



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-29

PUBLIC HEARING

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

Monday, September 18, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **20/20 Vision Care, Inc.**
PROPERTY OWNER: **William W. St. Vincent, Jr.**
LOCATION: **375 Metacom Avenue**
PLAT: **46** LOT: **14**
ZONE: **Manufacturing (M)**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE** TO: renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district.

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, September 14, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JUL 31 PM 2:46

APPLICATION

File No: 2023-29

Accepted by ZEO: ENT 7/31/23

APPLICANT:	Name:	20/20 VISION CARE, INC		
	Address:	375 METACOM AVENUE		
	City:	BRISTOL	State:	RI Zip: 02809
	Phone #:	401-253-2020	Email:	WSTVINCENT@20-20VisionCare.com
PROPERTY OWNER:	Name:	WILLIAM ST VINCENT		
	Address:	13 WETLAND FARM DRIVE		
	City:	BRISTOL	State:	RI Zip: 02809
	Phone #:	401-396-6396	Email:	bstvincent@gmail.com

1. Location of subject property: 375 METACOM AVENUE BRISTOL, RI

Assessor's Plat(s) #: 46

Lot(s) #: 14

2. Zoning district in which property is located: MANUFACTURING

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): 28-379

Special Use Permit Section(s):

Use Variance Section(s):

5. In a separate written statement (attach to this application), 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? SINCE 1988

7. Present use of property: PROFESSIONAL (OPTOMETRY) OFFICE BUILDING

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):

≡ 50 ft (FRONT) x 80 ft (LENGTH). 8 ft Ceilings

10. Proposed use of property: CONTINUE OPTOMETRIC and OPTICAL BUSINESSES.

11. Give extent of proposed alterations: To Reface and Enlarge Present Freestanding Signage Located at the corner of FRANKLIN St. and Metacom Avenue.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Proposed Signage - 41.70 ft² Existing Signage - 24.25 ft²
Additional - 17.45 ft²

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: 15 sq feet Proposed: 41.70

13. Number of families before/after proposed alterations: 0 Before 0 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?: N/A

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: [Signature] Date: 07/31/2023

Print Name: William St. Vincent, OD

Property Owner's Signature: [Signature] Date: 07/31/2023

Print Name: William St Vincent, OD

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

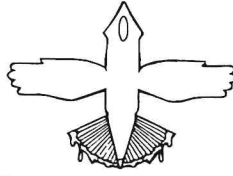
Name: Tony DePoto (Sign maker) Phone #: 401-525-0893

Address: 100 ELM Street WARREN Rte Box 16

HAND MADE SIGNS & LETTERING
CARVING · GUILDING · PAINTING

401.525.0893

TONY DEPOTO



FREELANCE ARTWORK & DESIGN

PARKER MILLS WORKSHOPS
100 Elm Street Box 16 Warren, RI 02885
handmadesignart@gmail.com

Attention Bristol Zoning Board of Review

07-28-23

To whom it may concern:

20/20 Vision Care and Dr William St Vincent wish to propose the renovation of their existing freestanding sign on the corner of Franklin Street & Metacom Avenue.

Refacing the existing stable structure (a back lit metal box sign) with a larger box sign with a carved painted sign face. Also adding a smaller marquee slat sign extension under the main sign for the private practices at the complex.

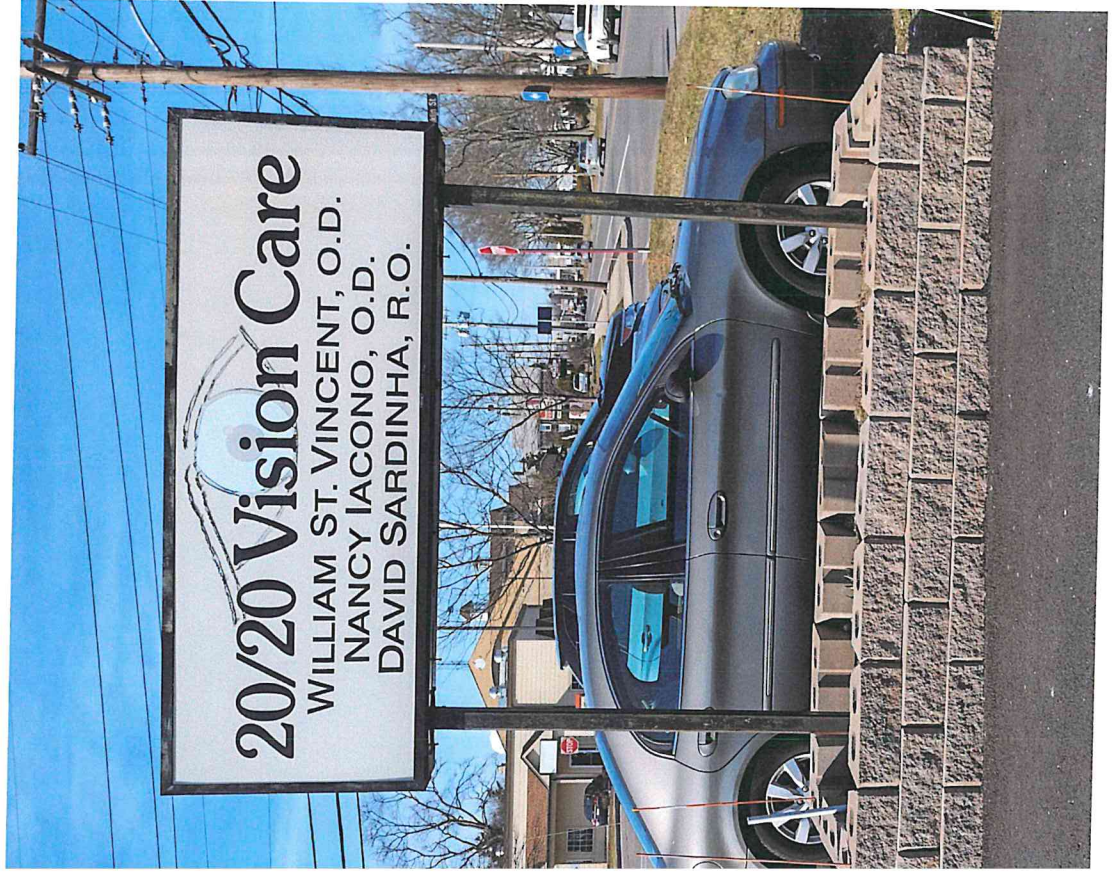
We feel an update to the appearance would be an esthetical improvement for the town and 20/20 Vision Care and also a more relevant one for the current status of Dr St.Vincent's plans for the future.

The signage proposed will be long lasting with little upkeep. Exterior lighting will be added at a future date perhaps with suggestions from the zoning board.

Tony Depoto of Hand Made Signs in Warren has been making signs in the East Bay area for over 30 years along with Christopher Blank Construction doing the on site construction.

Thank You

Existing Sign - 36" x 97" x 8.75" Width
Metal Internally Lit Box Sign
3" x 3" Sq Stock Metal Poles
Height from Ground - 103"



Re Faced Sign & Posts
Proposed Sign - 48" x 98.5" - 32.83 sq ft
Marquee Slat Sign - 18" x 71" - 8.875 sq ft



Length - 97"

Width - 8.75"

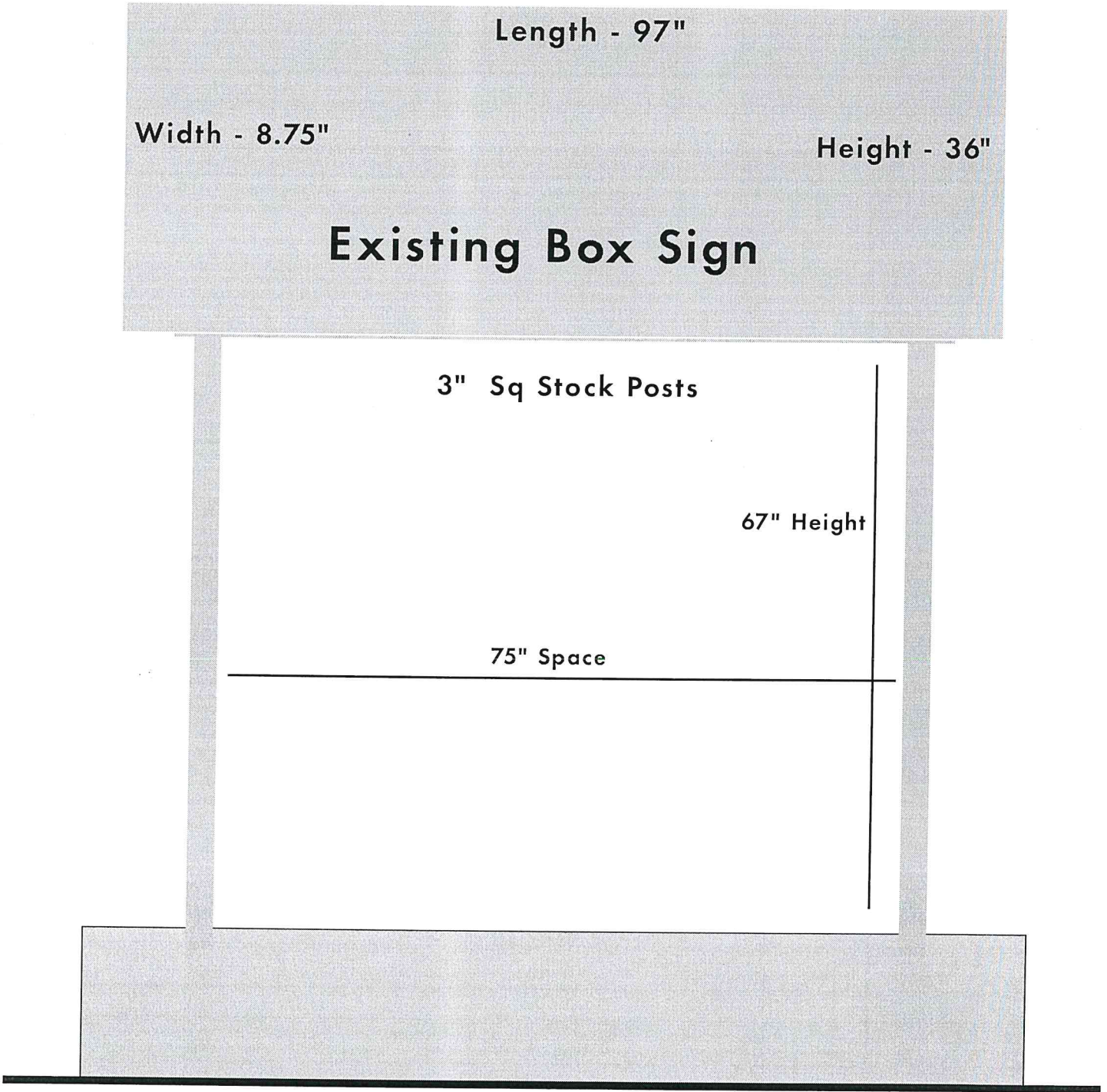
Height - 36"

Existing Box Sign

3" Sq Stock Posts

67" Height

75" Space



Top Section Box - Built onto existing box sign

Materials - 3/4" MDO Board -

Box - 48" x 98.5" x 10.25" Width

98.5"

48"

128" Total Sign Ht
from Parking Lot

Bottom Marquee Box
5" x 18" x 71"

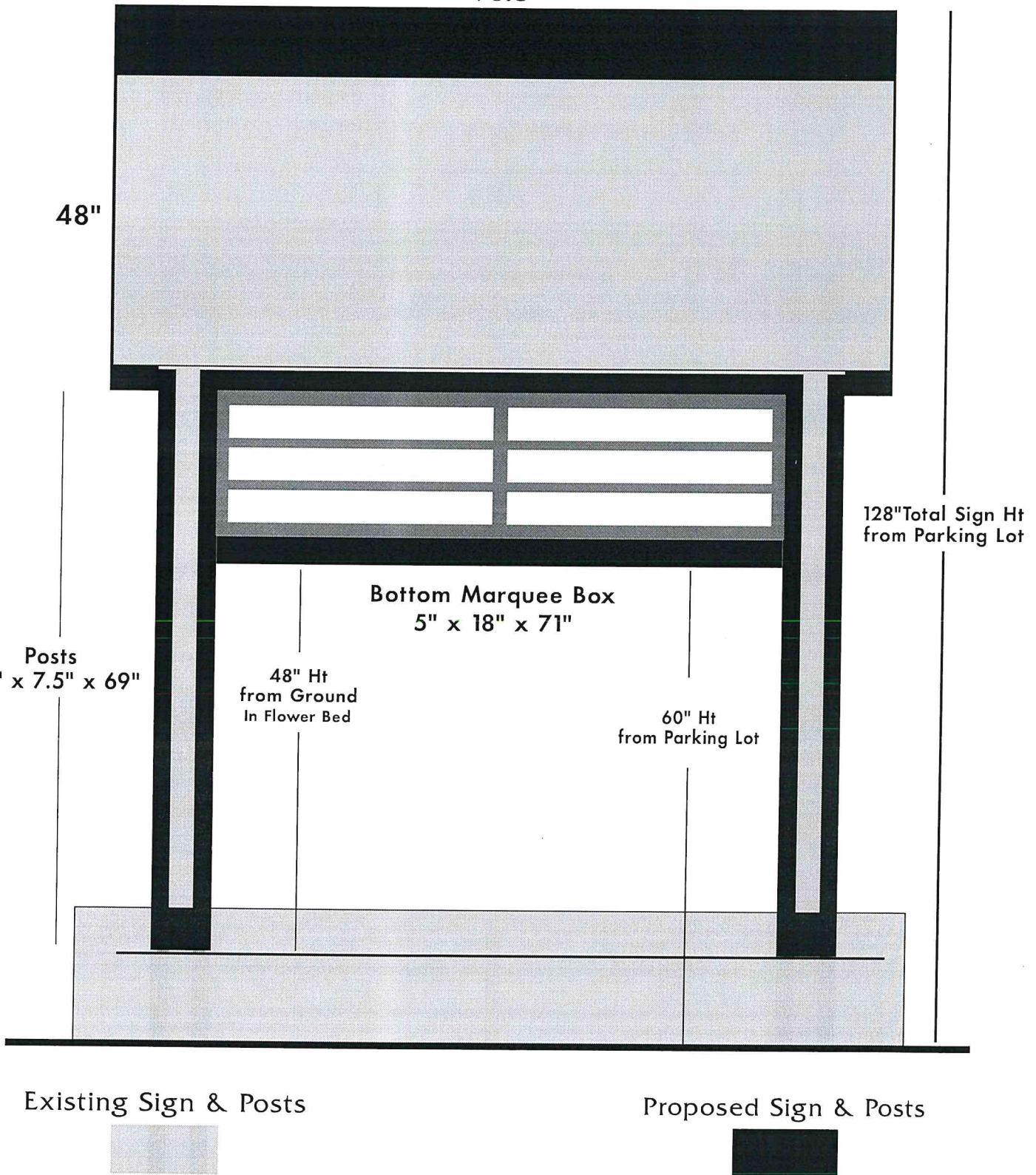
Posts
7.5" x 7.5" x 69"

48" Ht
from Ground
in Flower Bed

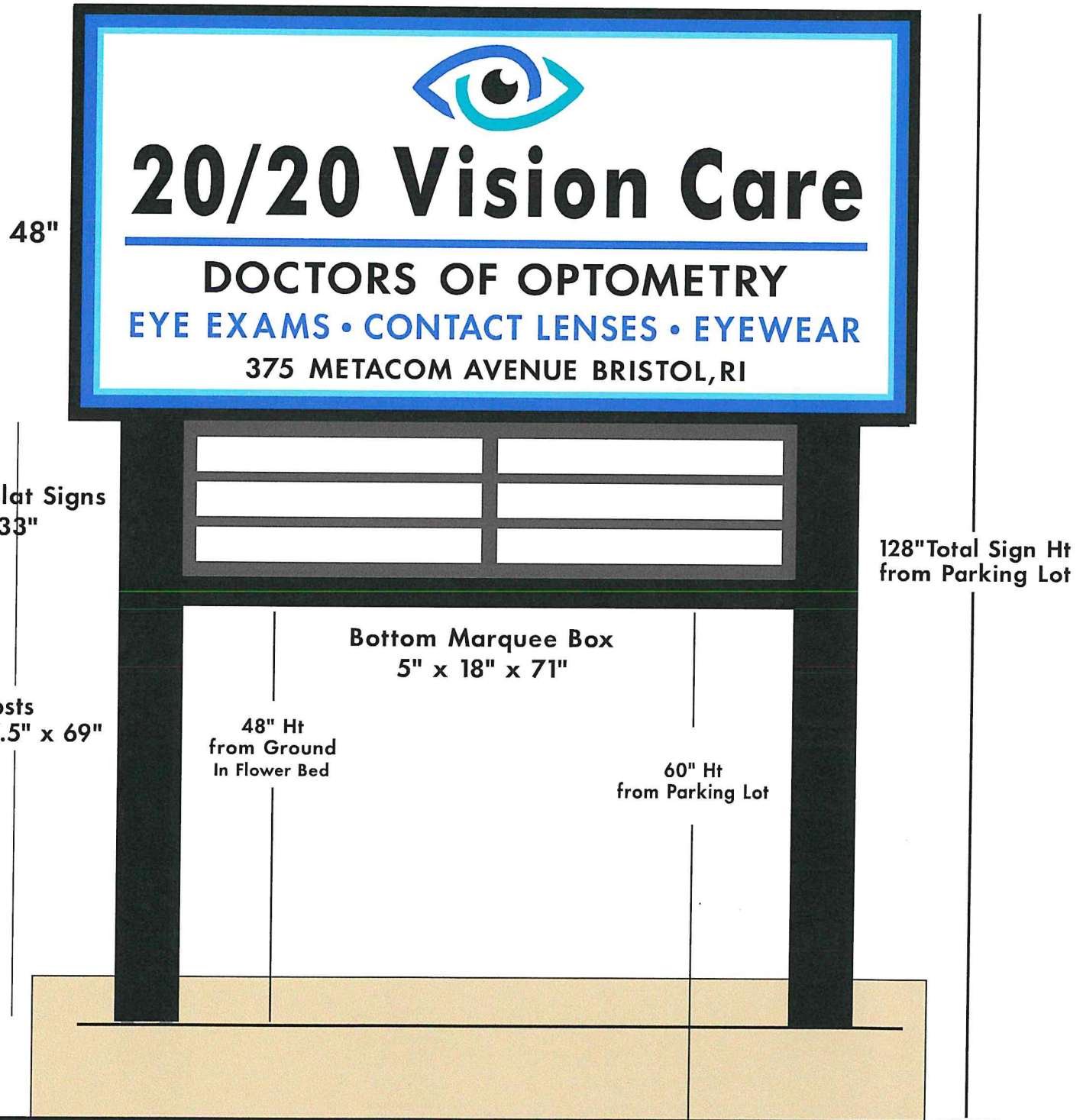
60" Ht
from Parking Lot

Existing Sign & Posts

Proposed Sign & Posts

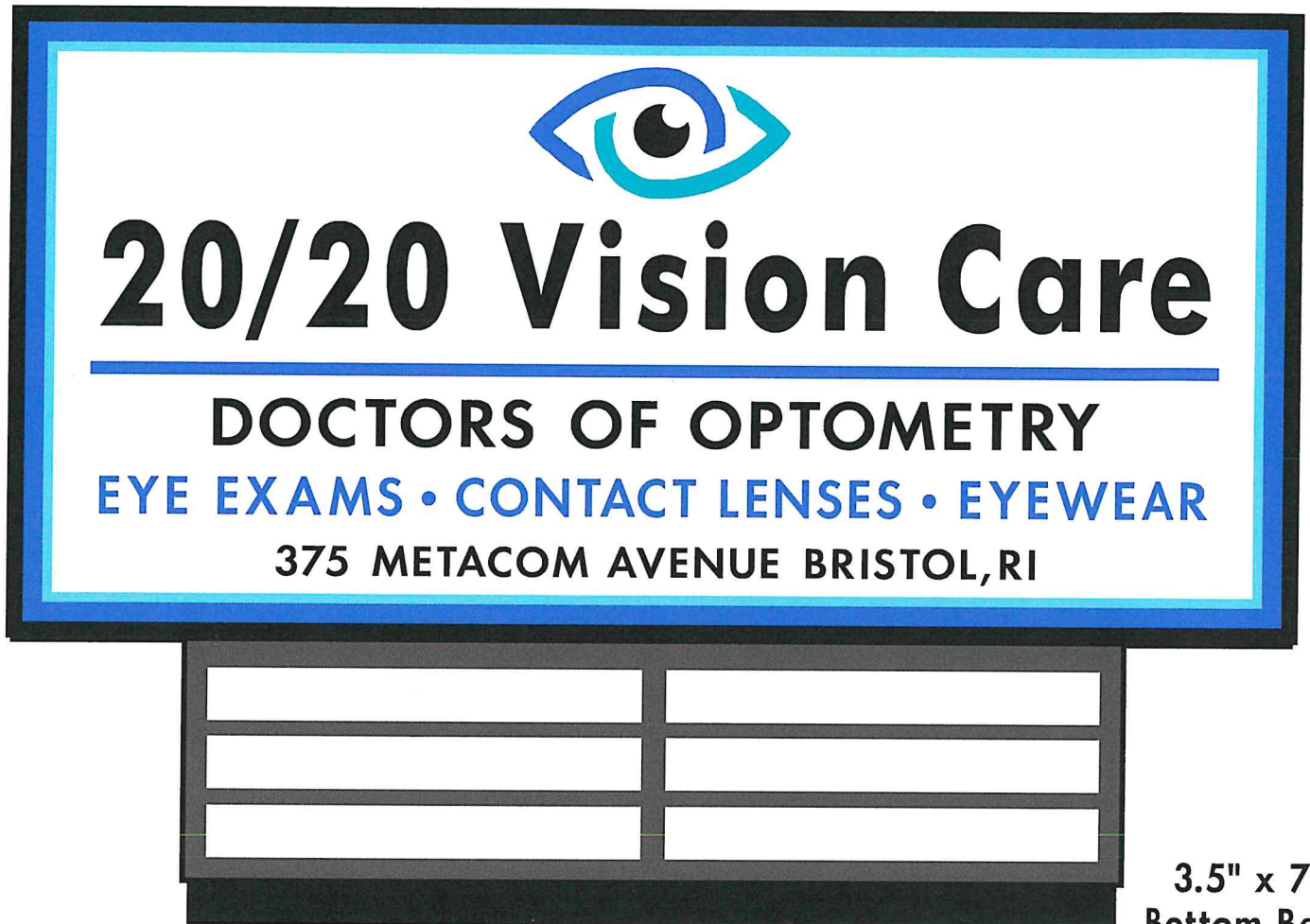


Sign Face applied to Top Sign Box
42.5" x 93" x 1" HDU Sign Board
Carved & Painted Raised Logo & Lettering
98.5"



Sign Face applied to Top Sign Box
42.5" x 93" x 1" HDU Sign Board
Carved & Painted Raised Logo & Lettering
98.5"

48"



Bottom Marquee Box
5" x 18" x 71"

Black Sand Background
Raised MDO Slats Signs
4" x 33"

Lettering Specs

Logo - 10" x 20"

20/20 Vision Care - 9.5" x 84.5"

Doctors of Optometry - 3.75" x 67.5"

Services Lettering - 3" x 84.5"

Address - 2.75" x 57"

▶ Bristol

▶ 375 METACOM AVE

▶ Plat/Lot 46 14

▶ Account: 3260

▶ Zone M

▶ Assessment

▶ Card 1 of 1

▶ \$656,900

▶ Owner

▶ Owner Account #:

Owner 1 ST. VINCENT, WILLIAM W, JR.

% Owned

Owner 2

Owner 3

Address 13 WEETAMOE FARM DR, BRISTOL, RI 02809

▶ Previous Owners & Sales Information

Grantor

VISION REALTY

Date

03/02/2021

Sale Price

325,000

Leg Ref

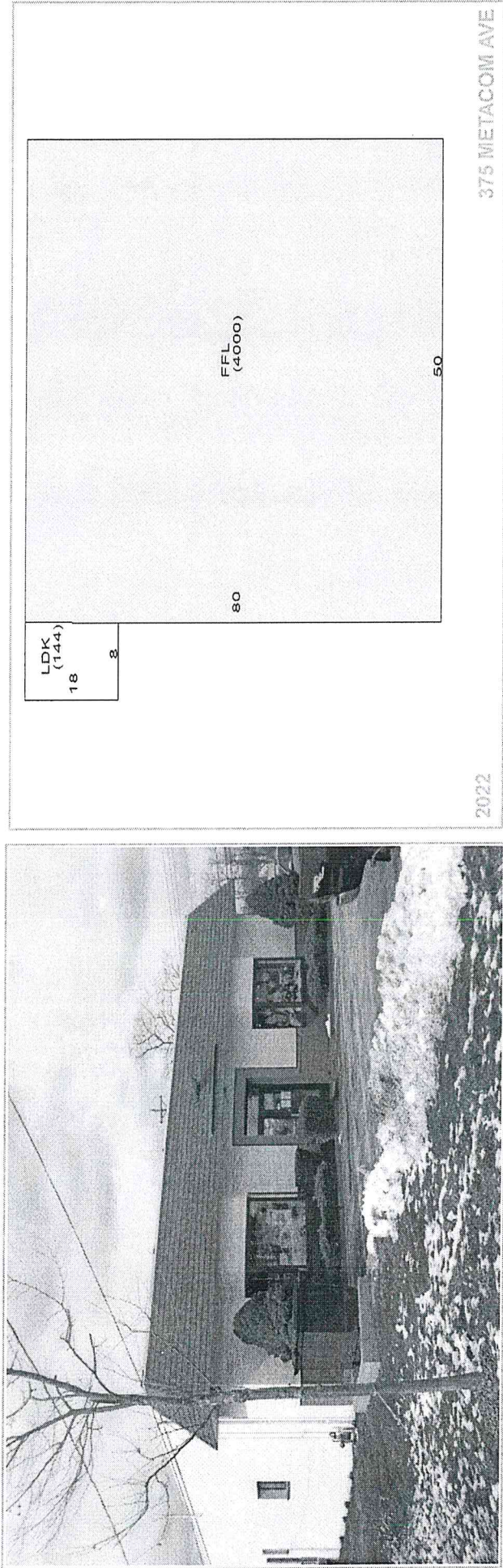
2094-293

Deed Type

D W

Assessment									
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building
06	417,300	11,200	0.35	228,400	0	656,900	2022	06	417,300
							2021	06	428,600
							2020	06	428,600
							2019	06	428,600
							2018	07	396,300
							2017	07	396,300
TOTAL					0	656,900			
Source > Mkt Adj Cost					VAL per SQ Unit/Card >	158.52	VAL per SQ Unit/Parcel >		
							158.52		

Previous Assessments									
Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2022	06	417,300	11,200	0	228,400	0	656,900	656,900	
2021	06	428,600	11,200	0	235,500	0	675,300	675,300	
2020	06	428,600	11,200	0	235,500	0	675,300	675,300	
2019	06	428,600	11,200	0	235,500	0	675,300	675,300	
2018	07	396,300	10,600	0	213,100	0	620,000	620,000	
2017	07	396,300	10,600	0	213,100	0	620,000	620,000	



Land Information									
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	
1	06 Comm 2	0.34587	AC	P	1.00	509,250	660,364	C12	
2									
3									
4									

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						228,400			1.00	0

Plat/Lot 46 14

Account: 3260

LUC 06

Zone M

Assessment

\$656,900

Building Information

Description		Description
BLDG Type	Medical	1 Story
RES Units	0	COM Units
Foundation	BMT Floor	
Frame 1	Masonry	Frame 2
EXT Wall 1	Stucco	EXT Wall 2 Concrete Blo
Roof Type 1	Flat	Roof Type 2
Roof Cover 1	Tar & Gravel	Roof Cover 2
INT Wall 1	Plaster	INT Wall 2
Floors 1	Floors 2	Floors 2
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	Heat Type
# Heat Sys	% Heated	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Hght	12	Ceiling Type
Parking Type	% Sprinkled	
EXT View		

EXT Wall 1	Stucco	EXT Wall 2 Concrete Blo	50	%
Roof Type 1	Flat	Roof Type 2		%
Roof Cover 1	Tar & Gravel	Roof Cover 2		%
INT Wall 1	Plaster	INT Wall 2		%
Floors 1	Floors 2	Floors 2		%
BMT Garages	Color			
Plumbing	Electrical			
Insulation	INT vs EXT			
Heat Fuel	Oil	Heat Type	Warm & Cool	
# Heat Sys	% Heated		100	
% Solar HW	% A/C		100	
% COM Wall	% Vacuum			
Ceiling Hght	12	Ceiling Type		
Parking Type	% Sprinkled			
EXT View				

Quantity	Quality
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	10
Kitchens	Typical
Ext Kitchens	
Fireplaces	
W.S. Flues	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2			
3			
4			
Totals	1	0	0

Other Factors

Grade	Q3	Q3	Flood Hazard	Topography	ROLLING	PAVED
Year Built	1988	EFF Year		Street		
Alt LUC		Alt %	0.00	Traffic		
Depreciation						
Code	GD	Description	%	Bas \$/SQ	102.00	
Condition	GD	GD - Good	26.0	Size Adj	1.05	
Functional				Constr Adj	0.98	
Economic				Adj \$/SQ	105.12	
Special				Other Feats	15,515	
OV				Grade Fac	1.25	
				Neigh Infl	1.00	
				Land Factor	1.00	
				Adj Total	563,916	
				Depreciation	146,618	
				Depr Total	417,298	
				Total Depreciation %	> 26.0	

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
05/03/2021	E52130		ELEC	4,000		Closed	Install energy ballast and bulbs at Vision Realty
03/05/2013	457-13-M	12/31/2013	MECH	7,500		Closed	REPLACE EXISTING HEATING AND A/C ROOF-TOP
03/05/2013	M15852		MECH	0		Closed	REPLACE EXISTING ROOFTOP HEATING AND COOLING UNIT
08/05/2010	E2754		ELEC	0		Closed	INSTALL LOCAL FIRE ALARM SYSTEM
03/11/2010	E2706		ELEC	0		Closed	INSTALL TRACK LIGHTS, RELOCATE LIGHTS, SNAKE CONVENIENCE OUTLETS

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
56	Paving-Aspt	1	Y	1			8,000	3	AV	1988	11,000
87	Sign	1	Y	1			42	3	AV	1988	200

Other Info.

AFDU	
rtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeo V
FFL	1st FLOOR	4,000	4,000	105.12	420,480
LDK	LOAD DOCK	144	144	105.12	15,137
Total		4,144	4,144		435,617

Notes

2 X 50 + 2 X 80 OVERHANG - FAUX MANSARD ROOF AND STUCCO ON HALF OF BLDG II
20/20 VISION CARE



375 Metacom Ave - 300' Radius

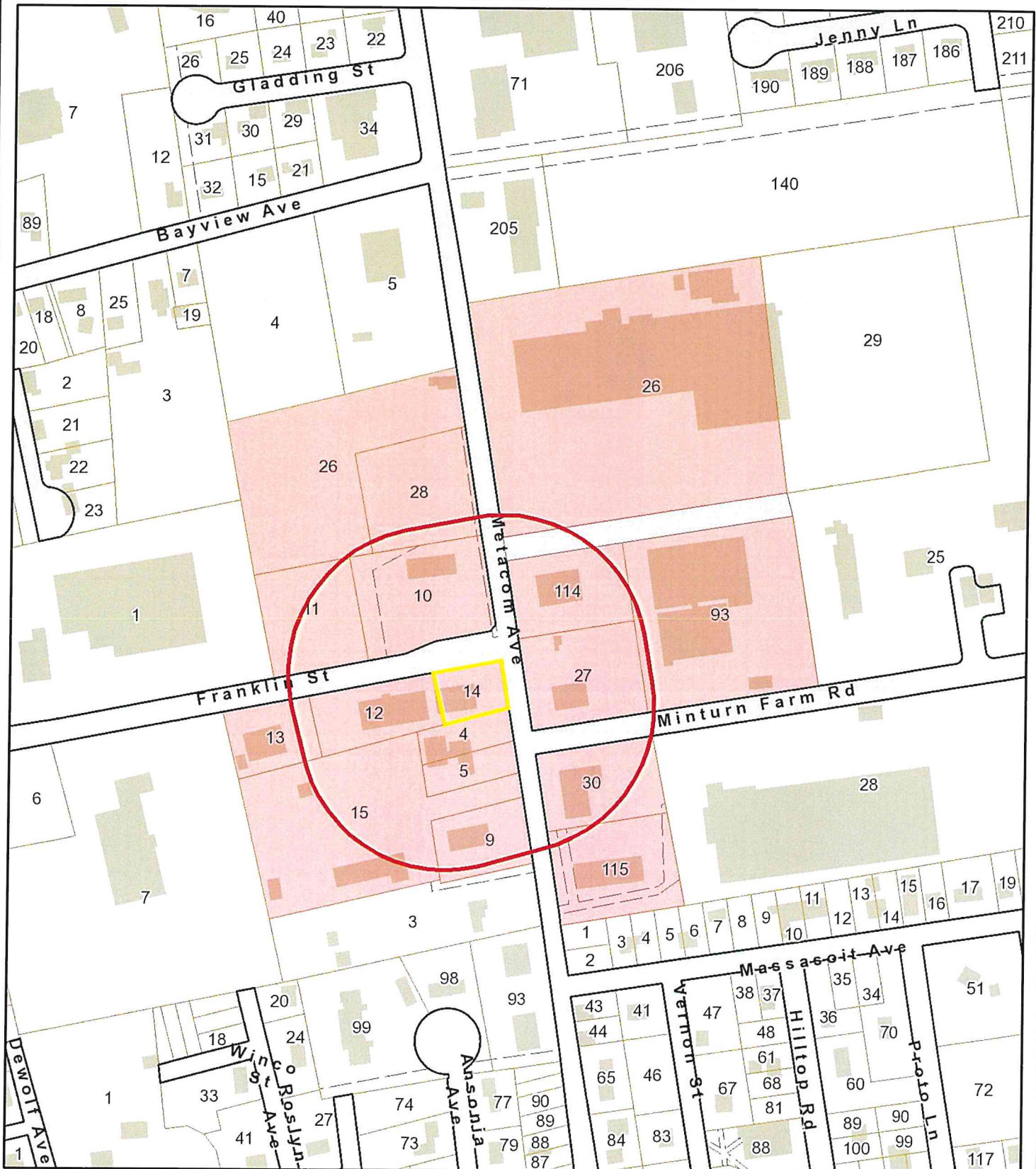
Bristol, RI



August 23, 2023

1 inch = 281 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
August 23, 2023

Subject Property:

Parcel Number: 46-14
CAMA Number: 46-14
Property Address: 375 METACOM AVE

Mailing Address: ST. VINCENT, WILLIAM W, JR.
13 WEETAMOE FARM DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 171-114
CAMA Number: 171-114
Property Address: 380 METACOM AVE

Mailing Address: JANUARIO FAMILY REALTY, LLC
280 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 171-115
CAMA Number: 171-115
Property Address: 360 METACOM AVE

Mailing Address: VK PROPERTIES, LLC
360 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 171-26
CAMA Number: 171-26
Property Address: 386 METACOM AVE

Mailing Address: SAINTGOBAIN PERF PLASTICS
c/o RYAN LLC 13155 NOEL RD STE 10
DALLAS, TX 75240-5050

Parcel Number: 171-27
CAMA Number: 171-27
Property Address: 374 METACOM AVE

Mailing Address: JANUARIO FAMILY REALTY, LLC
280 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 171-30
CAMA Number: 171-30
Property Address: 370 METACOM AVE

Mailing Address: MINTURN METACOM, LLC
370 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 171-93
CAMA Number: 171-93
Property Address: 4 MINTURN FARM RD

Mailing Address: R. P. ASSOCIATES, INC. C/O
COMPOSITES ONE TAX DEPT
955-10 NATIONAL PARKWAY
SCHAUMBURG, IL 60173-5172

Parcel Number: 46-10
CAMA Number: 46-10
Property Address: 381 METACOM AVE

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

Parcel Number: 46-11
CAMA Number: 46-11
Property Address: FRANKLIN ST

Mailing Address: M.V.P. REALTY CORP.
9 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 46-12
CAMA Number: 46-12
Property Address: 400 FRANKLIN ST

Mailing Address: VICTORY REALTY, LLC
PO BOX 436
BRISTOL, RI 02809

Parcel Number: 46-13
CAMA Number: 46-13
Property Address: 300 FRANKLIN ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809



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8/23/2023

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300 foot Abutters List Report

Bristol, RI
August 23, 2023

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CAMA Number: 46-14
Property Address: 375 METACOM AVE

Mailing Address: ST. VINCENT, WILLIAM W, JR.
13 WEETAMOE FARM DR
BRISTOL, RI 02809

Parcel Number: 46-15
CAMA Number: 46-15
Property Address: 367 METACOM AVE

Mailing Address: THE MARIA A NEVES IRREVOC TRST
21 PINE AVE
BARRINGTON, RI 02806

Parcel Number: 46-5
CAMA Number: 46-5
Property Address: 369 METACOM AVE

Mailing Address: RILEY KITCHEN AND BATH CO. INC
369 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 46-9
CAMA Number: 46-9
Property Address: 365 METACOM AVE

Mailing Address: MCGOVERN, DAVID JR & SARAH
365 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 47-26
CAMA Number: 47-26
Property Address: 387 METACOM AVE

Mailing Address: JACKYS AT 387, LLC
39 RIVERVIEW DR
NORTH PROVIDENCE, RI 02904

Parcel Number: 47-28
CAMA Number: 47-28
Property Address: 383 METACOM AVE

Mailing Address: JACKYS REALTY, LLC
383 METACOM AVENUE
BRISTOL, RI 02809



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8/23/2023

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JACKYS AT 387, LLC
39 RIVERVIEW DR
NORTH PROVIDENCE, RI 02904

SAINTGOBAIN PERF PLASTICS
c/o RYAN LLC
13155 NOEL RD STE 10
DALLAS, TX 75240-5050

JACKYS REALTY, LLC
383 METACOM AVENUE
BRISTOL, RI 02809

ST. VINCENT, WILLIAM W, J
13 WEETAMOE FARM DR
BRISTOL, RI 02809

JANUARIO FAMILY REALTY, L
280 FRANKLIN ST
BRISTOL, RI 02809

THE MARIA A NEVES IRREVOC
21 PINE AVE
BARRINGTON, RI 02806

JOMA REALTY CO
670 METACOM AVE
WARREN, RI 02885

VICTORY REALTY, LLC
PO BOX 436
BRISTOL, RI 02809

M.V.P. REALTY CORP.
9 WOBURN ST
BRISTOL, RI 02809

VK PROPERTIES, LLC
360 METACOM AVE
BRISTOL, RI 02809

MCGOVERN, DAVID JR & SARA
365 METACOM AVE
BRISTOL, RI 02809

MINTURN METACOM, LLC
370 METACOM AVENUE
BRISTOL, RI 02809

R. P. ASSOCIATES, INC.
C/O COMPOSITES ONE TAX DE
955-10 NATIONAL PARKWAY
SCHAUMBURG, IL 60173-5172

RILEY KITCHEN AND BATH CO
369 METACOM AVE
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809