



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 13, 2025

File #: ZBR-25-26

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Rhode Island Rebar, Inc.

Owner of Record: Glenn W. Watkinson

Location: 255 STATE ST , BRISTOL, RI, 02809

Plat: 030 Lot: 0037

Zoning District: LB

Applicant is requesting **Special Use Permit** under the Zoning Ordinance as follows:

to change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the Limited Business (LB) zoning district

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. 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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-26

255 State Street 030 0037

August 7, 2025

Applicant	
Name of Applicant	Rhode Island Rebar, Inc.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Glenn W. Watkinson

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	030	0037

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks	
Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-218(8)n 28-409(c)(2) 28-150(jjj)

Describe the extent of the proposed alterations and the reasons for the requesting relief
The property is currently in use as an automotive repair facility, a legal nonconforming use. The Applicant is a family owned and operated rebar contractor. This is not a permitted use in the Limited Business zoning district. The Applicant seeks to change the use of the property from non - conforming use to another non-conforming use. The Applicant's intended use of the property is most

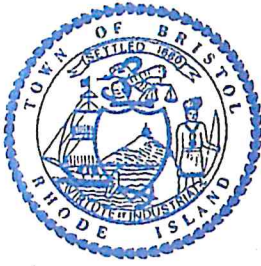
closely defined by contract construction services [28-150(jjj)] in the zoning ordinance. The Applicant's intended use of the property is to store vehicles, trailers, and supplies for their contracting business, which storage will be inside of the existing building. There will not be any storage of vehicles or supplies outside of the existing building. Although the Applicant's business has 14 employees, none will work full-time at the property. Of the 14 employees, only 2-3 will have access to the property. The trailer that will be stored in the property will be accessed and used one or twice per month. The property has frontage on and direct vehicular access to State Street. The business does not sell or distribute any goods, nor will any manufacturing occur on the property. The Applicant's intended use will not create any noise, vibration, visual, odor, or other adverse effects. The building will receive a shipment of supplies once or twice per year, which shipment would occur via State Street. In this case, the current use involves the outside storage of vehicles and a business that generates noise, vibration, and odors. The Applicant's intended use will not have any outside storage of vehicles or generate noise, vibration, or odor.

Existing Lot Specifications

Current Use of Premises	Commercial If other, explain:
Number of Units	
Lot Area	13,875
Lot Frontage	130
Lot Depth	110

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

July 25, 2025

ZONING CERTIFICATE
for
255 STATE STREET, ASSESSOR'S PLAT 30, LOT 37
BRISTOL, RHODE ISLAND

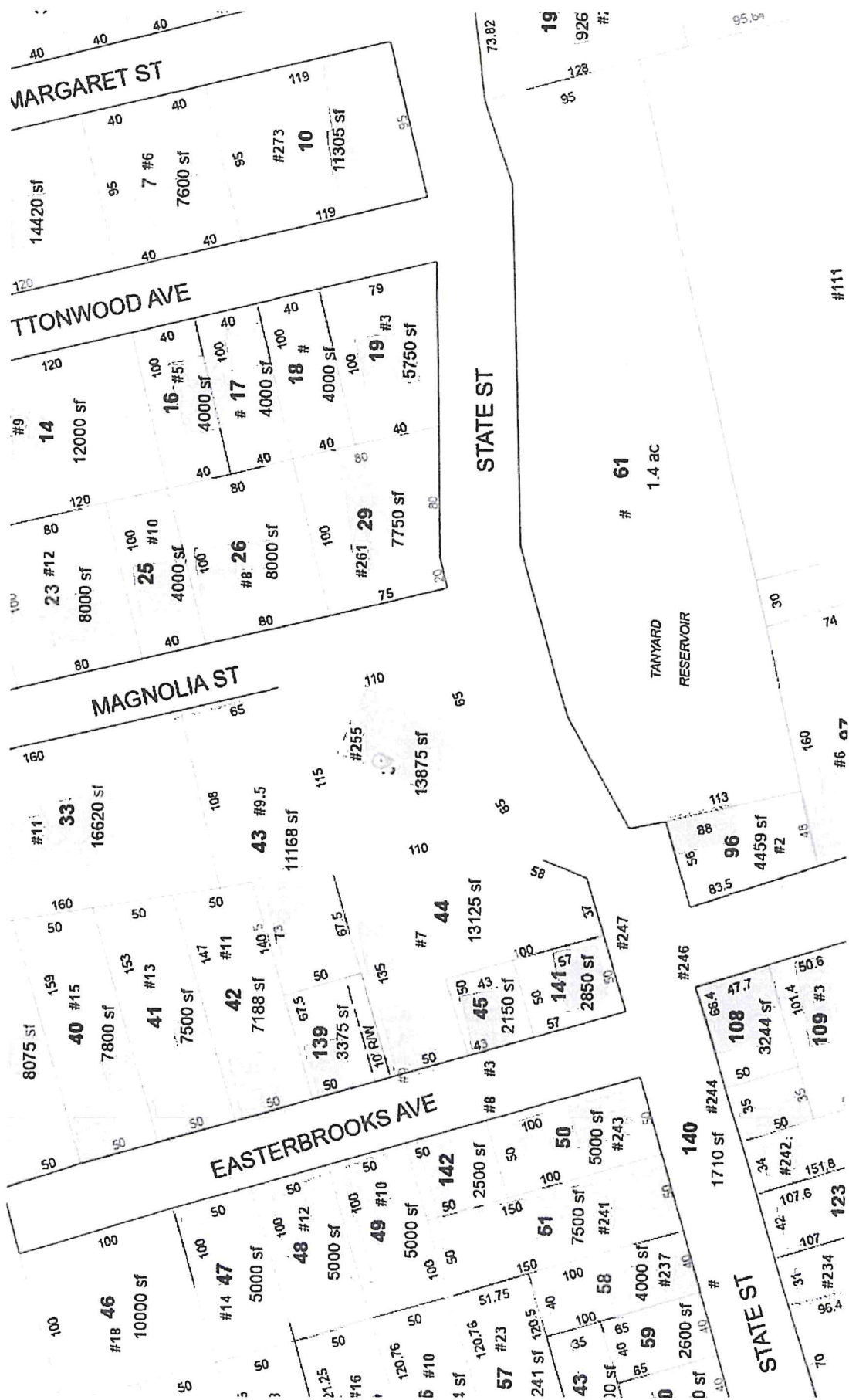
According to Tax Assessor's records, the property referenced above is currently owned by Glenn W. Watkinson. This lot is located on the northerly side of State Street and the westerly side of Magnolia Street within the Limited Business (LB) zoning district. Lot 37 contains approximately 13,875 square feet of land area, and it conforms to the minimum dimensional requirements of Bristol's Zoning Ordinance for a lot in the LB zone. This property is improved with a single-story commercial building that was reportedly constructed in approximately 1960. The structure on this property is currently utilized as an automotive repair facility, and Town records indicate that the building has been utilized as an automotive repair garage and service station since at least the mid 1960's. An automotive repair use is currently permitted in the LB zone via special use permit. Although this property has not received a special use permit, the automotive repair use predates current zoning requirements. As such, the automotive repair use on this property is considered a legal nonconforming use.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor







▶ Bristol

▶ Plat/Lot 030-0037-000

▶ Building Information

255 STATE ST

Account: 2366

▶ Sub-Area Detail

Code Description Area Fin. Area Rate Undep Val

FFL 1st FLOOR 1,600 1,600 68.98 110,368

WHS WAREHOUSE 960 960 68.98 66,221

Total 2,560 2,560 176,589

▶ Other Factors

Flood Hazard Topography LEVEL Street Traffic

Bas \$/SQ 58.00

Size Adj 1.24

Constr Adj 0.96

Adj \$/SQ 68.98

0

Grade Fac 1.00

Neigh Infil 1.00

Land Factor 1.00

Adj Total 176,589

Depreciation 70,636

Depr Total 105,953

▶ Depreciation

Code Description FR FR - Fair

Condition FR 40.0

Functional -

Economic -

Special -

OV -

Total Depreciation % > 40.0

▶ Remodeling History

Additions Plumbing Electric Heating General Bath(s)

Interior

Exterior

Kitchen

Bath(s)

▶ Building Permits

Issue Date Permit # Closed Date BP Type Est. Cost % Done Status Description/Directions

1 06/02/2015 E9631 ELEC 0 100 Closed CHANGE OUT FLORESCENT LIGHTS

2

3

4

5

6

7

8

9

▶ 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

▶ Room Counts by Floor

Units # Rooms # Bedrooms Floor Level

1 1 0 0 U

2

3

4

Totals 1 0 0 0

▶ Visit History

Date Result By

1/13/2025 REVIEW MP

10/20/2021 REVIEW

8/1/2018 MEASURED

7/6/2018 REVIEW

1/2/2008 MEASURE

1/2/2008 LISTED

▶ Assessment

Assessment \$333,200

▶ Other Info.

AFDU

Term Rental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Print Date = 8/12/2025

Printed By = Ed Tanner

Year ID: 2025

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.



255 State Street - 200' Radius

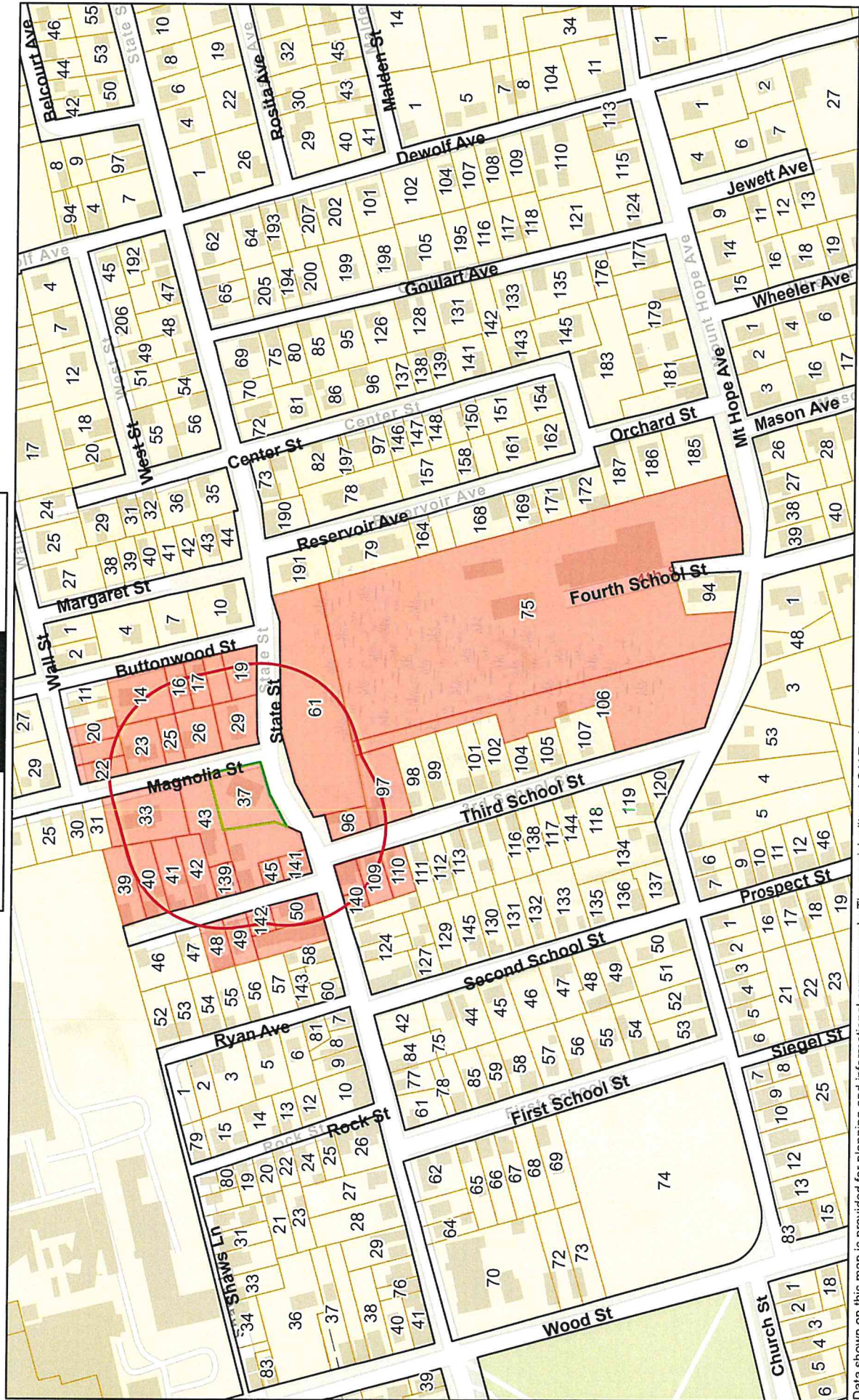
Town of Bristol, RI

1 inch = 282 Feet

August 12, 2025



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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
August 12, 2025

Subject Property:

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 30-106
CAMA Number: 30-106
Property Address: MT HOPE AVE

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 30-108
CAMA Number: 30-108
Property Address: 246 STATE ST

Mailing Address: KREFT, ROBERT M, TRUSTEE-ROBERT
M KREFT TRUSTEE
17 SANDY LN
BRISTOL, RI 02809

Parcel Number: 30-109
CAMA Number: 30-109
Property Address: 3 THIRD SCHOOL ST

Mailing Address: MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

Parcel Number: 30-110
CAMA Number: 30-110
Property Address: 5 THIRD SCHOOL ST

Mailing Address: LUTHER, FRANCIS DEBORAH
TRUSTEES & FRANCIS &
38 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 30-139
CAMA Number: 30-139
Property Address: 9 EASTERBROOKS AVE

Mailing Address: WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-14
CAMA Number: 30-14
Property Address: 9 BUTTONWOOD ST

Mailing Address: SYLVESTER, ANDREW & AMANDA TE
9 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 30-140
CAMA Number: 30-140
Property Address: 244 STATE ST

Mailing Address: RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-141
CAMA Number: 30-141
Property Address: 247 STATE ST

Mailing Address: GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-142
CAMA Number: 30-142
Property Address: 8 EASTERBROOKS AVE

Mailing Address: MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 30-16
CAMA Number: 30-16
Property Address: 5 BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518



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August 12, 2025

Parcel Number: 30-17
CAMA Number: 30-17
Property Address: BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

Parcel Number: 30-19
CAMA Number: 30-19
Property Address: 3 BUTTONWOOD ST

Mailing Address: BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-23
CAMA Number: 30-23
Property Address: 12 MAGNOLIA ST

Mailing Address: CABRAL, PAUL M. LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-25
CAMA Number: 30-25
Property Address: 10 MAGNOLIA ST

Mailing Address: BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-26
CAMA Number: 30-26
Property Address: 8 MAGNOLIA ST

Mailing Address: ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-29
CAMA Number: 30-29
Property Address: 261 STATE ST

Mailing Address: SANTOS, EDMUND & SANTOS ELBA M.
LE MEDEIROS, NANCY & SANTOS,
ROBERT J.
261 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: CHILTON WILLIAM CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
8513 SEUILLA COURT
NAPLES, FL 34114

Parcel Number: 30-41
CAMA Number: 30-41
Property Address: 13 EASTERBROOKS AVE

Mailing Address: TAVARES, VIRGINIA L & MANUEL A. TE
13 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-42
CAMA Number: 30-42
Property Address: 11 EASTERBROOKS AVE

Mailing Address: BORGES, SILVERIO A. ETUX CONNIE
BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

Parcel Number: 30-43
CAMA Number: 30-43
Property Address: 9.5 EASTERBROOKS AVE

Mailing Address: WILLIAM CHILTON CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

Parcel Number: 30-44
CAMA Number: 30-44
Property Address: 7 EASTERBROOKS AVE

Mailing Address: BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 30-45
CAMA Number: 30-45
Property Address: 3 EASTERBROOKS AVE

Mailing Address: STANZIONE, SELINA ET UX JOHN A.
STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-48
CAMA Number: 30-48
Property Address: 12 EASTERBROOKS AVE

Mailing Address: GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

Parcel Number: 30-49
CAMA Number: 30-49
Property Address: 10 EASTERBROOKS AVE

Mailing Address: MADEIRA, JOAO F. MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-50
CAMA Number: 30-50
Property Address: 243 STATE ST

Mailing Address: DILL, DAVID C. & DILL, KAREN F.
TRUSTEES
141 BUSH DR
MIDDLETOWN, RI 02842

Parcel Number: 30-51
CAMA Number: 30-51
Property Address: 241 STATE ST

Mailing Address: STATE STREET L.L.C.
241 STATE ST.
BRISTOL, RI 02809

Parcel Number: 30-61
CAMA Number: 30-61
Property Address: STATE ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 30-75
CAMA Number: 30-75
Property Address: 111 MT HOPE AVE

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 30-96
CAMA Number: 30-96
Property Address: 2 THIRD SCHOOL ST

Mailing Address: TERRA, JOSEPH ,TERRA, KAREN &
TERRA, BRAD JT
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 30-97
CAMA Number: 30-97
Property Address: 6 THIRD SCHOOL ST

Mailing Address: SOARES,EDGARDO R BARBARA ETUX
TE
6 THIRD STREET
BRISTOL, RI 02809



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ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

SOARES, EDGARDO R
BARBARA ETUX TE
6 THIRD STREET
BRISTOL, RI 02809

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CONNIE BORGES TE
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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MARIA F. TE
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BURLINGTON, MA 01803-3518

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BRISTOL, RI 02809

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255 STATE STREET
BRISTOL, RI 02809

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BRISTOL, RI 02809

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CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

WOOLHOUSE, PHILLIP DAVID
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BRISTOL, RI 02809