

## **Project Narrative**

**Application of Douglas M. and Susan E. Dahl**

**Property:** 61 Smith Street, Bristol, Rhode Island

**Assessor's Plat 133, Lot 128**

**Zoning District:** Residential R-15

**Relief Requested:** Special Use Permit pursuant to Section 28-150(e)(e)(e) and Dimensional Variances related to Gross Floor Area standards.

### **Introduction and Project Description**

The Applicants, Douglas M. and Susan E. Dahl, respectfully request approval to demolish an existing fire damaged residential structure and replace it with a new 28ft x 46 ft. elevated 2-bedroom single-family residence at 61 Smith Street, Bristol, Rhode Island. The subject property is a nonconforming waterfront lot of record containing approximately 4,782 square feet and located along the Kickemuit River within a FEMA flood hazard area. The lot is situated within a neighborhood consisting primarily of older waterfront homes developed prior to the adoption of modern zoning and floodplain regulations. The parcel is characterized by irregular lot lines and limited developable area.

The property was previously the subject of Zoning Board approvals in 2020 authorizing demolition of a fire-damaged dwelling and construction of a replacement residence. Those approvals have expired and, as a result, the Applicants must reapply for zoning relief. The previously approved project received dimensional relief from front and rear setback requirements. Since that time, the Town has adopted new flood zone regulations that govern residential structures exceeding twenty-five (25) feet in height from grade, and the proposed project is now reviewed under those provisions. The project no longer needs any setback relief because of the changes to the state law governing setbacks on substandard lots of record.

The proposed residence has been designed to comply with current FEMA floodplain construction requirements and coastal resiliency standards. The structure elevates the living area above the required flood elevation and incorporates parking, storage, and utility space beneath the habitable floors. Architectural plans indicate a building height of approximately 33 feet 11 inches measured from existing grade to ridge, requiring review under Section 28-150(e)(e)(e).

### **Relief Requested**

#### **A. Special Use Permit – Section 28-150(e)(e)(e)**

The Applicants seek a Special Use Permit pursuant to Section 28-150(e)(e)(e) because the proposed residence exceeds twenty-five (25) feet in height from grade within a residential flood zone.

The proposal satisfies the intent and requirements of the ordinance as follows:

## **1. Floodplain Compliance**

The residence has been designed in accordance with FEMA floodplain standards and state building code requirements applicable to structures located within flood hazard areas. Habitable space is elevated above the base flood elevation, with the lower level utilized for parking and storage purposes.

## **2. Roof Design**

The proposed roof system utilizes pitched roof forms substantially exceeding the minimum 4:12 roof pitch required by the ordinance. The design maintains the traditional architectural character of waterfront homes within the neighborhood.

## **3. Neighborhood Compatibility**

The proposed dwelling is consistent with the scale and character of surrounding waterfront residences. The design reflects contemporary flood-resistant construction while maintaining residential architectural elements common throughout the Smith Street waterfront area. The project replaces a long-vacant, fire-damaged structure with a well-designed owner-occupied residence that will improve the appearance of the property and surrounding neighborhood. The Zoning Board previously found that redevelopment of this property would benefit the neighborhood and fit within the character of the area.

## **4. Lot Configuration and Coastal Conditions**

The subject lot is uniquely constrained by its location between Smith Street and the Kickemuit River, flood zone requirements, and CRMC coastal restrictions. Elevated construction necessary to meet flood standards inherently increases overall building height. The Special Use Permit process recognizes this reality and provides a mechanism for reviewing structures that must be elevated to safely accommodate residential use.

## **B. Dimensional Variance – Gross Floor Area**

The Project meets all applicable standards relative to building lot coverage; however dimensional variances are necessary from the Gross Floor Area standards contained in Section 28-150(e)(e)(e)(4).

| <b>Requirement</b>     | <b>Permitted</b>           | <b>Proposed</b>     |
|------------------------|----------------------------|---------------------|
| Gross Floor Area (GFA) | 1,434.6 sq. ft.            | 1,818 sq. ft.       |
| First Floor Footprint  | 60% of GFA (861 sq. ft.)   | 1,093 sq. ft. (76%) |
| Second Floor Footprint | 40% of GFA (573.8 sq. ft.) | 725 sq. ft. (50%)   |
| Deck Area              | 15% of GFA (215 sq. ft.)   | 472 sq. ft. (26%)   |

The requested relief therefore consists of:

1. Variance to permit total GFA of 1,818 square feet where 1,434.6 square feet is permitted.
2. Variance to permit a first-floor living area of approximately 1,093 square feet (76% of GFA) where 60% is permitted.
3. Variance to permit a second-floor living area comprising approximately 50% of total GFA where 40% is permitted.
4. Variance to permit second-floor deck area equal to approximately 26% of GFA where 15% is permitted.

## **Grounds Supporting the Variances**

### **A. Hardship Arises From the Unique Characteristics of the Land**

The hardship results from the unique physical characteristics of this waterfront parcel and not to the general characteristics of the surrounding area or any economic disability of the applicant.

The lot is an undersized lot of record containing approximately 4,782 square feet and is constrained by:

- Its location within a FEMA flood hazard area;
- Its location adjacent to the Kickemuit River;
- Irregular lot geometry;
- Existing neighborhood development patterns consisting of older nonconforming waterfront lots;
- Modern floodplain regulations requiring elevation of habitable space; and
- CRMC coastal requirements governing development near the shoreline.

These physical conditions substantially limit design flexibility and reduce the ability to achieve the ordinance's prescribed floor-area allocations while maintaining a practical family residence.

### **B. Hardship Is Not Self-Created**

The Applicants did not create the lot, the flood zone designation, the coastal location, or the dimensional limitations associated with the parcel. The proposal is simply an effort to replace a fire-damaged residence and construct a code-compliant home suitable for year-round occupancy. Previous Board decisions specifically found that the hardship was not self-created.

### **C. No Alteration of Neighborhood Character**

The project will not alter the general character of the neighborhood or impair the intent of the Comprehensive Plan.

The surrounding area consists largely of waterfront homes of varying ages, sizes, and architectural styles. Many nearby residences have been renovated, elevated, or reconstructed to meet modern floodplain requirements. The proposed residence is consistent with these development trends and will replace a vacant, deteriorated property with an attractive new home.

Previous Board findings specifically concluded that redevelopment of this property would benefit the neighborhood and fit within its established character.

#### **D. More Than a Mere Inconvenience**

Strict application of the GFA standards would prevent construction of a reasonably sized 2-bedroom, flood-compliant residence on this unique undersized waterfront parcel.

Reducing the structure to the ordinance-prescribed floor area would significantly impair the functionality of the dwelling and would prevent the Applicants from achieving a reasonable replacement home while complying with FEMA elevation requirements and modern building standards. The resulting hardship is substantially greater than a mere inconvenience and satisfies the legal standard for dimensional relief. Previous Board decisions reached the same conclusion with respect to redevelopment of this property.

### **Conclusion**

The Applicants respectfully submit that the proposed project satisfies the standards for issuance of a Special Use Permit under Section 28-150(e)(e)(e) and the standards for dimensional variances under Rhode Island law and the Bristol Zoning Ordinance.

The proposal replaces a long-vacant fire-damaged structure with a FEMA-compliant waterfront residence designed to meet modern safety standards while respecting the character of the surrounding neighborhood. The requested relief results from the unique physical constraints of the property, is not self-created, constitutes the minimum relief necessary to permit reasonable residential use, and will not adversely affect neighboring properties or the public interest.

Accordingly, the Applicants respectfully request that the Zoning Board grant:

1. A Special Use Permit pursuant to Section 28-150(e)(e)(e) for a residential structure exceeding 25 feet in height within the flood zone; and
2. Dimensional Variances for Gross Floor Area, first-floor floor area ratio, second-floor floor area ratio, and deck area as described herein.



STATE OF RHODE ISLAND  
BRISTOL, SC

TOWN OF BRISTOL  
ZONING BOARD OF REVIEW

**Owner Authorization Letter**

**Date:** June 19, 2026

**To:** Bristol Zoning Board of Review

**Subject:** Authorization for Attorney to File Zoning Application

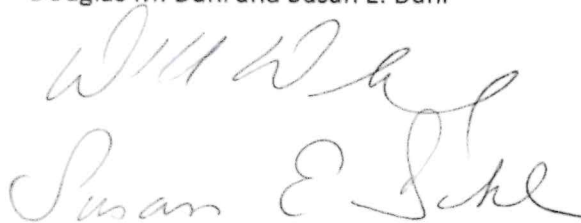
We, Douglas M. and Susan E. Dahl, owners of 61 Smith Street, hereby authorize Attorney David P. Martland to act on our behalf concerning the filing of a zoning application for the property located at 61 Smith Street, Bristol, RI, designated as Plat 133, Lot 128.

This authorization is provided to facilitate the submission and processing of the zoning application with the Zoning Board of Review for the Town of Bristol, Rhode Island.

This authorization shall remain in effect until the completion of the zoning application process, or until written notice is provided to revoke this authorization.

Sincerely,

Douglas M. Dahl and Susan E. Dahl

The block contains two handwritten signatures in cursive. The first signature is for Douglas M. Dahl, and the second signature is for Susan E. Dahl. Both signatures are written in dark ink and are positioned one above the other.



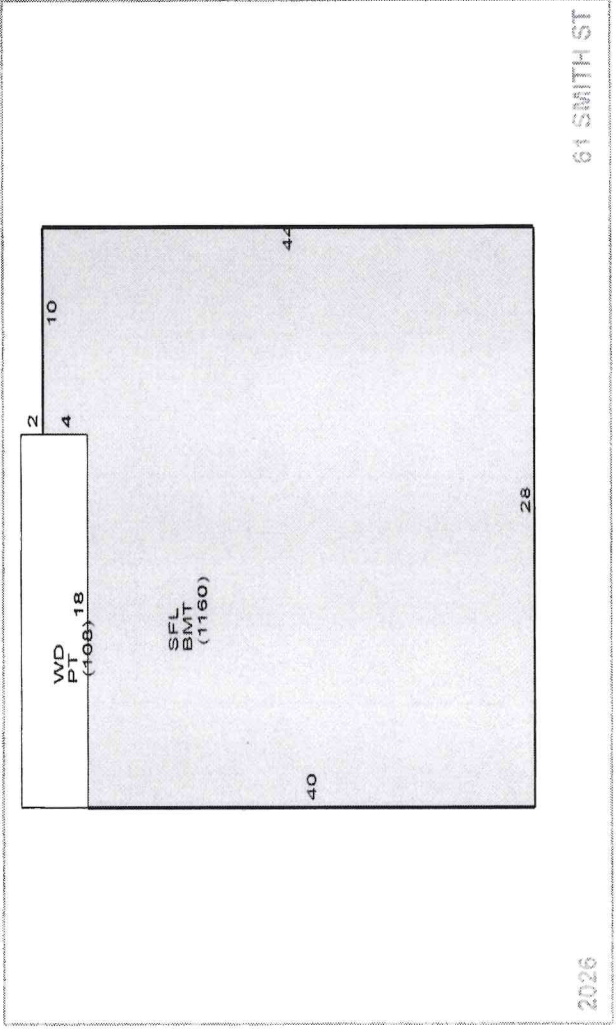
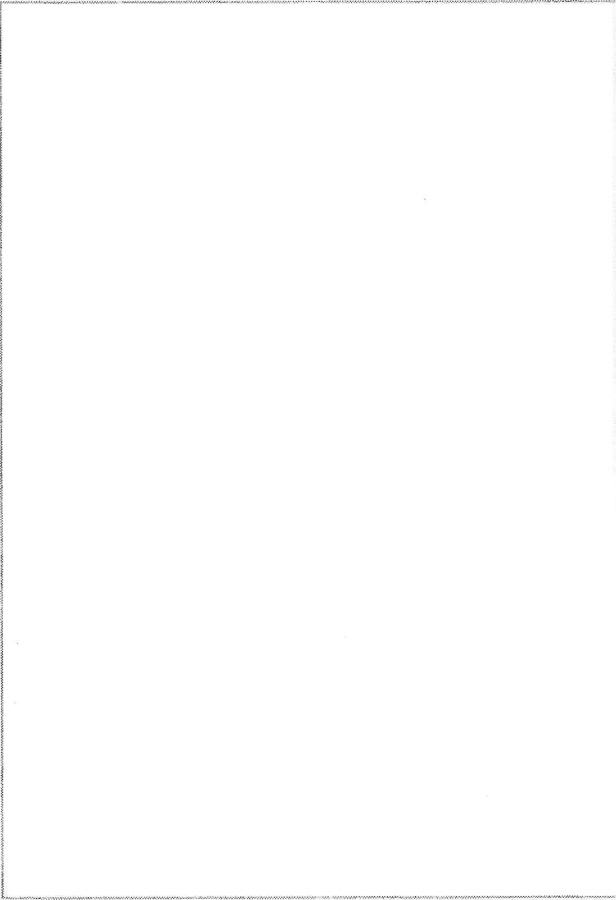


| Owner                     | Owner Account #                                    | % Owned |
|---------------------------|----------------------------------------------------|---------|
| Owner 1 DAHL, DOUGLAS M & | 50-0047-25                                         |         |
| Owner 2 SUSAN E TE        |                                                    |         |
| Owner 3                   |                                                    |         |
| Address                   | C/O DOUGLAS DAHL 84 BAY STATE RD, WESTON, MA 02493 |         |

| Grantor            | Date       | Sale Price | Leg Ref  | NAL | Deed Type |
|--------------------|------------|------------|----------|-----|-----------|
| JUDGE, TERRENCE P. | 12/20/2018 | 225,000    | 1967-308 |     | W         |
| WAZ, GRACE J.      | 12/21/2011 | 0          | 1627-65  |     | Q         |

| Use Code | Bldg Value   | SF/Y1 Value            | Land Size | Land Value               | AG Credit | Assessed Value |
|----------|--------------|------------------------|-----------|--------------------------|-----------|----------------|
| 13       | 0            | 0                      | 0.09      | 250,800                  | 0         | 250,800        |
| TOTAL    | 0            | 0                      | 0.09      | 250,800                  | 0         | 250,800        |
| Source > | Mkt Adj Cost | VAL per SQ Unit/Card > | 0.00      | VAL per SQ Unit/Parcel > | 98.90     |                |

| Year | LUC | Building | SF/Y1  | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|--------|-----------|---------|------------|-----------------|----------------|
| 2025 | 01  | 310,600  | 10,600 | 0         | 250,800 | 0          | 572,000         | 572,000        |
| 2024 | 13  | 0        | 0      | 0         | 209,000 | 0          | 209,000         | 209,000        |
| 2023 | 13  | 0        | 0      | 0         | 209,000 | 0          | 209,000         | 209,000        |
| 2022 | 13  | 0        | 0      | 0         | 209,000 | 0          | 209,000         | 209,000        |
| 2021 | 01  | 40,600   | 0      | 0         | 186,400 | 0          | 227,000         | 227,000        |
| 2020 | 01  | 40,600   | 0      | 0         | 186,400 | 0          | 227,000         | 227,000        |



| Use Description | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted  | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|-----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 13 Res Vacant   | 0.09394 | AC        | P         | 1.00    | 774,000    | 2,669,789 | B     | WF    | 200     |       |         |       |         | 250,800    |           |       | 1.00 | 0         |
| 2               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 3               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 4               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |

| Land Information | Use Description | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted  | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|------------------|-----------------|---------|-----------|-----------|---------|------------|-----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1                | 13 Res Vacant   | 0.09394 | AC        | P         | 1.00    | 774,000    | 2,669,789 | B     | WF    | 200     |       |         |       |         | 250,800    |           |       | 1.00 | 0         |
| 2                |                 |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 3                |                 |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 4                |                 |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |

► Building Information

| Description  |          | Description  |
|--------------|----------|--------------|
| BLDG Type    | Ranch    | Story Height |
| RES Units    | 1        | COM Units    |
| Foundation   | Concrete | BMT Floor    |
| Frame 1      | Wood     | Frame 2      |
| EXT Wall 1   |          | EXT Wall 2   |
| Roof Type 1  |          | Roof Type 2  |
| Roof Cover 1 |          | Roof Cover 2 |
| INT Wall 1   | Drywall  | INT Wall 2   |
| Floors 1     |          | Floors 2     |
| BMT Garages  |          | Color        |
| Plumbing     |          | Electrical   |
| Insulation   |          | INT vs EXT   |
| Heat Fuel    |          | Heat Type    |
| # Heat Sys   |          | % Heated     |
| % Solar HW   |          | % A/C        |
| % COM Wall   |          | % Vacuum     |
| Ceil HGT     |          | Ceiling Type |
| Parking Type |          | % Sprinkled  |
| EXT View     |          |              |

| Quantity       | Quality |
|----------------|---------|
| Full Bath<br>1 | Good    |
| Ext Full Bath  |         |
| Half Bath      |         |
| Ext Half Bath  |         |
| Ext Fixtures   |         |
| Kitchens<br>1  | Good    |
| Ext Kitchens   |         |
| Fireplaces     |         |
| W.S. Flues     |         |

► Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      |         |            |             |
| 2      |         |            |             |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals |         |            |             |

► Grade

| Grade      | Q3   | Q3       |
|------------|------|----------|
| Year Built | 2025 | EFF Year |
| Alt LUC    |      | Alt %    |

| Depreciation         |    | Code         | Description | % |
|----------------------|----|--------------|-------------|---|
| Condition            | AV | AV - Average | 1.0         |   |
| Functional           |    |              |             |   |
| Economic             |    |              |             |   |
| Special              | 01 | 01 - Under C | 100.0       |   |
| OV                   |    |              |             |   |
| Total Depreciation % |    | > 100.0      |             |   |

► Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate | Undep Val |
|-------|-------------|-------|-----------|------|-----------|
| SFL   | 2nd FLOOR   | 1,160 | 1,160     | 0.00 | 0         |
| BMT   | BASEMENT    | 1,160 | 0         | 0.00 | 0         |
| PT    | PATIO       | 108   | 0         | 0.00 | 0         |
| WD    | WOOD DECK   | 108   | 0         | 0.00 | 0         |
| Total |             | 2,536 | 1,160     |      | 0         |

► Other Factors

| Flood Hazard | Topography | Street       | Traffic |
|--------------|------------|--------------|---------|
| LEVEL        | PAVED      |              |         |
| Bas \$/SQ    | 209.00     | Size Adj     | 1.21    |
| Constr Adj   | 1.00       | Adj \$/SQ    | 253.68  |
| Other Feats  | 49,000     | Grade Fac    | 1.18    |
| Neigh Infl   | 1.00       | Land Factor  | 1.00    |
| Adj Total    | 459,962    | Depreciation | 459,962 |
| Depr Total   | 0          |              |         |

► Visit History

| Date      | Result    | By |
|-----------|-----------|----|
| 2/24/2025 | BP        | JF |
| 1/29/2025 | REVIEW    | MP |
| 8/3/2021  | REVIEW    |    |
| 5/4/2018  | REVIEW    |    |
| 4/17/2018 | MEASURED  |    |
| 8/25/2007 | LISTED    |    |
| 8/25/2007 | CALL BACK | MP |
| 6/29/2007 | CALL BACK |    |
| 6/13/2007 | MEASURE   |    |

► Notes

lot is vacant. reval picked up home in error. gis overlay is incorrect

► Remodeling History

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

► Condo Data

|           |   |
|-----------|---|
| Complex   |   |
| Location  |   |
| Tot Units |   |
| FL Level  |   |
| # Floors  | 1 |
| Bldg Seq  |   |

► Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions                                                            |
|------------|----------|-------------|---------|-----------|--------|--------|-----------------------------------------------------------------------------------|
| 10/30/2023 | B57620   |             | BLDG    | 900,000   | 0      | Open   | Original home burned down in a fire. We are rebuilding a home from the ground up. |
| 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  |             |   |     |     |        |       |         |         |           |      |                |

► Other Info.

|               |  |
|---------------|--|
| AFDU          |  |
| ArtTermRental |  |
| PriorID1c     |  |
| PriorID2a     |  |
| PriorID2b     |  |
| PriorID2c     |  |
| PriorID3a     |  |
| PriorID3b     |  |
| PriorID3c     |  |





**MH Architect, LLC**  
203 Hooper Street  
Providence, RI 02878  
401.559.1957  
mharchitect.com

**REVISIONS**

| No. | Date | Description | By |
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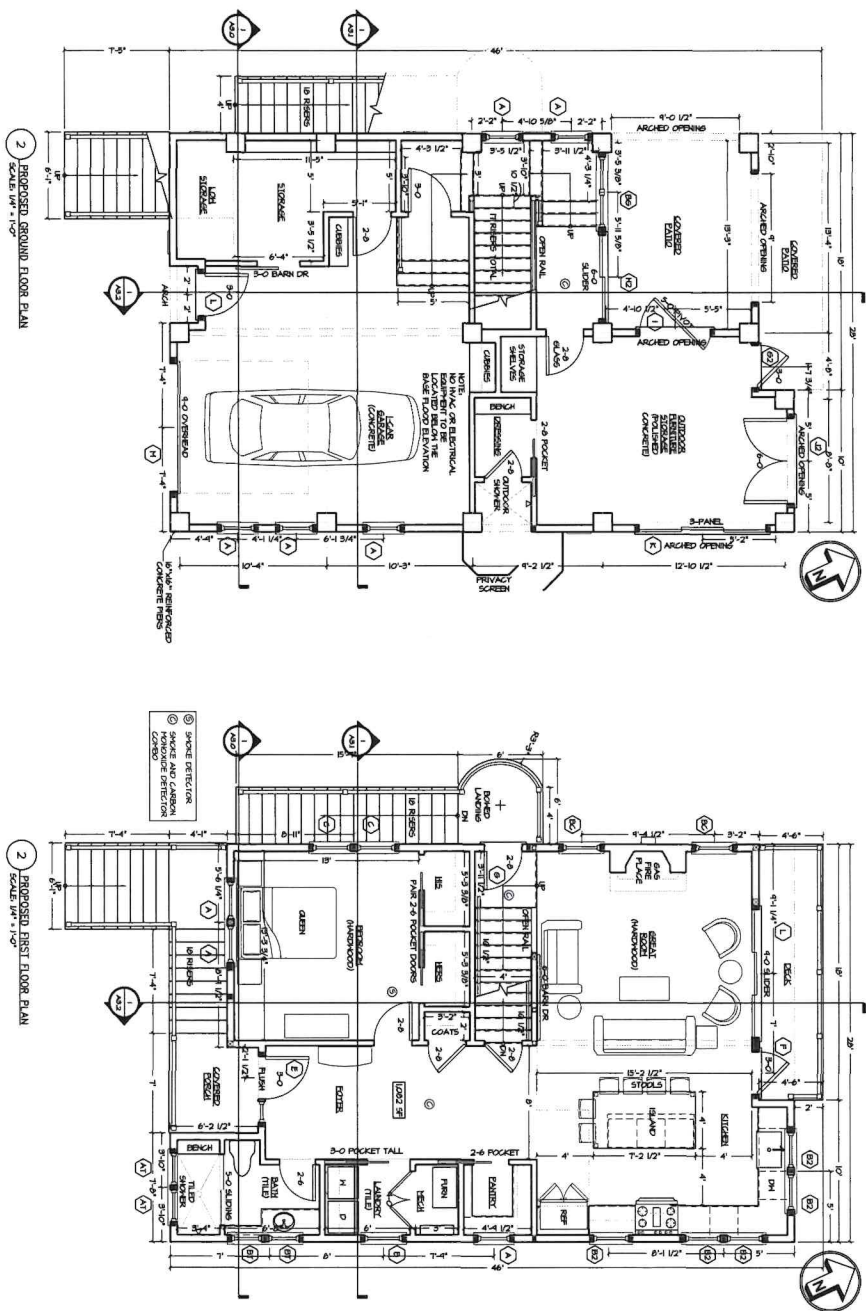
**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION  
DATE: 11/1/2012

Drawing Title  
PROPOSED FLOOR PLANS

Drawing Number  
A1.1

DATE: 11/1/2012  
SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



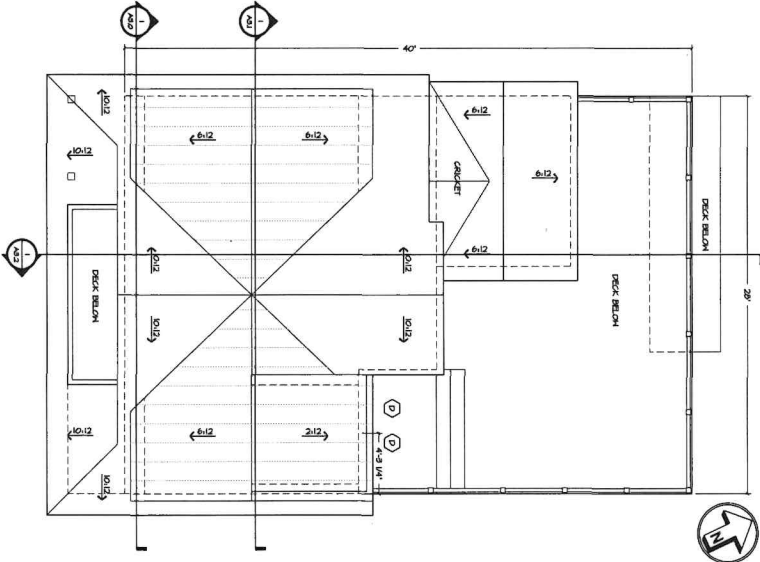
**MH Architect, LLC**  
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| Revisions |      |             |    |
|-----------|------|-------------|----|
| No.       | Date | Description | By |
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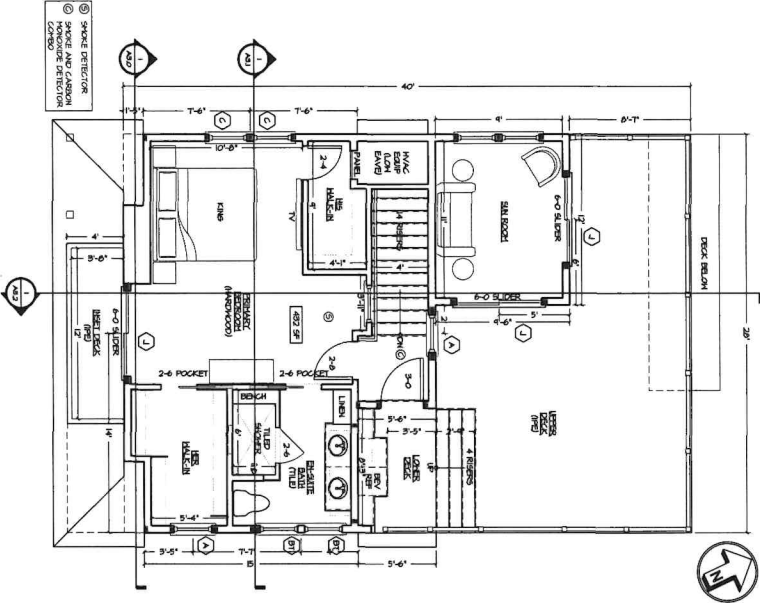
**DAHL RESIDENCE**  
**61 SMITH STREET**  
**BRISTOL, RI 02809**

ISSUED FOR CONSTRUCTION  
1/1/2023

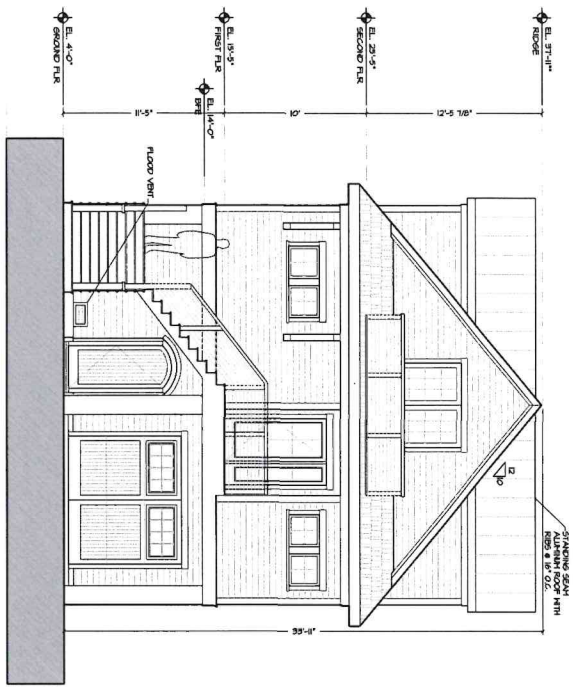
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PROPOSED FLOOR PLANS  
Drawing Number  
A1.2  
Date  
November 7, 2022  
Scale  
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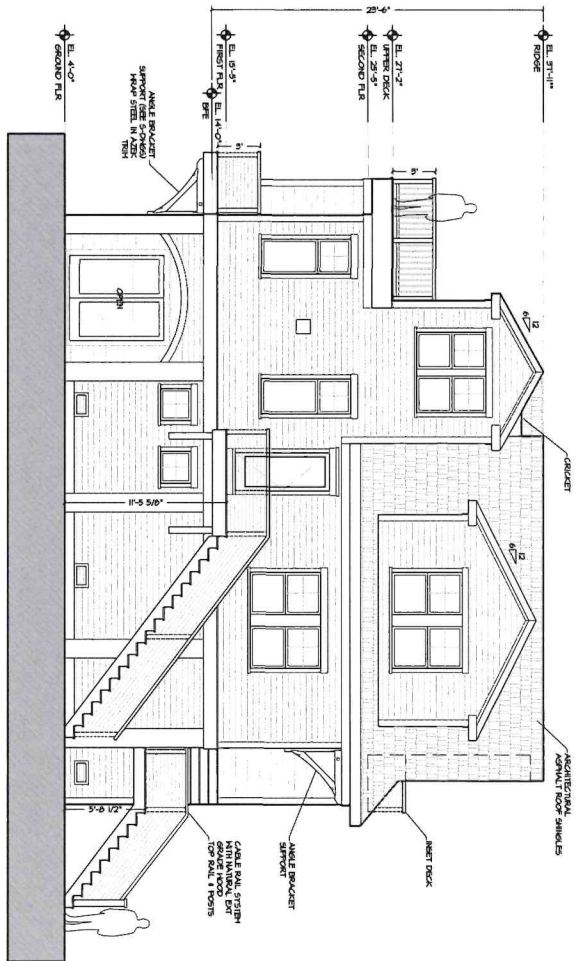
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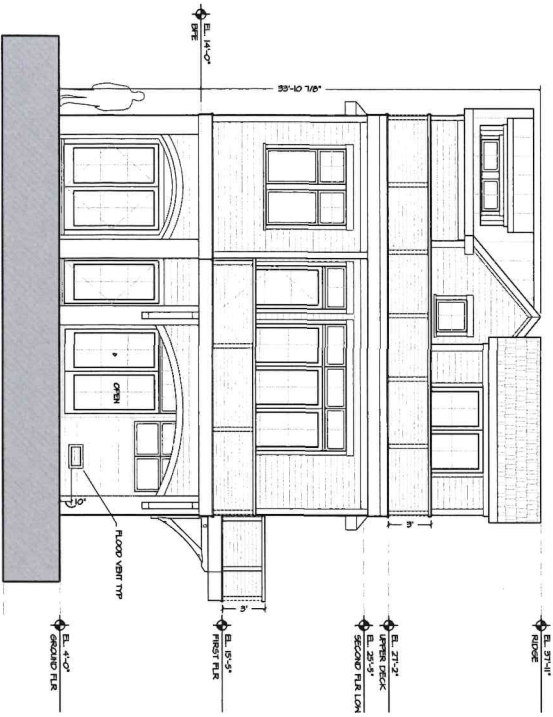
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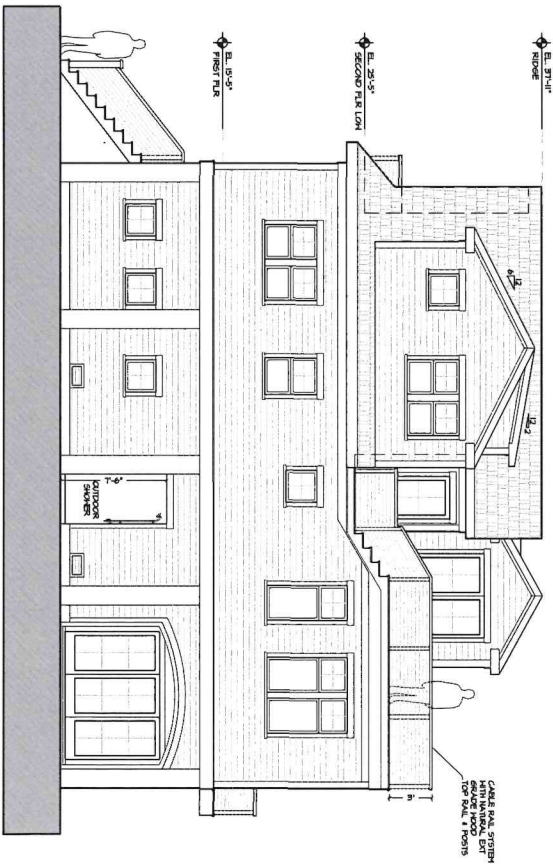
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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REVISIONS

| No. | Date | Description | By |
|-----|------|-------------|----|
|-----|------|-------------|----|

**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

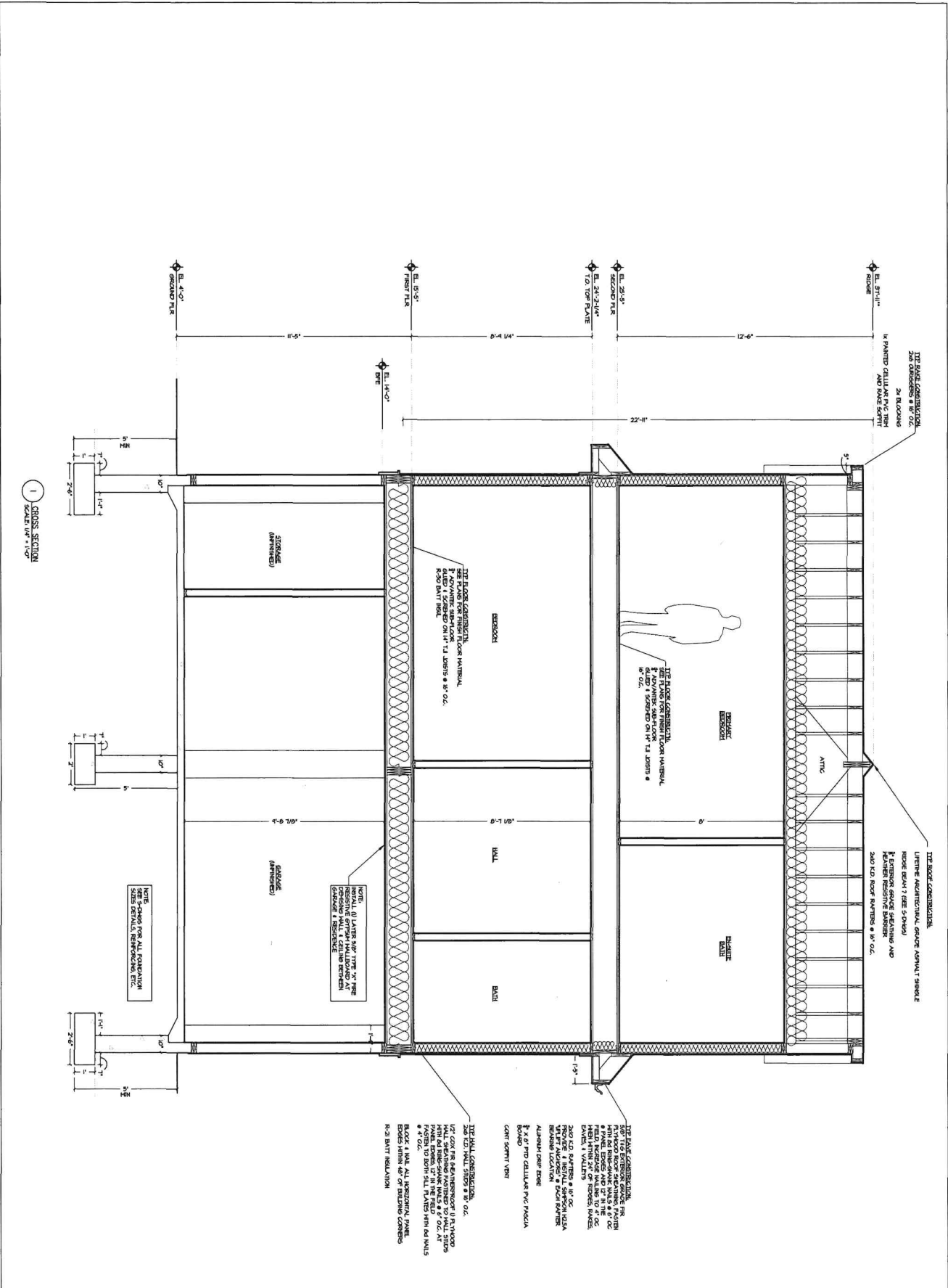
ISSUED FOR CONSTRUCTION  
1/1/2022

Drawing Title  
PROPOSED EXTERIOR ELEVATIONS

Drawing Number  
A2.0



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**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

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**Revisions**

| No. | Date | Description | By |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
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**Drawing Title**  
DETACHED CROSS SECTION

**Drawing Number**  
A3.1

**Revisions**







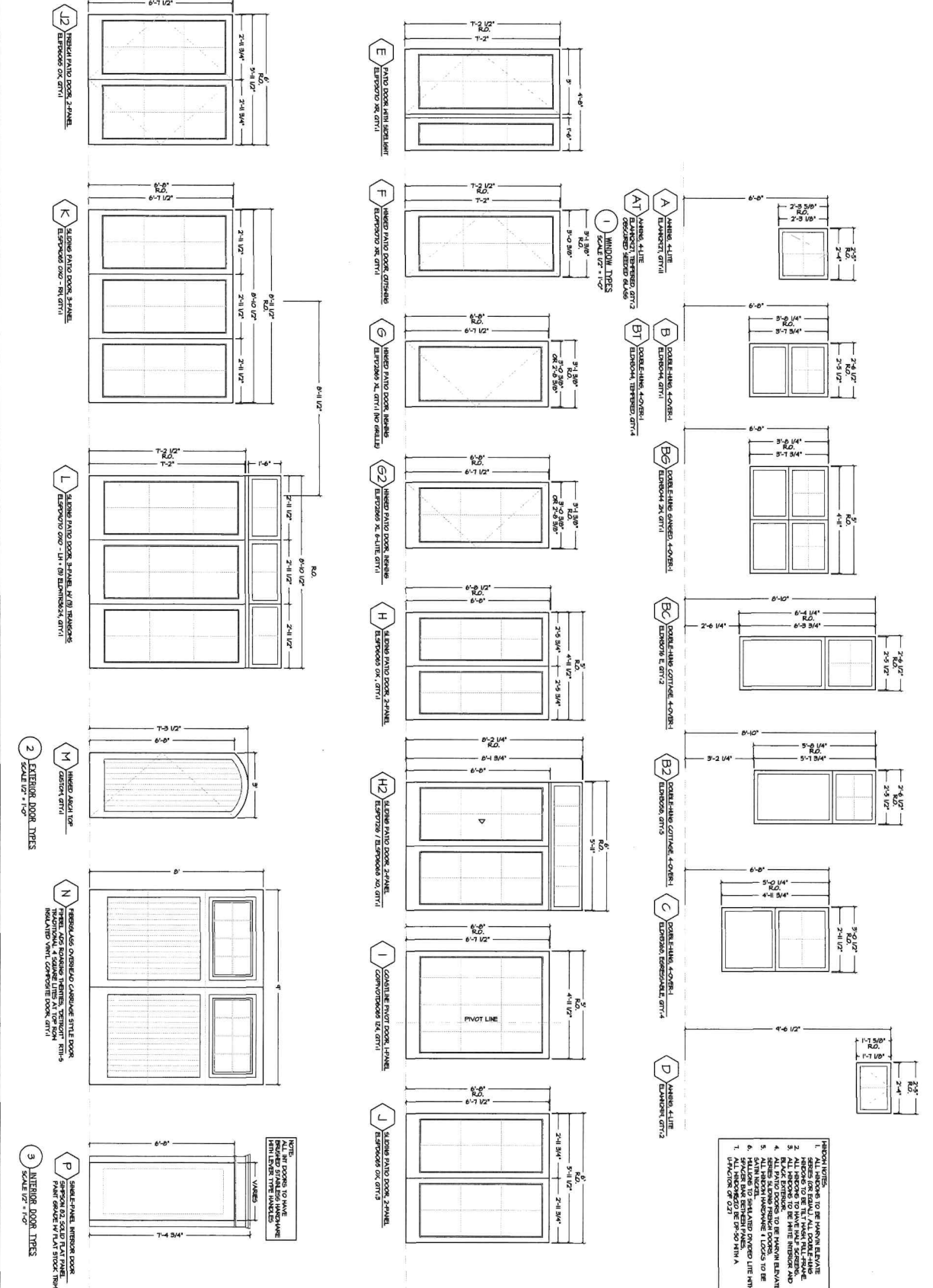
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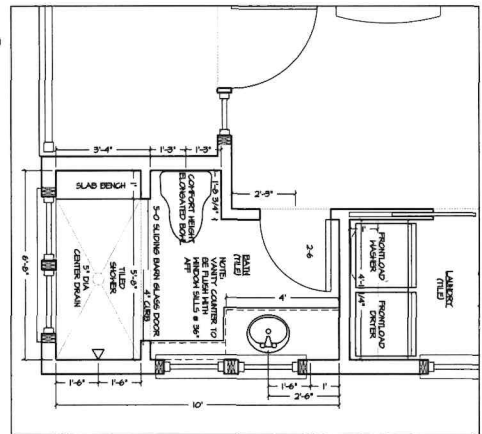
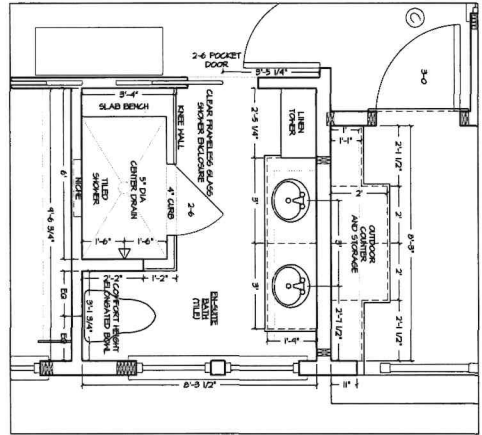
| REV | DATE | DESCRIPTION             | BY |
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| 1   |      | ISSUED FOR CONSTRUCTION |    |
| 2   |      | REVISIONS               |    |
| 3   |      |                         |    |
| 4   |      |                         |    |
| 5   |      |                         |    |
| 6   |      |                         |    |
| 7   |      |                         |    |

**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

|                         |                      |
|-------------------------|----------------------|
| ISSUED FOR CONSTRUCTION | DATE: 1/1/2022       |
| DRAWING TITLE           | PROPOSED FLOOR PLANS |
| DRAWING NUMBER          | A4.0                 |
| DATE: 1/1/2022          | SCALE: 1/4" = 1'-0"  |

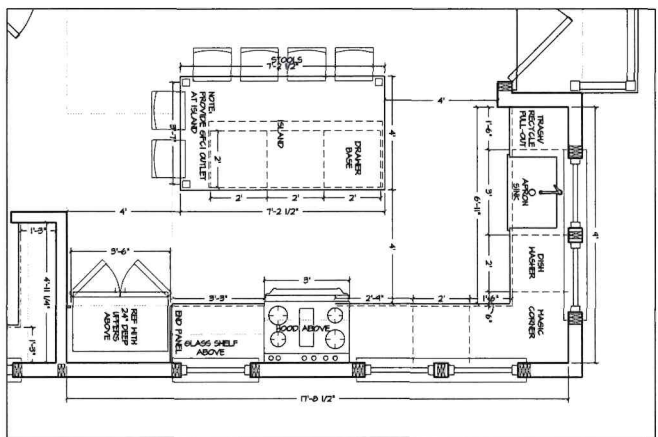
- NOTES:**
1. SEE ALL NOTES TO BE MAINTAINED
  2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI BUILDING CODE
  3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI ELECTRICAL CODE
  4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI MECHANICAL CODE
  5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI PLUMBING CODE
  6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI FIRE CODE
  7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 RI LANDSCAPE CODE



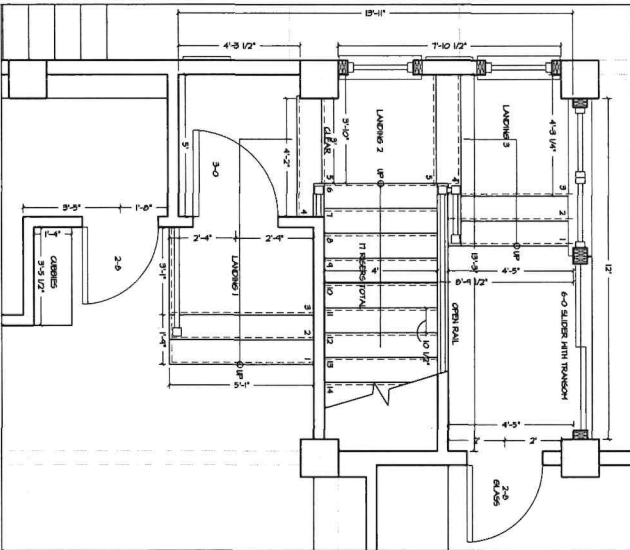


3. DETAIL EN-SUITE BATH FLOOR PLAN  
SCALE 1/2" = 1'-0"

2. DETAIL BATH FLOOR PLAN  
SCALE 1/2" = 1'-0"



1. DETAIL KITCHEN FLOOR PLAN  
SCALE 1/2" = 1'-0"



1. DETAIL GROUND FLOOR STAIR PLAN  
SCALE 1/2" = 1'-0"



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| No. | Date | Description | By |
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|     |      |             |    |
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**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

ISSUED FOR CONSTRUCTION  
DATE 7/1/2022

Drawing Title  
PROPOSED FLOOR PLANS

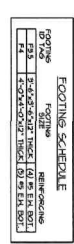
Drawing Number  
A5.0

A5.0

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|  <p><b>MH Architect, LLC</b><br/>         203 Hooper Street<br/>         Tiverton, RI 02878<br/>         401.559.1957<br/> <a href="http://mharchitect.com">mharchitect.com</a></p> | <p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | No.  | Date        | Description | By |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                          | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Date | Description | By          |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p>Date: December 1, 2012</p> <p>Drawing Title: <b>DAHL RESIDENCE</b></p> <p>Revision: <b>61 SMITH STREET</b></p> <p>Drawing Number: <b>BRISTOL, RI 02809</b></p> <p>Scale: <b>\$0.0</b></p> <p>As Noted</p>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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**REVISIONS**

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|-----|------|-------------|----|
|     |      |             |    |

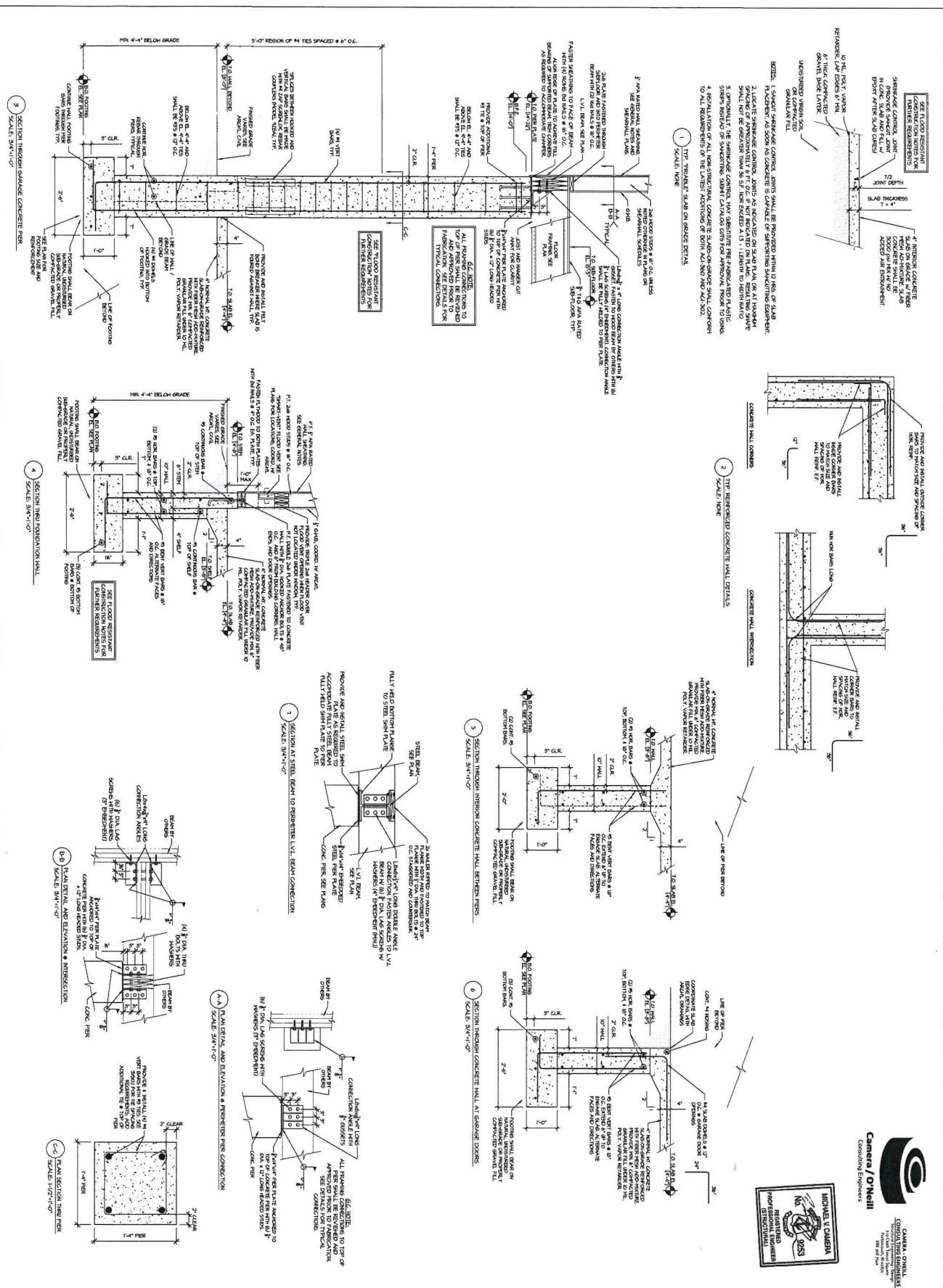
**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

**Drawing Title**  
FOUNDATION DETAILS

**Drawing Number**  
S0.1

**Date**  
November 4, 2022

**Scale**  
AS NOTED





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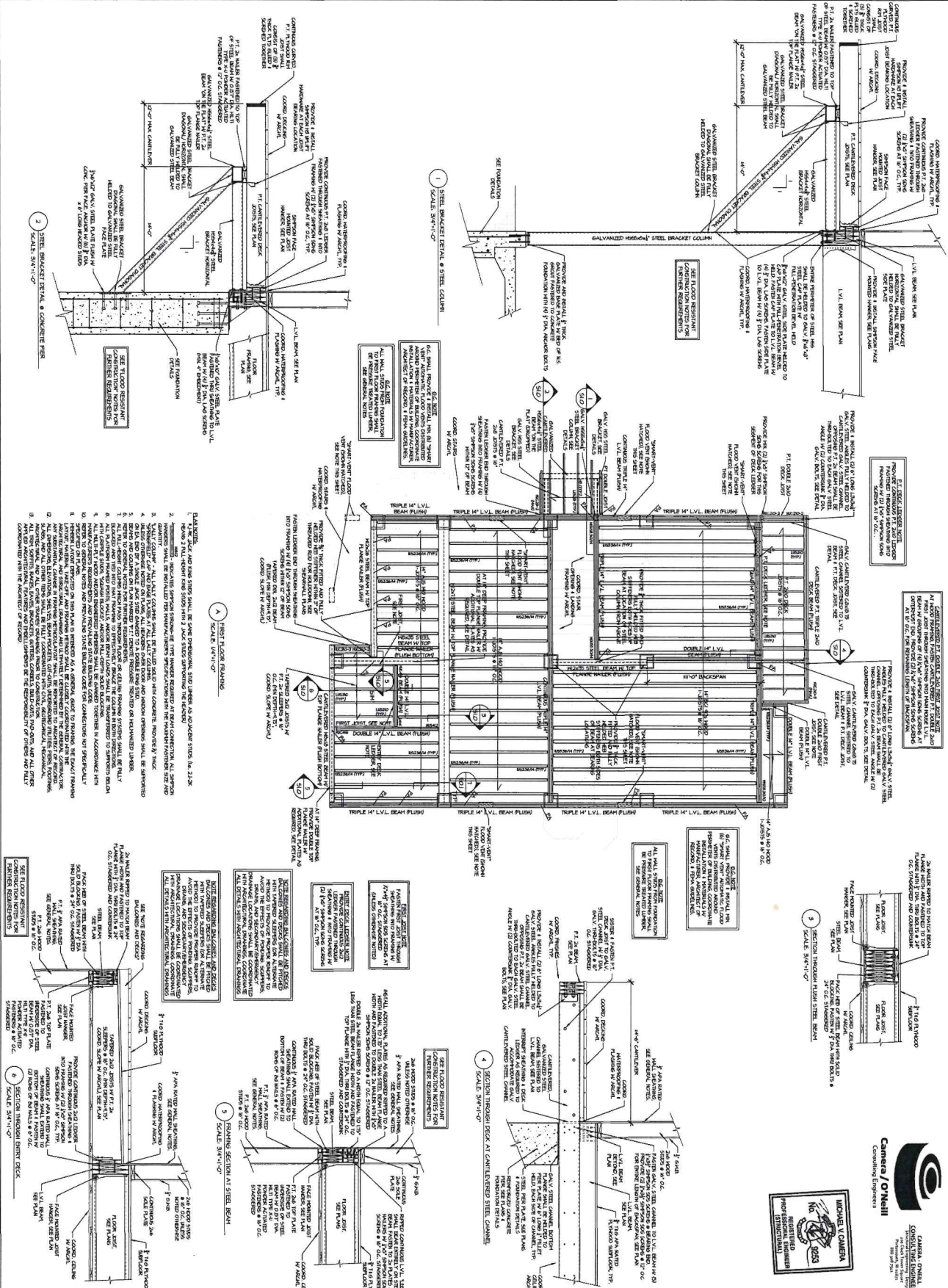


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| NO. | DATE     | DESCRIPTION       | BY |
|-----|----------|-------------------|----|
| 1   | 01/15/10 | ISSUED FOR PERMIT | MM |
| 2   | 02/10/10 | REVISIONS         | MM |

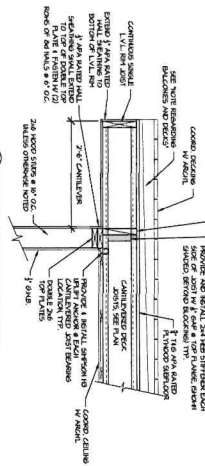
# DAHL RESIDENCE 61 SMITH STREET BRISTOL, RI 02809

Drawing Title  
FIRST FLOOR PLAN  
Drawing Number  
S1.0  
Scale  
AS NOTED

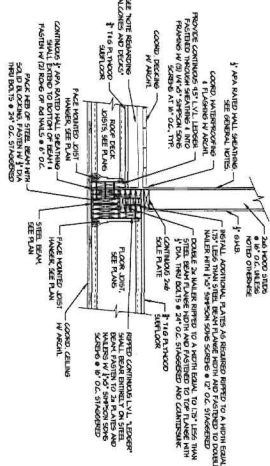




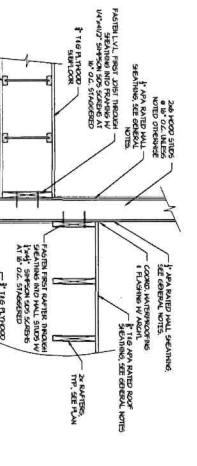
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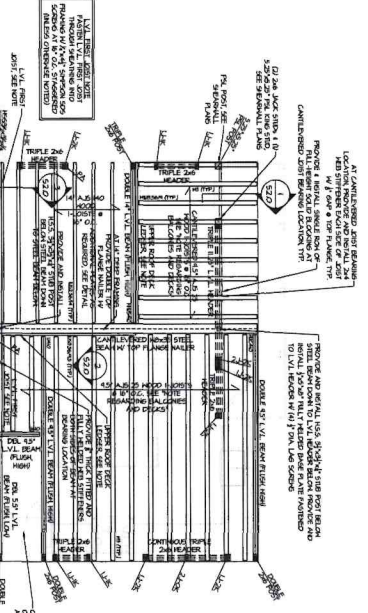
1 SECTION 1: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



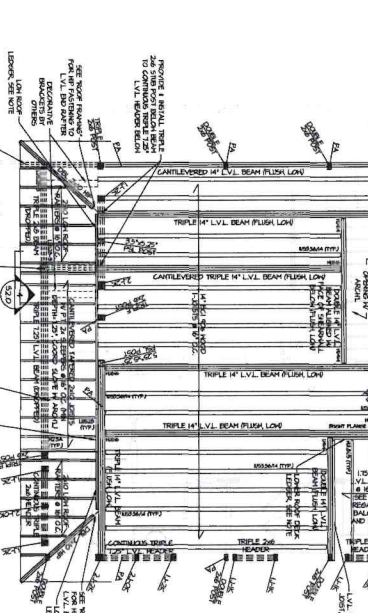
2 SECTION 2: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



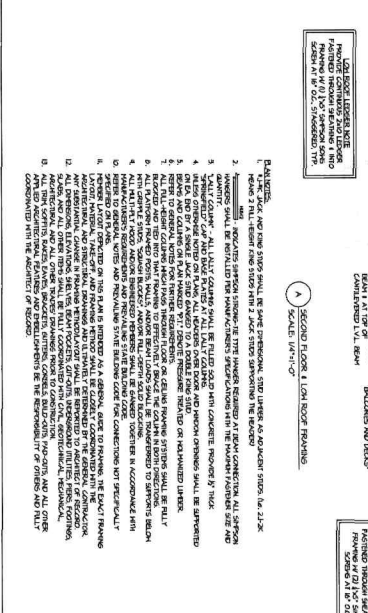
3 SECTION 3: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



4 SECTION 4: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



5 SECTION 5: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"

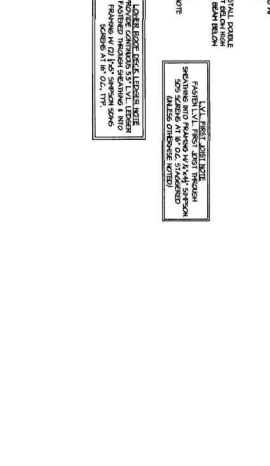


6 SECTION 6: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"

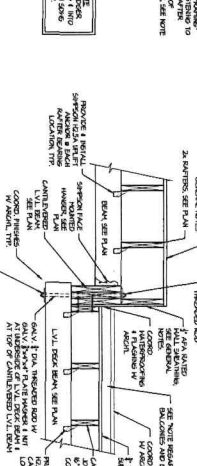
NOTE: REINFORCING BARS AND EMBEDDED ANCHORS SHALL BE PLACED IN THE CONCRETE SLAB AND BEARERS TO PROVIDE PROPER SUPPORT TO THE SLAB AND BEARERS. ALL REINFORCING BARS SHALL BE PLACED IN THE CONCRETE SLAB AND BEARERS TO PROVIDE PROPER SUPPORT TO THE SLAB AND BEARERS. ALL REINFORCING BARS SHALL BE PLACED IN THE CONCRETE SLAB AND BEARERS TO PROVIDE PROPER SUPPORT TO THE SLAB AND BEARERS.



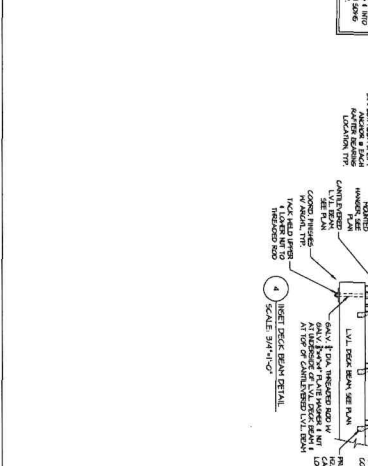
7 SECTION 7: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



8 SECTION 8: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



9 SECTION 9: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



10 SECTION 10: DETAIL OF ROOF FLASHING  
SCALE: 3/4"=1'-0"



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# **DAHL RESIDENCE** 61 SMITH STREET BRISTOL, RI 02809

Drawing Title  
SECOND FLOOR FRAMING

Drawing Number  
S2.0

Scale  
As Noted







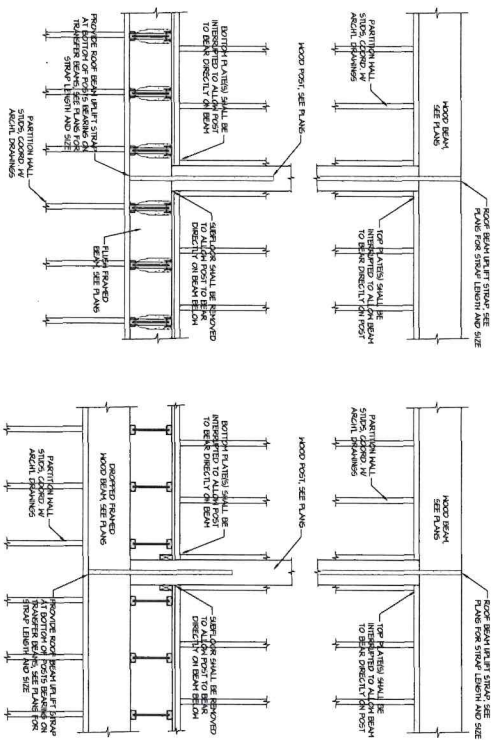
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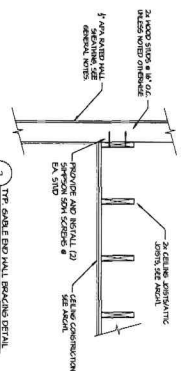
**DAHL RESIDENCE**  
61 SMITH STREET  
BRISTOL, RI 02809

|                          |                          |                   |
|--------------------------|--------------------------|-------------------|
| Drawing Title<br>DETAILS | Date<br>November 2, 2012 | Scale<br>AS NOTED |
| Drawing Number<br>S3.1   |                          |                   |

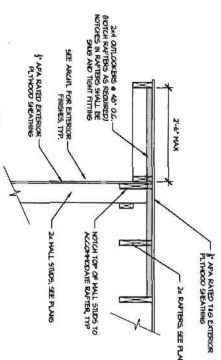
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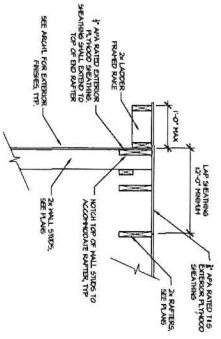
1 TYPICAL RIDGE BEAM UPLIFT STRAP DETAIL  
SCALE: 3/4"=1'-0"



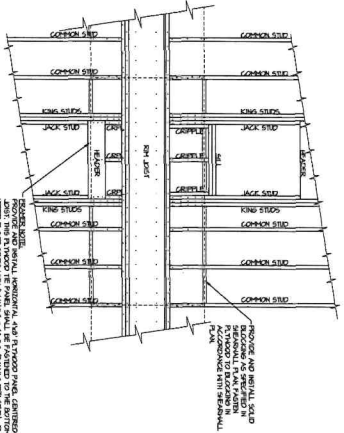
2 TRP. GABLE END WALL BRACING DETAIL  
SCALE: 3/4"=1'-0"



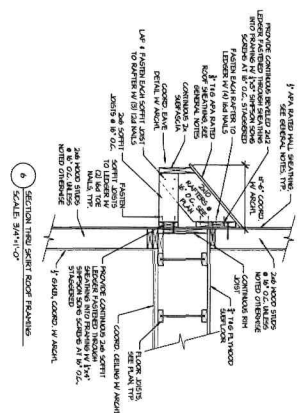
3 SECTION THROUGH GABLE END/RAKE-OUTLOOKER DETAIL  
SCALE: 3/4"=1'-0"



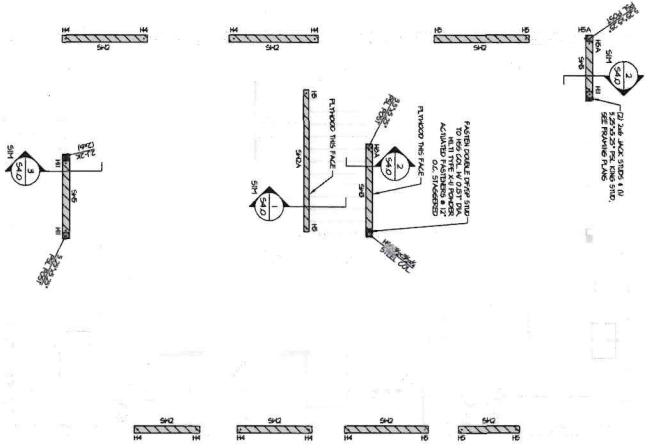
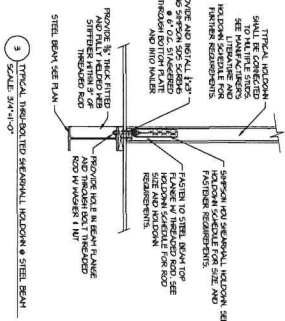
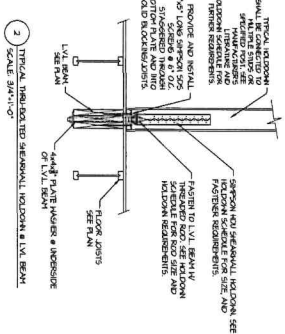
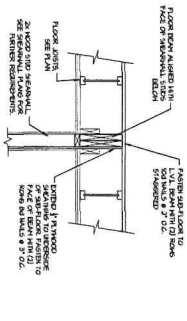
SECTION THROUGH GABLE END/RAKE - LADDER FRAME DETAIL  
SCALE: 3/4"=1'-0"



5 PLYWOOD TIE PANEL DETAIL ACROSS UPPER FLOOR LEVELS  
SCALE: 1/2"=1'-0"



6 SECTION THRU SKIRT ROOF FRAMING  
SCALE 3/4"=1'-0"



FIRST FLOOR SHEARWALLS

| SHEARWALL |           | SHEARWALL |       | SHEARWALL |           | SHEARWALL |       |
|-----------|-----------|-----------|-------|-----------|-----------|-----------|-------|
| NO.       | THICKNESS | LENGTH    | WIDTH | NO.       | THICKNESS | LENGTH    | WIDTH |
| 1         | 12"       | 10'-0"    | 12"   | 5         | 12"       | 10'-0"    | 12"   |
| 2         | 12"       | 10'-0"    | 12"   | 6         | 12"       | 10'-0"    | 12"   |
| 3         | 12"       | 10'-0"    | 12"   | 7         | 12"       | 10'-0"    | 12"   |
| 4         | 12"       | 10'-0"    | 12"   | 8         | 12"       | 10'-0"    | 12"   |

HOLD-DOWN SCHEDULE

| HOLD-DOWN |           | HOLD-DOWN |       | HOLD-DOWN |           | HOLD-DOWN |       |
|-----------|-----------|-----------|-------|-----------|-----------|-----------|-------|
| NO.       | THICKNESS | LENGTH    | WIDTH | NO.       | THICKNESS | LENGTH    | WIDTH |
| 1         | 12"       | 10'-0"    | 12"   | 5         | 12"       | 10'-0"    | 12"   |
| 2         | 12"       | 10'-0"    | 12"   | 6         | 12"       | 10'-0"    | 12"   |
| 3         | 12"       | 10'-0"    | 12"   | 7         | 12"       | 10'-0"    | 12"   |
| 4         | 12"       | 10'-0"    | 12"   | 8         | 12"       | 10'-0"    | 12"   |

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**DAHL RESIDENCE**  
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BRISTOL, RI 02809

**S4.0**

**Revisions**

| No. | Date | By | Check | Notes |
|-----|------|----|-------|-------|
| 1   |      |    |       |       |
| 2   |      |    |       |       |
| 3   |      |    |       |       |
| 4   |      |    |       |       |
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| 6   |      |    |       |       |
| 7   |      |    |       |       |
| 8   |      |    |       |       |
| 9   |      |    |       |       |
| 10  |      |    |       |       |

**Drawing Title**  
FIRST FLOOR SHEARWALLS

**Drawing Number**  
S4.0

**Scale**  
1/4" = 1'-0"

**Author**  
A. J. Smith

**Checker**  
A. J. Smith

**Engineer**  
A. J. Smith

**Date**  
10/10/2023





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Revisions

| No. | Date | Revised By | Revised For |
|-----|------|------------|-------------|
|     |      |            |             |
|     |      |            |             |
|     |      |            |             |
|     |      |            |             |

**DAHL RESIDENCE**  
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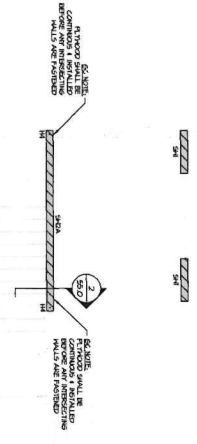
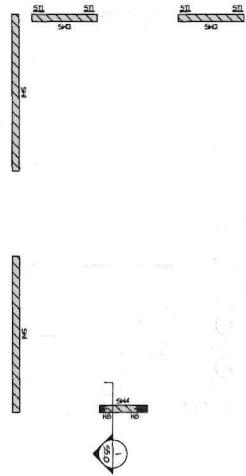
**\$5.0**

| SECOND FLOOR SHEARWALLS |      |         |      |         |      |         |      |         |      |
|-------------------------|------|---------|------|---------|------|---------|------|---------|------|
| SECTION                 | PLAN | SECTION | PLAN | SECTION | PLAN | SECTION | PLAN | SECTION | PLAN |
| 1                       | 2    | 3       | 4    | 5       | 6    | 7       | 8    | 9       | 10   |
| 11                      | 12   | 13      | 14   | 15      | 16   | 17      | 18   | 19      | 20   |
| 21                      | 22   | 23      | 24   | 25      | 26   | 27      | 28   | 29      | 30   |
| 31                      | 32   | 33      | 34   | 35      | 36   | 37      | 38   | 39      | 40   |
| 41                      | 42   | 43      | 44   | 45      | 46   | 47      | 48   | 49      | 50   |
| 51                      | 52   | 53      | 54   | 55      | 56   | 57      | 58   | 59      | 60   |
| 61                      | 62   | 63      | 64   | 65      | 66   | 67      | 68   | 69      | 70   |
| 71                      | 72   | 73      | 74   | 75      | 76   | 77      | 78   | 79      | 80   |
| 81                      | 82   | 83      | 84   | 85      | 86   | 87      | 88   | 89      | 90   |
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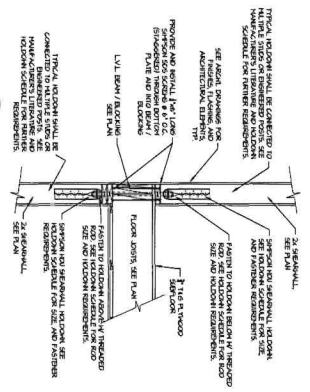
HOLD DOWN SCHEDULE

| SECTION | PLAN | SECTION | PLAN | SECTION | PLAN | SECTION | PLAN | SECTION | PLAN |
|---------|------|---------|------|---------|------|---------|------|---------|------|
| 1       | 2    | 3       | 4    | 5       | 6    | 7       | 8    | 9       | 10   |
| 11      | 12   | 13      | 14   | 15      | 16   | 17      | 18   | 19      | 20   |
| 21      | 22   | 23      | 24   | 25      | 26   | 27      | 28   | 29      | 30   |
| 31      | 32   | 33      | 34   | 35      | 36   | 37      | 38   | 39      | 40   |
| 41      | 42   | 43      | 44   | 45      | 46   | 47      | 48   | 49      | 50   |
| 51      | 52   | 53      | 54   | 55      | 56   | 57      | 58   | 59      | 60   |
| 61      | 62   | 63      | 64   | 65      | 66   | 67      | 68   | 69      | 70   |
| 71      | 72   | 73      | 74   | 75      | 76   | 77      | 78   | 79      | 80   |
| 81      | 82   | 83      | 84   | 85      | 86   | 87      | 88   | 89      | 90   |
| 91      | 92   | 93      | 94   | 95      | 96   | 97      | 98   | 99      | 100  |

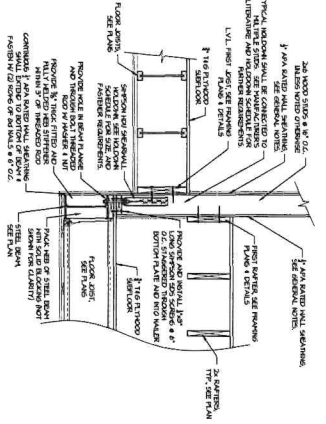
SCALE: 1/4"=1'-0"



SCALE: 3/4"=1'-0"



SCALE: 3/4"=1'-0"



- 1. ALL HOLD-DOWNS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WELDED WELLS.
- 2. ALL HOLD-DOWNS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WELDED WELLS.
- 3. ALL HOLD-DOWNS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WELDED WELLS.
- 4. ALL HOLD-DOWNS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WELDED WELLS.
- 5. ALL HOLD-DOWNS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WELDED WELLS.





# 61 Smith Street - 300' Radius

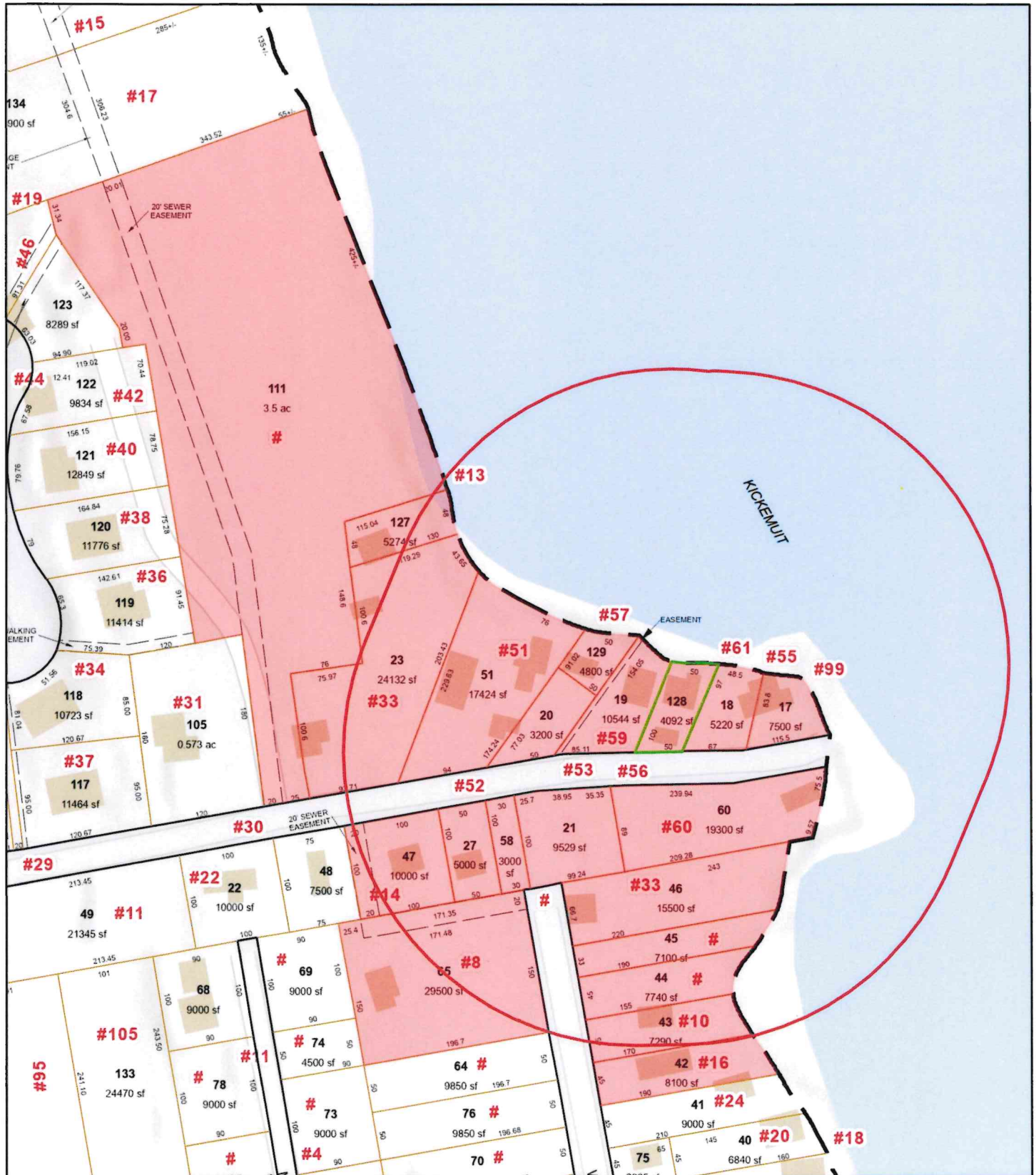
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 23, 2026



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# 300 feet Abutters List Report

Bristol, RI  
June 23, 2026

## Subject Property:

Parcel Number: 133-128  
CAMA Number: 133-128  
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE  
C/O DOUGLAS DAHL 84 BAY STATE RD  
WESTON, MA 02493

---

## Abutters:

Parcel Number: 133-127  
CAMA Number: 133-127  
Property Address: 13 .5 SMITH ST

Mailing Address: JOHNSON, KEITH N DEANNE M  
TRUSTEE & DEANNE & K  
547 WOONSOCKET HILL ROAD  
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-128  
CAMA Number: 133-128  
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE  
C/O DOUGLAS DAHL 84 BAY STATE RD  
WESTON, MA 02493

Parcel Number: 133-129  
CAMA Number: 133-129  
Property Address: 57 SMITH ST

Mailing Address: GUERRERA, MATTHEW S  
220 MORRISON AVE  
MIDDLETOWN, RI 02842

Parcel Number: 133-17  
CAMA Number: 133-17  
Property Address: 99 SMITH ST

Mailing Address: JANICKI, THEODORE P.  
99 SMITH ST  
BRISTOL, RI 02809-0063

Parcel Number: 133-18  
CAMA Number: 133-18  
Property Address: 55 SMITH ST

Mailing Address: MATRONE, CHRISTINE F & RICHARD M  
TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-19  
CAMA Number: 133-19  
Property Address: 59 SMITH ST

Mailing Address: BIELECKI DENNIS D JANET MAY TE  
570 MADISON AVE  
ANGOLA, NY 14006

Parcel Number: 133-20  
CAMA Number: 133-20  
Property Address: 53 SMITH ST

Mailing Address: BIELECKI, DENNIS & JANET TE  
53 SMITH ST  
BRISTOL, RI 02809

Parcel Number: 133-21  
CAMA Number: 133-21  
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN  
84 BAY STATE RD  
WESTON, MA 02493

Parcel Number: 133-23  
CAMA Number: 133-23  
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO  
TRST & KEITH N  
547 WOONSOCKET HILL RD  
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27  
CAMA Number: 133-27  
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. DINGEE, SANDRA  
M. TE  
52 SMITH ST.  
BRISTOL, RI 02809



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6/23/2026

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# 300 feet Abutters List Report

Bristol, RI  
June 23, 2026

Parcel Number: 133-42  
CAMA Number: 133-42  
Property Address: 16 WILCOX ST

Mailing Address: CALISE, CAROL A. LE TIROCCHI,  
LAURIE J.  
16 WILCOX ST  
BRISTOL, RI 02809

Parcel Number: 133-43  
CAMA Number: 133-43  
Property Address: 10 WILCOX ST

Mailing Address: EATON, JAMES STEVEN TRUSTEE  
10 WILCOX ST  
BRISTOL, RI 02809

Parcel Number: 133-44  
CAMA Number: 133-44  
Property Address: WILCOX ST

Mailing Address: CLUKIES, DONALD F.  
173 HEIDI DR  
PORTSMOUTH, RI 02871

Parcel Number: 133-45  
CAMA Number: 133-45  
Property Address: WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE  
8 WILCOX ST  
BRISTOL, RI 02809

Parcel Number: 133-46  
CAMA Number: 133-46  
Property Address: 33 WILCOX ST

Mailing Address: KICKEMUIT COVE, LLC  
c/o Susan Dahl 84 Bay State Road  
Weston, MA 02493-2172

Parcel Number: 133-47  
CAMA Number: 133-47  
Property Address: 14 SMITH ST

Mailing Address: ROCHA NORMA TRUSTEE ROCHA  
FAMILY REVOOCABLE TRUST  
100 BEECHWOOD DRIVE  
CRANSTON, RI 02921

Parcel Number: 133-51  
CAMA Number: 133-51  
Property Address: 51 SMITH ST

Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE  
E  
51 SMITH ST  
BRISTOL, RI 02809

Parcel Number: 133-58  
CAMA Number: 133-58  
Property Address: SMITH ST

Mailing Address: DAHL, DOUGLAS & SUSAN TE  
84 BAY STATE RD  
WESTN, MA 02493

Parcel Number: 133-60  
CAMA Number: 133-60  
Property Address: 60 SMITH ST

Mailing Address: GRAY, ELANIE M. TRUSTEE  
P.O. BOX 812340  
WELLESLEY, MA 02482

Parcel Number: 133-65  
CAMA Number: 133-65  
Property Address: 8 WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE  
8 WILCOX ST  
BRISTOL, RI 02809



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6/23/2026

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19  
BIELECKI DENNIS D  
JANET MAY TE  
570 MADISON AVE  
ANGOLA, NY 14006

JANICKI, THEODORE P.  
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BRISTOL, RI 02809-0063

BIELECKI, DENNIS & JANET  
53 SMITH ST  
BRISTOL, RI 02809

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DEANNE M TRUSTEE & DEANNE  
547 WOONSOCKET HILL ROAD  
NORTH SMITHFIELD, RI 02896

CALISE, CAROL A. LE  
TIROCCHI, LAURIE J.  
16 WILCOX ST  
BRISTOL, RI 02809

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DEANNE M., CO TRST & KEIT  
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BRISTOL, RI 02809

GUERRERA, MATTHEW S  
220 MORRISON AVE  
MIDDLETOWN, RI 02842





### AFFIDAVIT OF MAILING

I, \_\_\_\_\_, on \_\_\_\_\_, 20\_\_ on behalf of  
the application submitted for 61 Smith St. (street address)  
mailed notices by first-class mail to all abutting property owners within the  
required radius.

Melanie Wolfe  
(Print Name)

\_\_\_\_\_  
(Signature)

STATE OF RHODE ISLAND, COUNTY OF Bristol

On this \_\_\_\_\_ day, of \_\_\_\_\_, 20\_\_, before me, the undersigned notary  
public, personally appeared \_\_\_\_\_, personally known to  
the notary to be the person whose name is signed on the preceding or attached  
document, and acknowledged to the notary to the notary that he/she signed it  
voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public

Commission Expiration: