road, he was told by the town administrators and other town officials that the road would end at his property line and remain a dead end. **The town position was that it was not cost effective to pave the rest of the paper road, since no new tax revenue would be generated.** He was assured that the road would **remain open at Brookwood and clear in order for emergency vehicles to have access to Fenmore, especially because of the proximity to the Brookwood fire hydrants.** The communication was the same from various town

officials in different departments over subsequent years, as recently as when Fenmore road was paved (2020). Over the years, the residents on Fenmore lived with that decision, even when it meant the inconvenience of no mail delivery to their home address.

During these years, residents in the area became accustomed to the unpaved land being used by children playing, as a public walking right of way, as a local shortcut to access the water for recreation etc. No motor vehicles were supposed to be able to be driven through the unfinished portion of Fenmore road, which needed to remain open.

In 2001, the then resident of 12 Brookwood Road asked for a license to maintain the unpaved part of Fenmore road near her property, in order to park 2 vehicles next to her home one behind the other. She had chosen to remove her existing paved off-street parking from the front of her home, in order to plant grass. When the license was approved, she proceeded to add 2 -3 feet of fill/gravel to the public land raising its height. She also moved the existing swale to the northern side of the road but didn't maintain its depth. This move resulted in a backflow of water up onto the middle of Fenmore road, resulting in freezing ice on the road in front of a home. and raising concerns over wells being compromised. The unpaved road needed to be lowered, and the swale needed to be deepened. Neighbors who observed the corrections, said that town vehicles would repeatedly visit the site in order to correct the problem. However, the 12 Brookwood resident should have been responsible for the solution and cost of the remediation. Our understanding that a license to maintain includes financial responsibility for any consequences that arise from the actions of the applicant.

She also parked 2 cars side by side in the middle of the road blocking easy access. She was only given permission for a 10-foot-wide gravel area for parking her cars and needed to be told by town officials to reduce the width to the approved size. There is a long history of problems and misunderstandings about the unpaved portion of Fenmore Road. There also is a history of abusing license to maintain privileges in this area.

The unfinished portion of Fenmore road has recently had some motor vehicles driving through it. Of late, various town officials have given different answers about whether this is allowed, resulting in some heated discussion among residents. **This issue needs to be resolved, if only for the safety of walkers.**

The following information are issues to consider.

DISCUSSION POINTS/ISSUES

1. PAVE THE ROAD TO BROOKWOOD

- a. The road should be a legal size with legal land setbacks for sidewalks (developed or undeveloped)
- b. For over 40 years, residents have been told there would be no thru road because it was not cost effective.
- c. Concerns about increased water run off need to be evaluated, consistent with new EPA regulations.
- d. The water would flow more quickly down Fenmore, with less pooling on the upper part of the road.
- e. Road should be passable by emergency vehicles as promised over the past 40 years, **especially to access closest fire hydrants on Brookwood.**
- f. Consideration for parking on one side of the street to allow for large emergency vehicles to pass.
- g. A thru road would allow for mail delivery directly to Fenmore Road addresses.
- h. The road would change the present use of the land by residents and visitors.
- i. Would clarify vehicular passage issue.

2. UNFINISHED PORTION OF ROAD TO REMAIN AS IS



- a. Will need clarification by all town officials about what activities are allowed on this land.....passage of vehicle's, parking on the property, blockage of open passage for emergency vehicles.
- b. Enforcement of the license to maintain as necessary when the use of town property is involved.
- c. Clarify the liability of the town if vehicles are damaged by driving over the swale.
- d. The establishment of signage indicating what is allowed and planning that such signage does not block emergency access.
- e. The town would maintain a consistent position of not finishing the road.

3. POTENTIAL SUGGESTION BY LEESER'S ARCHITECT AT ZONING MEETING

Extend the paved portion of Fenmore Road for driveway access to Leeser's garage.

- a. This activity will need a license to maintain since it is on town property.
- b. It is our understanding that this option would be at the expense of the applicant, inclusive of necessary maintenance or consequences resulting from its installation.
- c. This extension should meet town standards for road development.
- d. Road would need signage saying no parking at end of new pavement to avoid emergency access route being blocked.
- e. All signs should not block center of road.
- f. Road would need to be developed with appropriate pitch relative to land in front of it to avoid water backing up on Fenmore Road as it has in the past.
- g. If water will drain more quickly down Fenmore Road to Brookwood, a plan will need to be developed for additional run off.
- h. Would still need to address parking issues on the remainder of the unfinished road.
- i. Need to clarify responsibility and process for snow removal beyond the official dead end of Fenmore road.
- j. Resolution of vehicular and /or foot traffic access


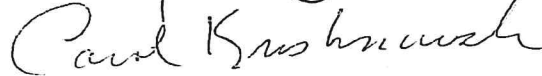
We feel in all fairness to residents that any decision regarding this property should be open to a public meeting with notice. Thank you for considering our input.

Richard and Eileen Rinaldi

10 Fenmore Road

Bristol, RI 02809

Eric and Carol Krushnowski

9 Fenmore Road

Bristol, R.I. 02809

2023 APR 27 AM 8:11

April 26 2023

Edward Tanner
Principal Planner/Zoning Officer
235 High Street
Bristol, Rhode Island 02809

Dear Mr. Tanner,

We have an application in front of the Zoning Board for a variance for our garage. During the initial Zoning Board meeting in March the matter got postponed until May. I would like to formally request that we further delay the conversation in front of the Zoning Board until June so we have a chance to meet with the Planning Board.

Thank you very much for your consideration.

Sincerely,

Lillian and Daniel Leeser
12 Brookwood Rd
Bristol, Rhode Island 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2023 FEB 27 AM 10:51

Zoning Board of Review
Bristol Town Hall
10 Court Street
Bristol, RI 02809

REGARDING THE DIMENSIONAL VARIANCE REQUESTED FOR 12 BROOKWOOD ROAD

This Dimensional Variance Request appears to be a land grab with complete disregard for setback rules, property boundaries, and the rights and interests of existing neighbors.

- The tree they are proposing to “cut down” appears to be on town property. To remove this tree would be a disservice to neighbors who value their tree-lined street.
- It appears that this owner’s existing patio on the Fenmore side (north) already infringes on town property. It also appears that their current shed (east) extends beyond their property line. The proposed garage will further disenfranchise neighbors as this owner’s compound expands to the south, just a few feet from adjacent property lines.

Respectfully submitted,

Concerned neighbors

Corner of Fales Road
+ Brookwood

Carol Krushnowski

From: Carol Krushnowski <carolkrushnowski@gmail.com>
Sent: Monday, February 27, 2023 11:50 AM
To: Carol Krushnowski



Sent from my iPhone

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:51 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood Road
Across From Petitioner

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:55 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood Rd.
Across From Petitioner

Carol Krushnowski

From: Carol Krushnowski <~~Carol Krushnowski~~>
Sent: Monday, February 27, 2023 12:00 PM
To: Carol Krushnowski



Sent from my iPhone

Melrose Rd
Abutter

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:58 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood rd
Petitioner Property

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:46 AM
To: Carol Krushnowski
Subject: IMG_0605-preview.pvt



Sent from my iPhone

Neighbor to left
of Petitioner

Carol Krushnowski

From: Carol Krushnowski <[REDACTED]>
Sent: Monday, February 27, 2023 12:03 PM
To: Carol Krushnowski
Subject: IMG_0607-preview.pvt



Sent from my iPhone



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-09

PUBLIC HEARING

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

Monday, March 6, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Daniel L. and Lillian C. Leaser**
PROPERTY OWNER: **Daniel L. and Lillian C. Leaser**
LOCATION: **12 Brookwood Road**
PLAT: **79** LOT: **452**
ZONE: **R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.

A handwritten signature in blue ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

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, March 2, 2023.



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-09

APPLICANT: Daniel L. and Lillian C. Leeser
LOCATION: 12 Brookwood Road
PLAT: 79 LOTS: 452 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

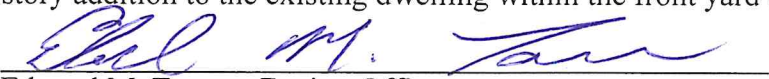
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 26' accessory garage structure on this corner lot located on the easterly side of Brookwood Road and the southerly side of Fenmore Road. This property is a nonconforming single lot of record containing approximately 5,596 square feet of lot area. The proposed garage would be located in the southeasterly corner of the property and would conform to the required six foot minimum setback from the side and rear (east and south) property lines. The proposed structure would, however, be located partially within the front yard setback from Fenmore Road. As proposed, the structure would be located approximately 18 feet from the northerly Fenmore Road property line. As a corner lot, this property has two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district. The proposed garage would also be larger than the maximum 22' x 24' size that the zoning ordinance permits for accessory structures in the R-10 zone.

The applicants also propose construction of a "decorative pergola" structure to be located between the existing dwelling and the proposed garage. This structure would measure approximately 10' in width and 35' in length, and it would be located within the front yard setback from Fenmore Road at approximately 10 feet from the northerly property line. The applicants would be required to obtain a building permit to install this structure, and I believe that it is subject to zoning regulation as an accessory structure.

The portion of Fenmore Road that abuts this property is an unimproved "paper" street. The paved portion of Fenmore Road extends from the east ending at approximately the easterly property line of the applicants' lot (see attached GIS aerial photo map). Remaining portions of the right of way are maintained as grass or gravel parking, and vehicular travel is prohibited. The applicant's design plans for the proposed garage depict two vehicular doors on the north elevation of the structure, and their project narrative states that the structure would be used for vehicle storage. However, plans do not show any extension of the existing gravel driveway (part of the Fenmore Road paper street) to access the garage. Should the applicant's propose to bring vehicular access to the garage, the Board should consider requiring improvements to Fenmore Road and the possibility of improving the remaining unimproved portion of the right of way, to fully connect Fenmore Road with Brookwood Road.

Recall that May 2020 (File No. 2020-16), the applicants received dimensional relief to construct a two-story addition to the existing dwelling within the front yard setback from Fenmore Road.


Edward M. Tanner, Zoning Officer

2/24/2023



12 Brookwood Road

Bristol, RI



February 24, 2023

1 inch = 35 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.



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

2023 FEB -3 AM 10:01

APPLICATION

File No: 2023-09

Accepted by ZEO: *[Signature]* 2/3/2023

APPLICANT	Name: Daniel & Lillian Leeser
	Address: 12 Brookwood Road
	City: Bristol State: RI Zip: 02809
	Telephone #: (508) 782-9333 Home: Work/Cell:
PROPERTY OWNER	Name: Same As
	Address: Above
	City: State: ZIP:
	Telephone #: Home: Work/Cell:

1. Location of subject property: 12 Brookwood Road, Bristol, RI 02809

Assessor's Plat(s) #: 79

Lot(s) #: 452

2. Zoning district in which property is located: R-10

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): 28-111 Residential Zones, Table B &

~~Special Use Permit Section(s):~~ 28-142 d1 Yard Requirements and Exceptions

~~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?: 09/21/2016

7. Present use of property: Single Family 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):

Main House: +/-32' x 34', 1023 SF, +/-19'-2"

(No Existing Garage)

10. Proposed use of property: Single Family Residence

11. Give extent of proposed alterations: Construct a detached garage with an extra 4' of depth (to be 24'x 26')

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 24'x 26' . 624 SF . 20' tall (see attached)

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: <u>30'</u>	Proposed Setback: <u>18'</u>
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: 25% per R-10 Zone Proposed: 36%
40% per Sect. 28-221 1b

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: Yes Sewer: Yes

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?: No

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: Feb 2 2023

Print Name: Daniel Leeser

Property Owner's Signature: 

Date: Feb 2 2023

Print Name: Lillian Leeser

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: Patrick Connors, AIA

Telephone #: 1 (401) 861-1600

Address: 317 Iron Horse Way, Providence RI 02908

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

5. Written Statement:

The Owners of the subject property purchased it with the intention of adding a detached garage for daily use to complement their retirement house. A Class-1 survey of the property was done in September 2019, and revealed that the subject property (on a corner lot) is an existing non-conforming lot (5,596 SF; 4,404 SF less than the 10,000 SF minimum required for an R-10 zone), and that the existing house was constructed over the front (west) zoning setback along Brookwood Road and the front (north) setback on Fenmore Road.

The owners are planning a 1-3/4 story 24'x 26' detached accessory garage to the east side of their lot. The garage will be for automobile storage, a workshop space and second level loft for storage. As a detached structure, the garage has an "accessory" classification and therefore exceeds the maximum size limit of 24' x 22'. The additional 4' depth is requested to construct a stair to access the storage level. They desire to add a small roof cover at the side access door for protection from weather and a decorative pergola to accent the path to the house. The northern footprint portion of the garage is over the north front yard setback along Fenmore Road because of the lot configuration and thus requires a dimensional variance.

The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly its shallow depth. It is not due to a physical or economic disability of the applicant.

The hardship is not due to any prior action of the Owners, as they purchased the property in its present configuration. They are living in the structure themselves and do not seek the relief for their own economic gain.

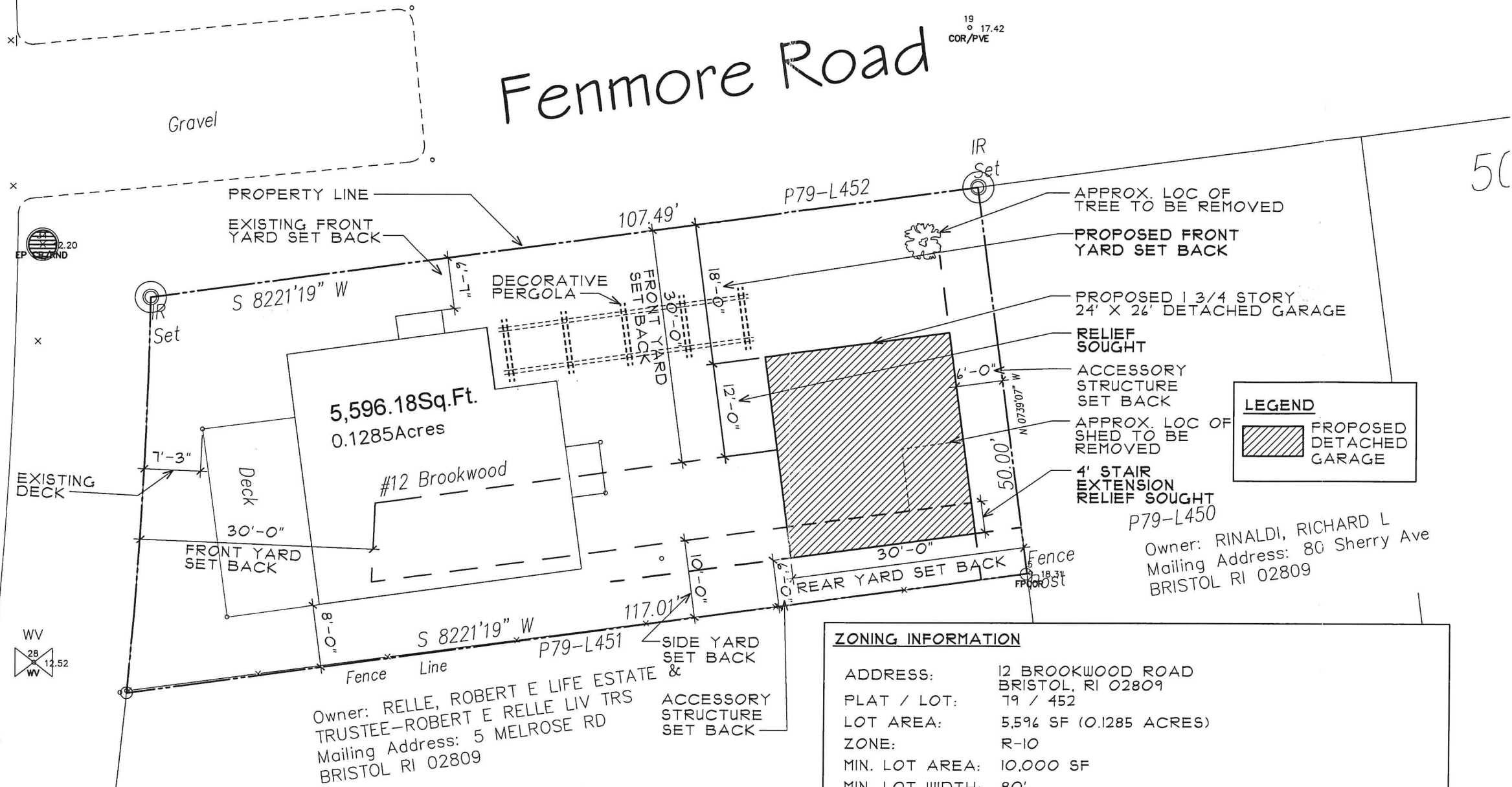
In elevation and building form, the design intention for the garage is to complement the existing elevation character of the ranch style home. The garage sizes in the existing neighborhood are similar in characteristics in terms of size and scale. We believe the granting of the requested variance will not alter the general characteristic of the surrounding area and will help improve values in the neighborhood. The house will continue as a single-family residence.

This relief to be granted is the least relief necessary, as we are building with the garage south face pushed all the way back to the south setback. The hardship that will be suffered by the Owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The expanded footprint will allow the owners safe access to the second-floor storage.

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations. The remainder of the proposed design for the garage stays within the allowable lot coverage and allowable building height.

Brookwood Road

Fenmore Road



ARCHITECTURAL
SITE PLAN

1/16" = 1'-0" BASED ON SURVEY DONE BY
STEPHEN M. MURGO Sr.
DATED 06/06/19



ZONING INFORMATION

ADDRESS: 12 BROOKWOOD ROAD
BRISTOL, RI 02809
PLAT / LOT: 79 / 452
LOT AREA: 5,596 SF (0.1285 ACRES)
ZONE: R-10
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 80'
MIN. FRONTAGE: 80'

	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	40% MAX (2,238 SF) PER SECT. 28-221 1b	1,314 SF 25%	1,998 SF 36%
DETACHED GARAGE			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	18'-0"
ACCESSORY SIDE YARD:	6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK:	6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES	20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES	22' X 24'	-	26' X 24'

Owner: RINALDI, RICHARD L
Mailing Address: 80 Sherry Ave
BRISTOL RI 02809

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

DATE: 02/01/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE
12 BROOKWOOD ROAD, BRISTOL, RI 02809

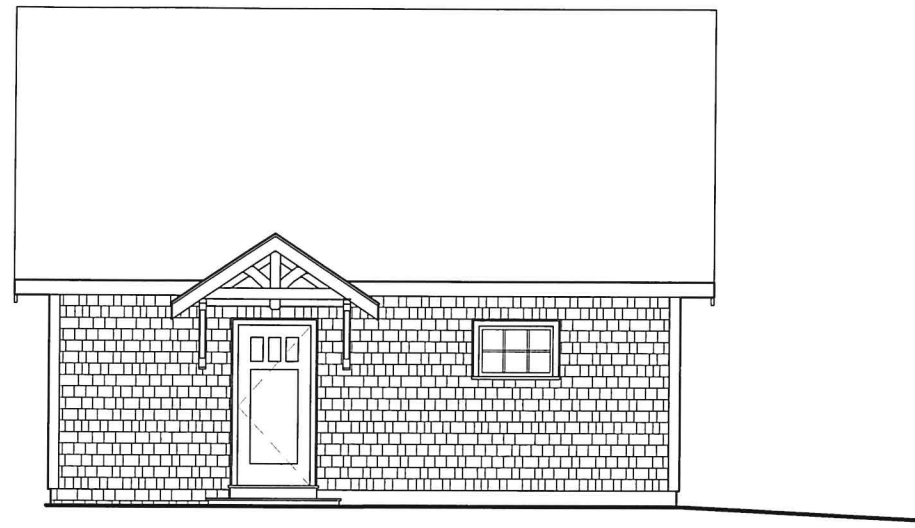
311 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401.841.1600
breasterthornton.com

BREASTER
THORNTON
GROUP
ARCHITECTS
LLP

SCALE: AS NOTED

CI.I

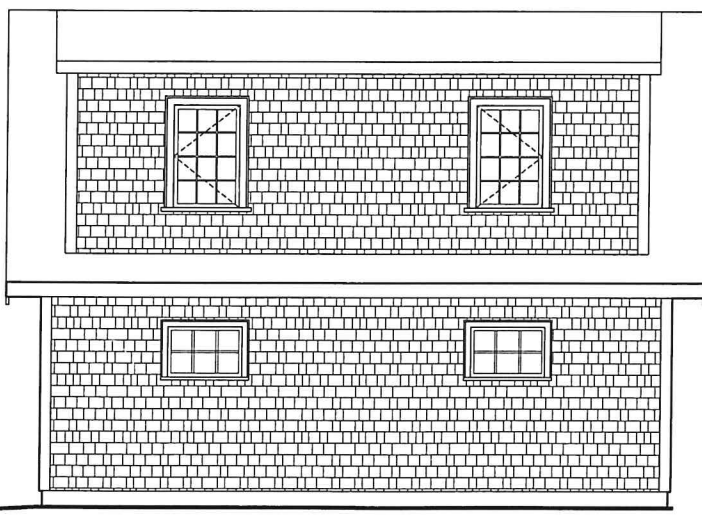
1 OF 2



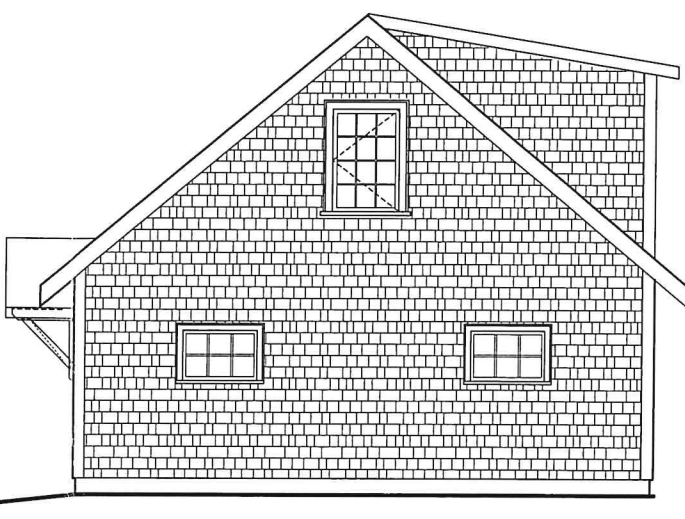
3
A2
PROPOSED WEST ELEVATION
1/8" = 1'-0"



1
A2
PROPOSED NORTH ELEVATION
1/8" = 1'-0"



4
A2
PROPOSED EAST ELEVATION
1/8" = 1'-0"



2
A2
PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

SCHEMATIC GARAGE ELEVATIONS

DATE: 02/03/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE
12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER
THORNTON
GROUP
ARCHITECTS
LLP
311 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401.841.1600
brestert Thornton.com

SCALE: AS NOTED

A2

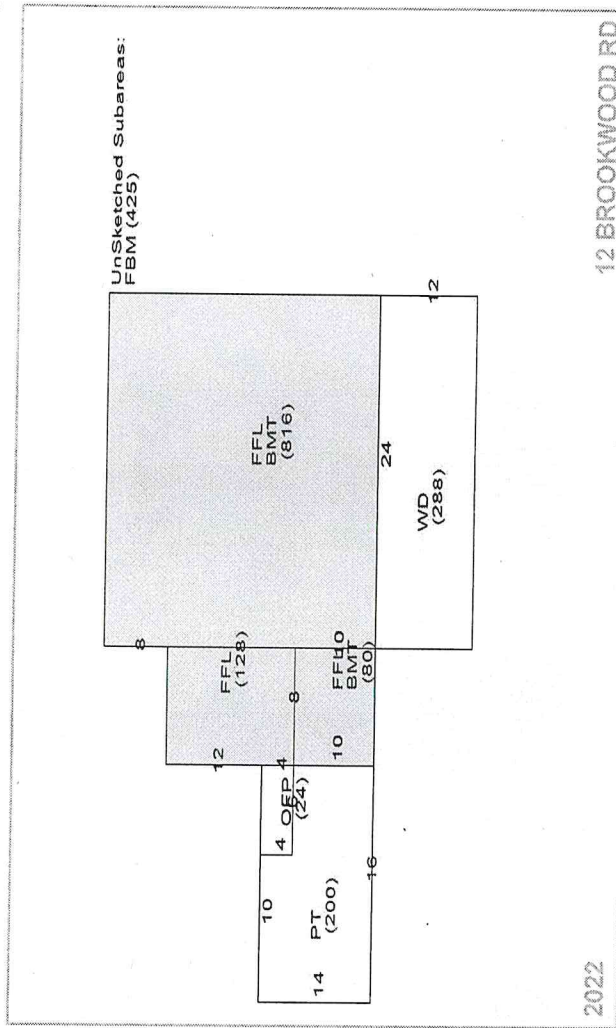
2 OF 2

Owner	Owner Account #:	% Owned
Owner 1	LEESER, DANIEL L & LILLIAN C TRUSTEES	
Owner 2	LILLIAN C LEESER FAMILY TRUST	
Owner 3		
Address	11 CRESTWOOD DR, FRAMINGHAM, MA 01701	

► Previous Owners & Sales Information						REVALUATION GROUP LLC	
Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type		
LEESER, LILLIAN &	06/12/2020	0	2037-333		Q		
COSTA, JOSETTE LIFE ESTATE	09/21/2016	345,000	1863-107		W		
COSTA, JOSETTE & GRANDE,	12/05/2006	0	1341-42		Q		
MC NAMARA, RAYMOND	04/06/2001	135,000	784-90		W	A	

► Assessment						
Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	186,600	700	0.13	182,900	0	370,200
TOTAL	186,600	700	0.13	182,900	0	370,200
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		129.58		VAL per SQ Unit/Parcel > 129.58

Previous Assessments								
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	186,600	700	0	182,900	0	370,200	370,200
2021	01	143,000	0	0	181,700	0	324,700	324,700
2020	01	137,400	0	0	181,700	0	319,100	319,100
2019	01	137,400	0	0	181,700	0	319,100	319,100
2018	01	113,400	0	0	125,600	0	239,000	239,000
2017	01	113,400	0	0	125,600	0	239,000	239,000



Land Information								
	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
1	01	Single Fam	0.12849	AC	P	1.00	649,000	1,423,457
2								
3								
4								

[illegible]

Building Information

Description	Ranch	Story Height	1 Story	Description
BLDG Type	1	COM Units	0	
RES Units	Concrete	BMT Floor	Concrete	
Foundation	Wood	Frame 2	%	
EXT Wall 1	Vinyl Siding	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shins	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	FWA w/AC	
# Heat Sys		% Heated	100	
% Solar HW		% A/C	100	
% COM Wall		% Vacuum		
Ceiling HGT		Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

Quantity	Quality
2	Good
1	Typical
1	Typical

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	3
2			U
3			
4			
Totals	1	5	3

Grade

Grade	Q4	Q4
Year Built	1971	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	%
Condition	VG - Very Good	22.8
Functional	-	0.0
Economic	-	0.0
Special	-	
OV	-	

Total Depreciation %	>	22.8
----------------------	---	------

Remodeling History

Complex	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

Condo Data

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

Other Factors

Flood Hazard	
Topography	
Street	PAVED
Traffic	

Bas \$/SQ	121.00
Size Adj	1.27
Constr Adj	1.01
Adj \$/SQ	155.05
Othr Feats	44,572
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	241,651
Depreciation	55,096
Depr Total	186,555

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	1,024	1,024	155.05	158,771
FBM	FIN BMT	425	425	27.91	11,862
OFF	OPEN PORCH	24	0	24.00	576
PT	PATIO	200	0	3.00	600
WD	WOOD DECK	288	0	15.38	4,429
BMT	BASEMENT	896	0	23.26	20,841
Total		2,857	1,449		197,079

Notes

PORCH CONVERTED TO LIVING 12/09 EAS. SHED NV. LIMITED VIEW. ASSESSMENT CORRECTED BY ARC 12/11 EAS replaced concrete steps 2012 mcb WATER VIEW

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/11/2021	M51830		MECH	500		Closed	Install 119 gallon propane tank and gas piping to cook top and grill.
12/03/2020	M51415		MECH	500		Closed	Install 50 gallon propane tank and gas line to cook top
11/23/2020	M51378		MECH	10,000		Closed	Replace existing hvac equipment with heat pumps
10/29/2020	E51459		ELEC	16,500		Closed	electrical demol/makesafe, electrical rough and finish to renovation and additic
10/06/2020	B51136		BLDG	105,000		Closed	one story addition and interior renovations
10/03/2012	B29209		BLDG	0		Closed	REPLACE EXISTING CONCRETE STAIRS
11/29/2011	M17647		MECH	0		Closed	REPLACE OIL TANK
09/10/2009	B31174		BLDG	0		Closed	TAKE DOWN SCREEN AND INSTALL WINDOWS

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	10	12	120	3	AV	1971	700
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



12 Brookwood Road - 300' Radius

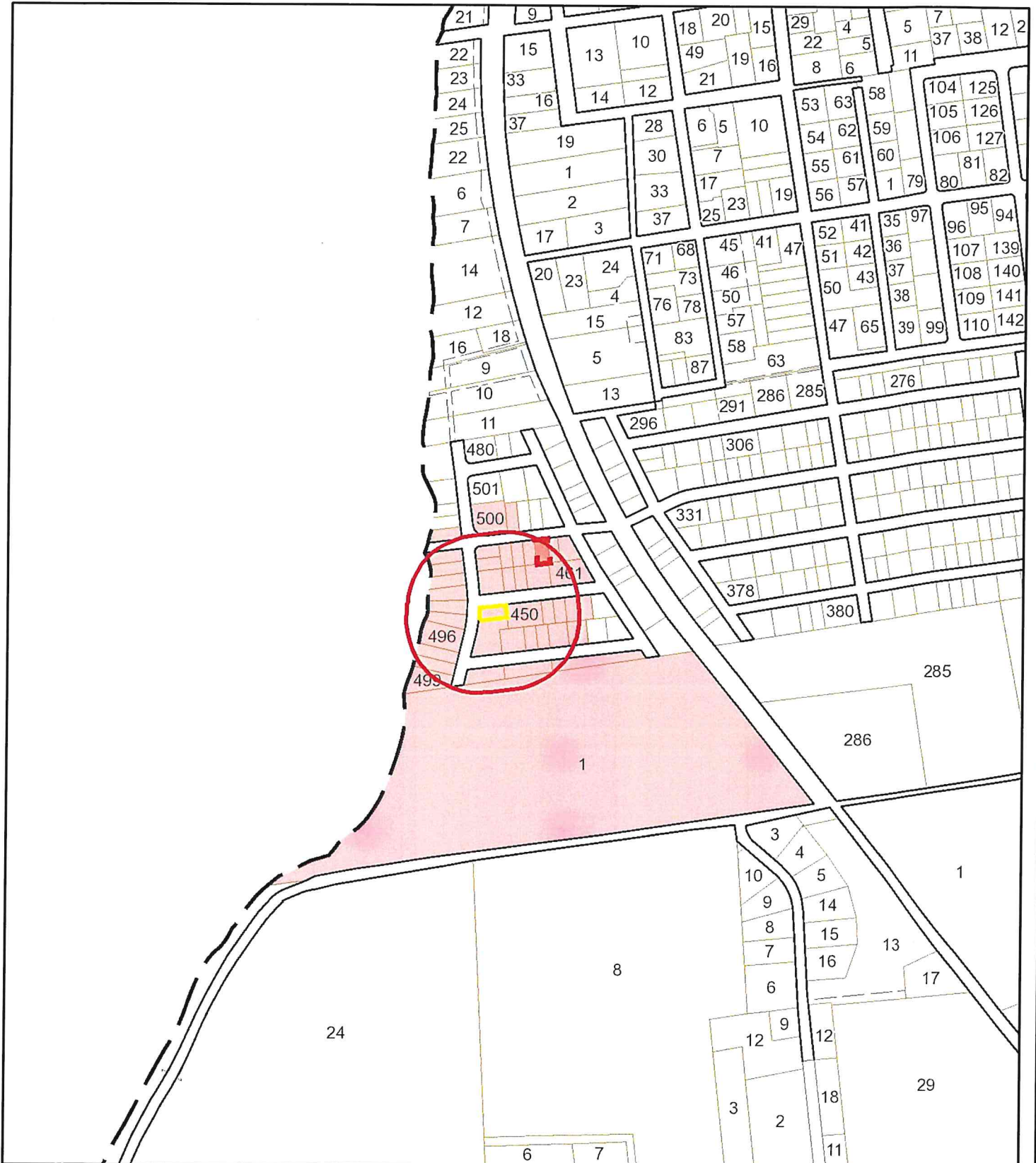
Bristol, RI



February 14, 2023

1 inch = 562 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
February 14, 2023

Subject Property:

Parcel Number: 79-452
CAMA Number: 79-452
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C
TRUSTEES LILLIAN C LEESER FAMILY
TRUST
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

Abutters:

Parcel Number: 79-427
CAMA Number: 79-427
Property Address: LORING RD

Mailing Address: TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

Parcel Number: 79-429
CAMA Number: 79-429
Property Address: 6 MELROSE RD

Mailing Address: TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

Parcel Number: 79-430
CAMA Number: 79-430
Property Address: 2 MELROSE RD

Mailing Address: SPIRITO, JOSEPH A JR & JILL M
TRUSTEES
363 GREENVILLE ROAD
WEST YARMOUTH, MA 02673

Parcel Number: 79-433
CAMA Number: 79-433
Property Address: 7 MELROSE RD

Mailing Address: KENNEY, CHRISTOPHER P & KENNEY,
AWATIF TE
305 WAPPING RD
PORTSMOUTH, RI 02871

Parcel Number: 79-435
CAMA Number: 79-435
Property Address: 9 MELROSE RD

Mailing Address: MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

Parcel Number: 79-436
CAMA Number: 79-436
Property Address: 11 MELROSE RD

Mailing Address: SAVASTANO, SALVATORE L.
11 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-437
CAMA Number: 79-437
Property Address: 15 MELROSE RD

Mailing Address: TAYLOR, ASHLEY M.
15 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-438
CAMA Number: 79-438
Property Address: 17 MELROSE RD

Mailing Address: PACHECO, SUSAN A
17 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-444
CAMA Number: 79-444
Property Address: 14 FENMORE RD

Mailing Address: LACON, AMY & VINCENT TE
14 FENMORE RD
BRISTOL, RI 02809



www.cai-tech.com

2/14/2023

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 4



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-446 CAMA Number: 79-446 Property Address: 12 FENMORE RD	Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-TRUSTEES JOSEPH T & JULIE B KRAPF TRUST 12 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-447 CAMA Number: 79-447 Property Address: FENMORE RD	Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-TRUSTEES JOSEPH T & JULIE B KRAPF TRUST 12 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-450 CAMA Number: 79-450 Property Address: FENMORE RD	Mailing Address: RINALDI, RICHARD L 80 Sherry Ave BRISTOL, RI 02809
Parcel Number: 79-451 CAMA Number: 79-451 Property Address: 5 MELROSE RD	Mailing Address: RELLE, ROBERT E LIFE ESTATE & TRUSTEE-ROBERT E RELLE LIV TRS 5 MELROSE RD BRISTOL, RI 02809
Parcel Number: 79-452 CAMA Number: 79-452 Property Address: 12 BROOKWOOD RD	Mailing Address: LEESER, DANIEL L & LILLIAN C TRUSTEES LILLIAN C LEESER FAMILY TRUST 11 CRESTWOOD DR FRAMINGHAM, MA 01701
Parcel Number: 79-453 CAMA Number: 79-453 Property Address: 16 BROOKWOOD RD	Mailing Address: POLULAK, MYRON & JOANN TE 16 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-455 CAMA Number: 79-455 Property Address: FENMORE RD	Mailing Address: MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
Parcel Number: 79-456 CAMA Number: 79-456 Property Address: FENMORE RD	Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-457 CAMA Number: 79-457 Property Address: 9 FENMORE RD	Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-461 CAMA Number: 79-461 Property Address: 17 LORING RD	Mailing Address: SIMMONS, VIRGINIA TRUST 17 LORING RD BRISTOL, RI 02809
Parcel Number: 79-462 CAMA Number: 79-462 Property Address: LORING RD	Mailing Address: GORDON SACCHETTI, DIANE 15 LORING RD BRISTOL, RI 02809



www.cai-tech.com

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.

2/14/2023

Page 2 of 4



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-463
CAMA Number: 79-463
Property Address: 15 LORING RD

Mailing Address: GORDON SACCHETTI, DIANE
15 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-465
CAMA Number: 79-465
Property Address: 14 FALES RD

Mailing Address: BRAZ, GEORGE M. HILDA M. TE
14 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-466
CAMA Number: 79-466
Property Address: 12 FALES RD

Mailing Address: MARTIN, CARLA A TRUSTEE HEATHER
A MARTIN IRREVOCABLE TRUST
270 NEWLAND AVE
WOONSOCKET, RI 02895

Parcel Number: 79-467
CAMA Number: 79-467
Property Address: 10 FALES RD

Mailing Address: MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-468
CAMA Number: 79-468
Property Address: 18 BROOKWOOD RD

Mailing Address: TO, KING
26 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-469
CAMA Number: 79-469
Property Address: 20 BROOKWOOD RD

Mailing Address: FERREIRA, PAULA E.
52 JENNYS LANE
BARRINGTON, RI 02806

Parcel Number: 79-470
CAMA Number: 79-470
Property Address: 11 FALES RD

Mailing Address: CONNELL, BYRON J & ROBIN D -
TRUSTEES CONNELL FAMILY TRUST
60 OGDEM ST
PROVIDENCE, RI 02906

Parcel Number: 79-488
CAMA Number: 79-488
Property Address: 3 FALES RD

Mailing Address: GRABOWSKI, PETER C & ELLEN M T
TRUSTEES
4607 BENITO CT
BRADENTON, FL 34211

Parcel Number: 79-489
CAMA Number: 79-489
Property Address: 4 FALES RD

Mailing Address: MELLOR, MICHAEL MELLOR, MARY C
TE
403 W 1ST ST #202
S BOSTON, MA 02127

Parcel Number: 79-490
CAMA Number: 79-490
Property Address: 19 BROOKWOOD RD

Mailing Address: DECRESCENZO, ROBERT & KIMBERLY
TRUSTTEES OF REVOC TRUST
34 HIGH RIDGE CL
FRANKLIN, MA 02038

Parcel Number: 79-491
CAMA Number: 79-491
Property Address: 17 BROOKWOOD RD

Mailing Address: CRYAN, JOHN J & CRYAN, KAREN L TE
17 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-492
CAMA Number: 79-492
Property Address: 15 BROOKWOOD RD

Mailing Address: TROMP, THOMAS A & ZAMPARELLI,
TIJA TE
13600 MARINA POINTE DR # 312
MARINA DEL RAY, CA 90292



www.cai-tech.com

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.

2/14/2023

Page 3 of 4



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-493 CAMA Number: 79-493 Property Address: 13 BROOKWOOD RD	Mailing Address: SCHULZE, ROBERT M. ET UX MICHELLE TREMBLY SCHULZE 18795 POLVERA DRIVE SAN DIEGO, CA 92128
Parcel Number: 79-494 CAMA Number: 79-494 Property Address: 11 BROOKWOOD RD	Mailing Address: COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-496 CAMA Number: 79-496 Property Address: 9 BROOKWOOD RD	Mailing Address: CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES 9 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-497 CAMA Number: 79-497 Property Address: 5 BROOKWOOD RD	Mailing Address: RIBEIRO, EDWARD R. HELENA TRUSTEES & EDWARD R & 5 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-498 CAMA Number: 79-498 Property Address: 3 BROOKWOOD RD	Mailing Address: CONNELL, BYRON J III & ROBIN D TRUSTEES 60 OGDEM ST PROVIDENCE, RI 02906
Parcel Number: 79-499 CAMA Number: 79-499 Property Address: 1 BROOKWOOD RD	Mailing Address: AGUIAR, JOSEPH G JR ETUX MARY P. HENRY AGUIAR JT 1 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-500 CAMA Number: 79-500 Property Address: 26 BROOKWOOD RD	Mailing Address: TO, KING W. 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 81-1 CAMA Number: 81-1 Property Address: ASYLUM RD	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



www.cai-tech.com

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.

2/14/2023

Page 4 of 4

AGUIAR, JOSEPH G JR ETUX
MARY P. HENRY AGUIAR JT
1 BROOKWOOD ROAD
BRISTOL, RI 02809

GRABOWSKI, PETER C & ELLE
4607 BENITO CT
BRADENTON, FL 34211

PACHECO, SUSAN A
17 MELROSE RD
BRISTOL, RI 02809

BRAZ, GEORGE M.
HILDA M. TE
14 FALES RD
BRISTOL, RI 02809

KENNEY, CHRISTOPHER P &
KENNEY, AWATIF TE
305 WAPPING RD
PORTSMOUTH, RI 02871

POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809

COHN, PETER S &
JUDITH C TE
11 BROOKWOOD RD
BRISTOL, RI 02809

KRAPF, JOSEPH T & JULIE B
JOSEPH T & JULIE B KRAPF
12 FENMORE RD
BRISTOL, RI 02809

RELLE, ROBERT E LIFE ESTA
TRUSTEE-ROBERT E RELLE LI
5 MELROSE RD
BRISTOL, RI 02809

CONNELL, BYRON J & ROBIN
CONNELL FAMILY TRUST
60 OGDEM ST
PROVIDENCE, RI 02906

KRUSHNOWSKI, ERIC JOHN &
9 FENMORE RD
BRISTOL, RI 02809

RIBEIRO, EDWARD R.
HELENA TRUSTEES & EDWARD
5 BROOKWOOD RD
BRISTOL, RI 02809

CONNELL, BYRON J III &
ROBIN D TRUSTEES
60 OGDEM ST
PROVIDENCE, RI 02906

LACON, AMY & VINCENT TE
14 FENMORE RD
BRISTOL, RI 02809

RINALDI, RICHARD L
80 Sherry Ave
BRISTOL, RI 02809

CRISAFULLI, SALVATORE A &
DEBORAH G. GREENLEAF TRUS
9 BROOKWOOD ROAD
BRISTOL, RI 02809

LEESER, DANIEL L & LILLIA
LILLIAN C LEESER FAMILY T
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

SAVASTANO, SALVATORE L.
11 MELROSE RD
BRISTOL, RI 02809

CRYAN, JOHN J &
CRYAN, KAREN L TE
17 BROOKWOOD RD
BRISTOL, RI 02809

MARTIN, CARLA A TRUSTEE
HEATHER A MARTIN IRREVOCA
270 NEWLAND AVE
WOONSOCKET, RI 02895

SCHULZE, ROBERT M. ET UX
MICHELLE TREMBLY SCHULZE
18795 POLVERA DRIVE
SAN DIEGO, CA 92128

DECRESCENZO, ROBERT & KIM
TRUSTEES OF REVOC TRUST
34 HIGH RIDGE CL
FRANKLIN, MA 02038

MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

FERREIRA, PAULA E.
52 JENNYS LANE
BARRINGTON, RI 02806

MELLOR, MICHAEL
MELLOR, MARY C TE
403 W 1ST ST #202
S BOSTON, MA 02127

SPIRITO, JOSEPH A JR &
JILL M TRUSTEES
363 GREENVILLE ROAD
WEST YARMOUTH, MA 02673

GORDON SACCHETTI, DIANE
15 LORING RD
BRISTOL, RI 02809

MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

TAYLOR, ASHLEY M.
15 MELROSE RD
BRISTOL, RI 02809

TO, KING
26 BROOKWOOD RD
BRISTOL, RI 02809

TO, KING W.
26 BROOKWOOD RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

TROMP, THOMAS A &
ZAMPARELLI, TIJA TE
13600 MARINA POINTE DR # 312
MARINA DEL RAY, CA 90292