



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-18

PUBLIC HEARING

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

Monday, May 1, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Fair Wind Properties, LLC
PROPERTY OWNER: Ricardo J. and Robert Amaral
LOCATION: 1 Coggeshall Avenue
PLAT: 147 LOT: 50
ZONE: Residential R-10

APPLICANT IS REQUESTING A USE VARIANCE AND DIMENSIONAL VARIANCES: to demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures.

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, April 27, 2023.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

2023 APR -7 PM 12:01

APPLICATION

File No: 2023-18

Accepted by ZEO: ^{EMT} 4/7/2023

APPLICANT	Name: Fair Wind Properties
	Address: P.O. Box 333
	City: Bristol State: RI Zip: 02809
	Phone #: 401-263-6372 Email: fairwindproperties.df@gmail.com
PROPERTY OWNER	Name: Ricardo + Robert Amara
	Address: 17 Goulart Ave.
	City: Bristol State: RI Zip: 02809
	Phone #: 401-924-4093 Email: amara124@gmail.com

1. Location of subject property: 15 + 7 Coggeshall Ave. Bristol, RI 02809

Assessor's Plat(s) #: 147

Lot(s) #: 50

2. Zoning district in which property is located: R10

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):

Special Use Permit Section(s):

Use Variance Section(s):

SEC 28-141

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property?: under purchase + sales agreement

7. Present use of property: 3 unit multifamily

8. Is there a building on the property at present?: yes - 2 (1 cottage + 1 duplex)

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):

cottage = 20 ft. - height 39 depth x 32 width 1,248 sq. ft.

duplex = 20 ft. - height 32 depth x 72 width 2,304 sq. ft.

10. Proposed use of property: 3 unit multifamily (1 cottage + 1 duplex)

11. Give extent of proposed alterations: * see attached

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):

* see attached drawings

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: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 3 Before 3 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?: yes (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: X Sewer: X

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?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: 

Date: 4/7/23

Print Name: Daniel Ferreira
Managing Partner

Property Owner's Signature: _____

Date: _____

Print Name: _____

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

Name: _____ Telephone #: _____

Address: _____

1,5,7, Coggeshall Ave
Bristol, RI 02809
Zoning Application

Section 5: Current Property Conditions and Dimensions:

The property at 1,5,and 7 Coggeshall is currently vacant. The property sits on a R-10 Zone and is one lot that consists of 1 cottage and 1 duplex for a total of 3 living units.

The current duplex is a single story building with the following dimensions of 32 feet in depth, 72 feet in width, and 20 feet in height. The current foundation has been eroded in the front by groundwater and has collapsed. It has currently been shored up with a temporary beam and columns. The building is currently condemned and has been fenced off by the town. The interior condition is also in poor condition with rodent infestations and mold throughout. A portion of the duplex is also sitting on the town's property line.

The cottage is a single story building with the dimensions of 39 feet in depth, 32 feet in width, and 20 feet in height. The building is also in poor condition with mold throughout. The foundation condition is also very poor with a large portion of it being above the frost line. This has resulted in numerous foundation cracks from frost heaving that have been caulked and concreted over to hide over the years. The majority of the sills are also nonexistent due to rot and bug infestations. The structure is also extremely uneven due to the foundation not being installed correctly.

Both buildings are unsightly and in very poor, uninhabitable condition.

We have the option to rebuild exactly what is there with the same exact dimensions and volume. We would like to slightly change what is on site to make it more aesthetically pleasing and resolve some of the issues with the buildings and site.

Section 11 Proposed Alterations, Section 12 Proposed Building Dimensions:

The proposed two new buildings will sit virtually on the same footprint but with new foundations and off of town property. Both buildings will need to be demolished and rebuilt from the ground up. This will solve the foundation issues with both buildings. We will also be adding to the aesthetics of the property by building cottage style units that fit in with the surrounding neighborhood. The structure dimensions and style will be as follows.

The duplex will have a total living space depth of 27 feet, 72 feet in width, and 23 feet in height. We will also be adding a 40 foot wide by 5 foot deep, front covered porch. This will give a total depth of 32 feet. The dimension changes will help remove the property off the town line as well as add to the cottage feel. It will be a 1.5 story building with dormers, again adding to the cottage feel of the area and making the property more aesthetically pleasing. The total living

space for the entire building will be 3,290 sq. ft. of living space. Each unit in the duplex will have 1, 645 sq. ft. of living space.

The cottage will now be 34 feet in depth with a front covered porch that spans the width of the building of 32 feet. The front porch will have a depth of 5 feet. This will give a total depth of 39 feet with a height of 23 feet. Again, this building will be 1.5 stories and will have dormers to add to the cottage feel that fits in with the neighborhood.

Section 28-409:

1A. The hardship request for this property is due to the current structure's condition and aesthetics. Both buildings have major foundation and wood structure problems.

1B. This request is not the result of any prior action and does not come from a desire for greater financial gain.

1C. Granting the request of this application will not alter the general characteristics of the surrounding area. It will however improve the two buildings that are in extreme disrepair and make them more in line with the homes in the area.

1D. This relief request is asking for the least amount of relief necessary.

1E1. Fair Wind Properties, LLC is authorizing the zoning board to enter any evidence into record for the use variance of this property located at 1,5, and 7 Coggeshall Road located in Bristol, RI 02809.

Scale:

$\frac{1}{8}'' = 1'$

5 + 7 Coggeshall Ave.

1st Floor Sq. Ft. = 972 sq. ft.

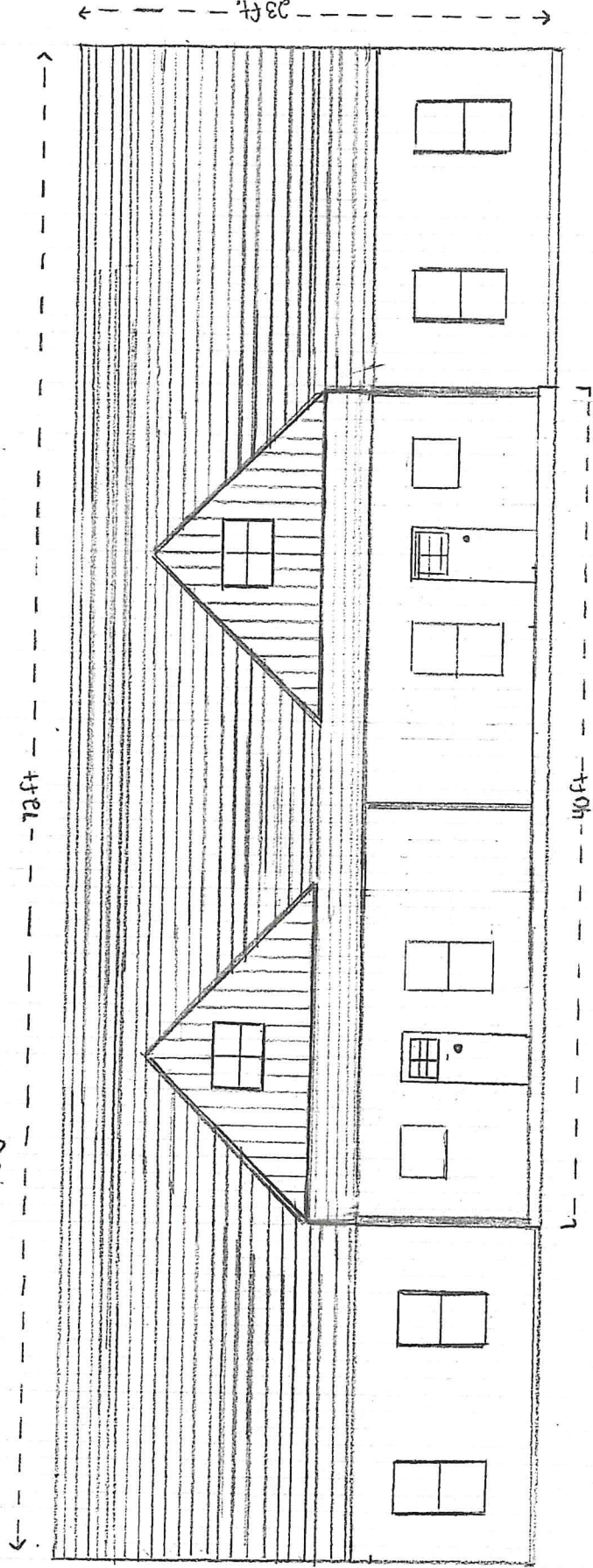
2nd Floor Sq. Ft. = 673 sq. ft.

Sq. Ft./Unit = 1,645 sq. ft.

Total Sq. Ft. = 3,290 sq. ft.

5 Coggeshall Ave.

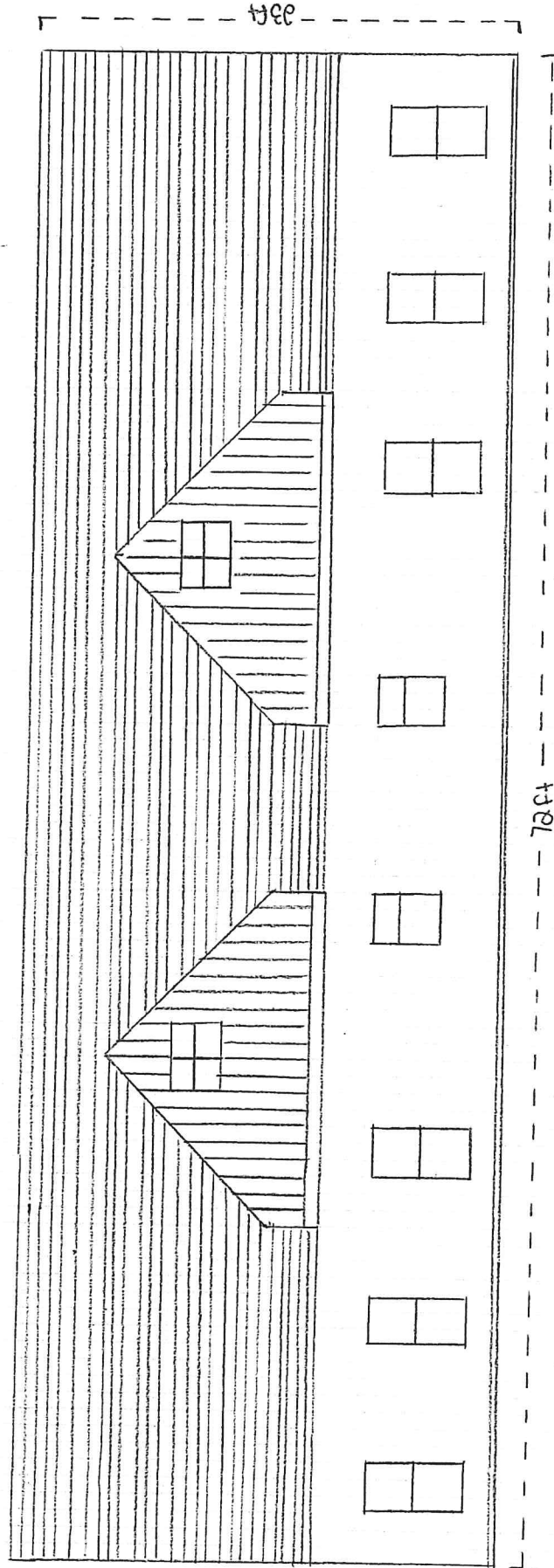
7 Coggeshall Ave.



Front Elevation

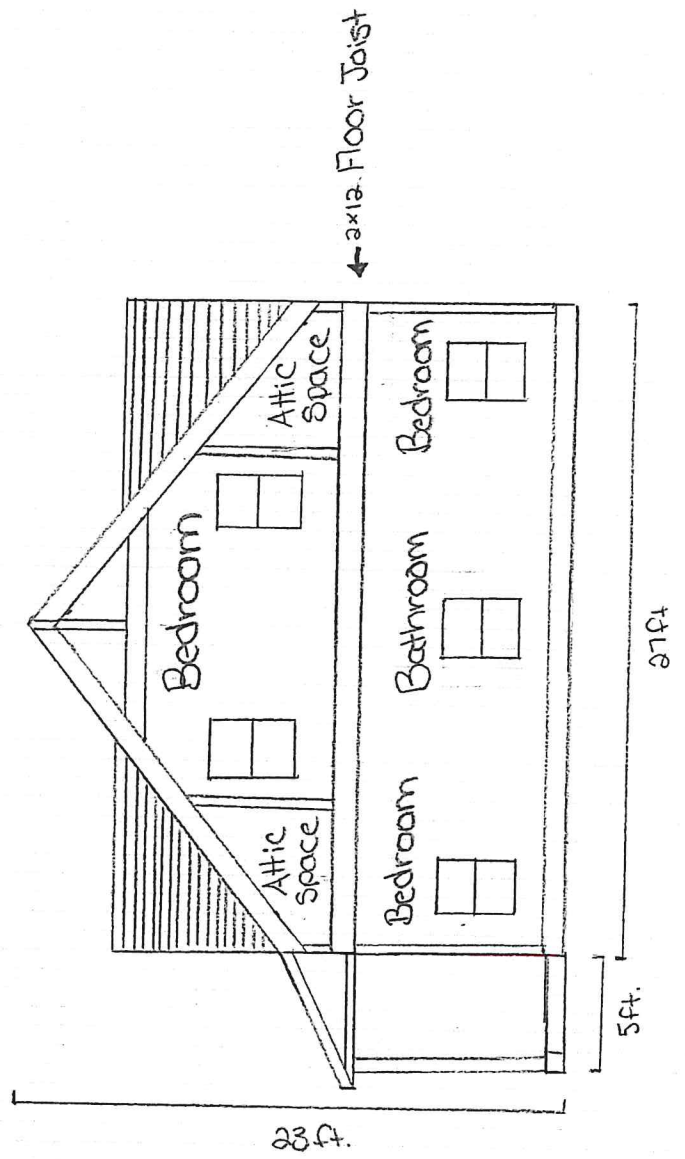
7 Coggeshall Ave.

5 Coggeshall Ave.



Rear Elevations

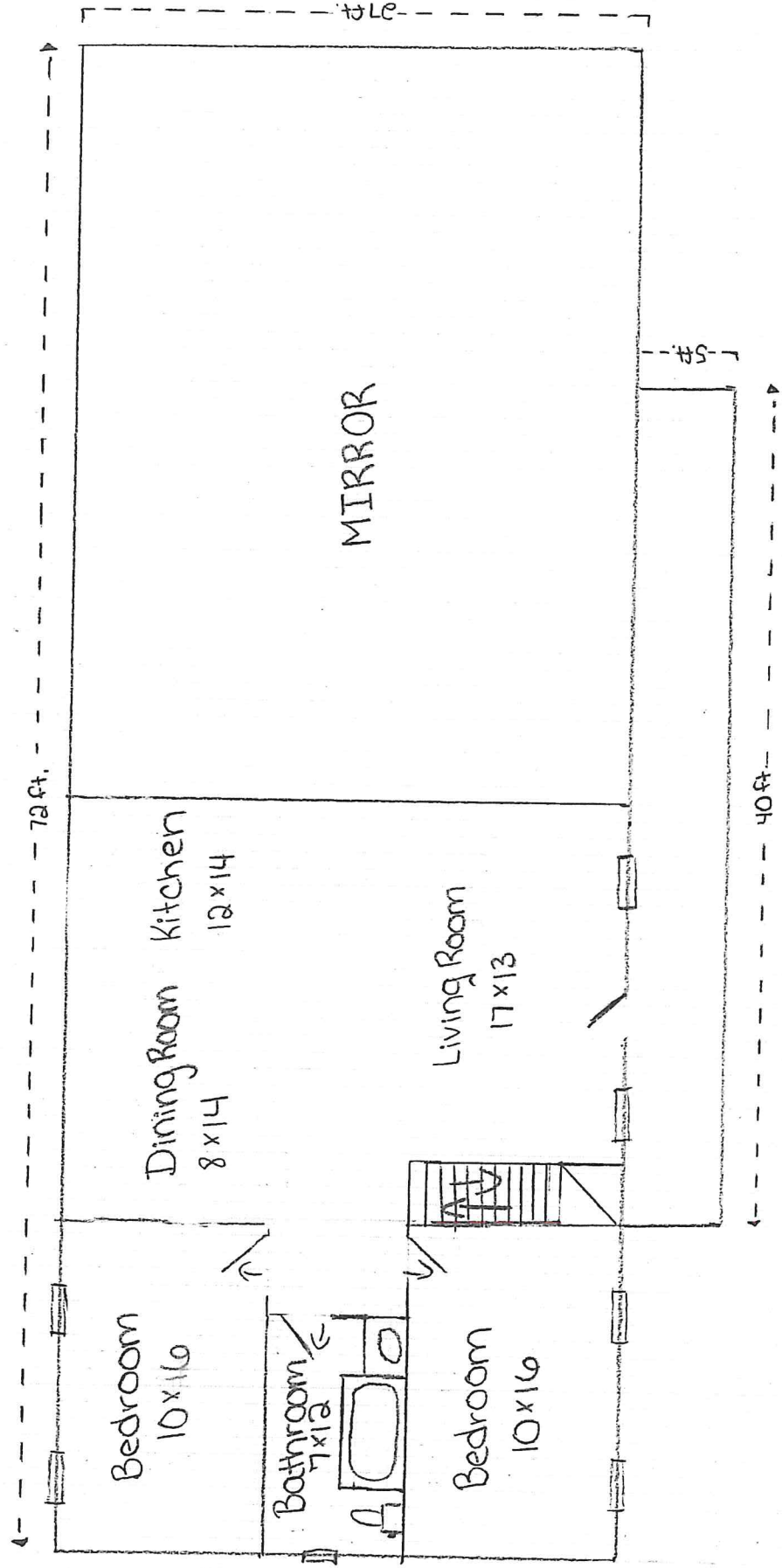
5+7 Coggeshall Ave.



Side Elevations

5 Coggeshall Ave.

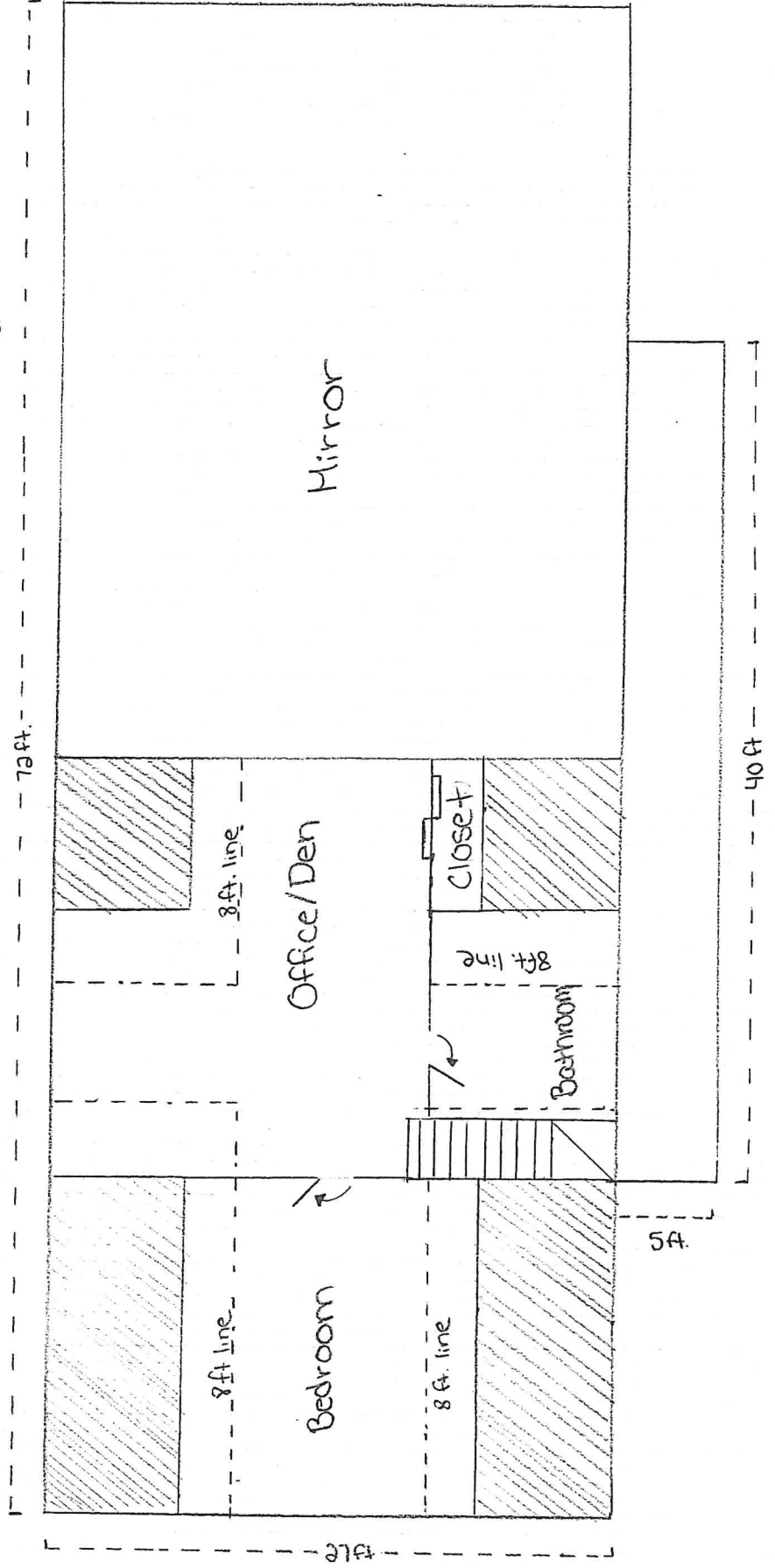
7 Coggeshall Ave.



First Floor

5 Coggeshall Ave.

7 Coggeshall Ave.



Second Floor

Scale:

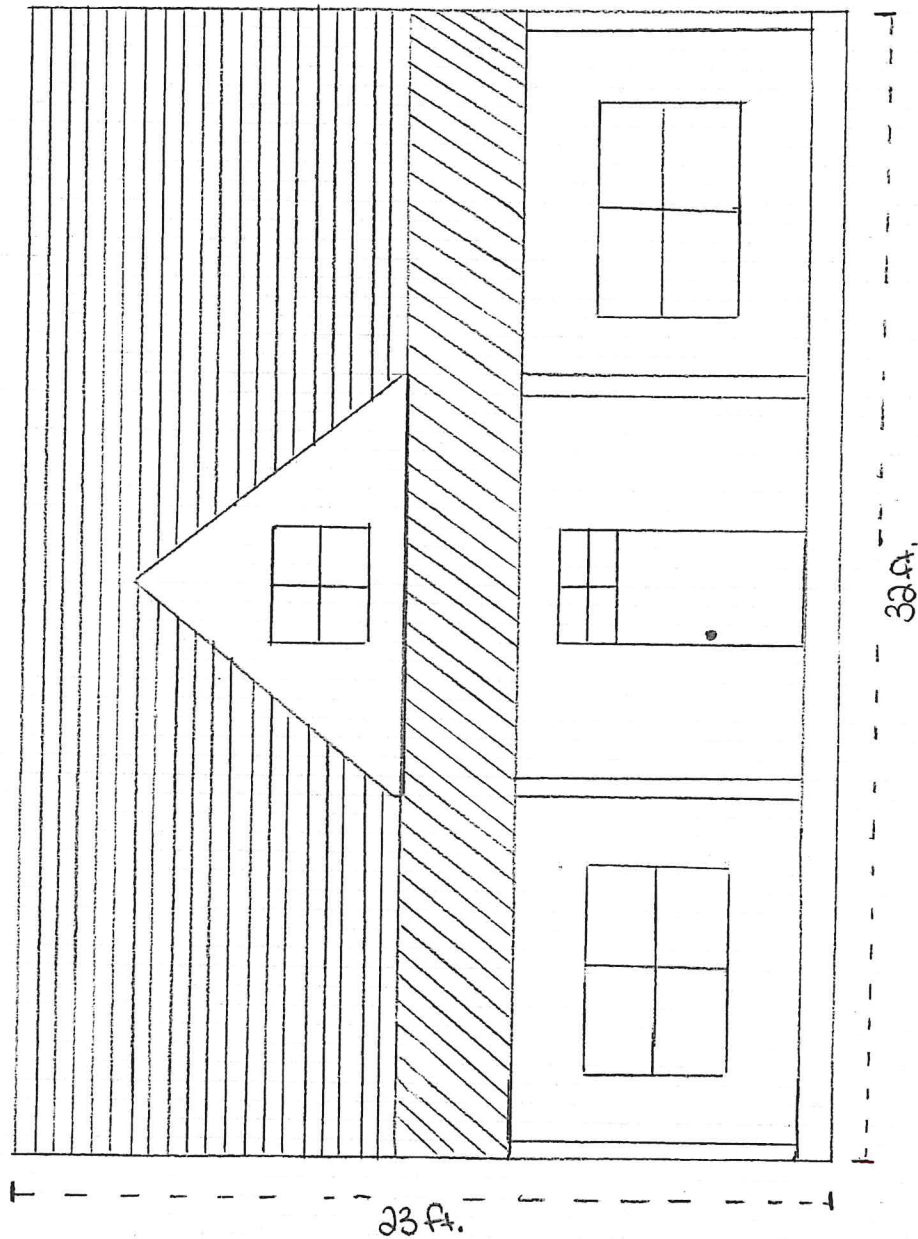
$\frac{3}{16} = 1 \text{ ft.}$

1st Floor = 1,088 sq. ft.

2nd Floor = 848 sq. ft.

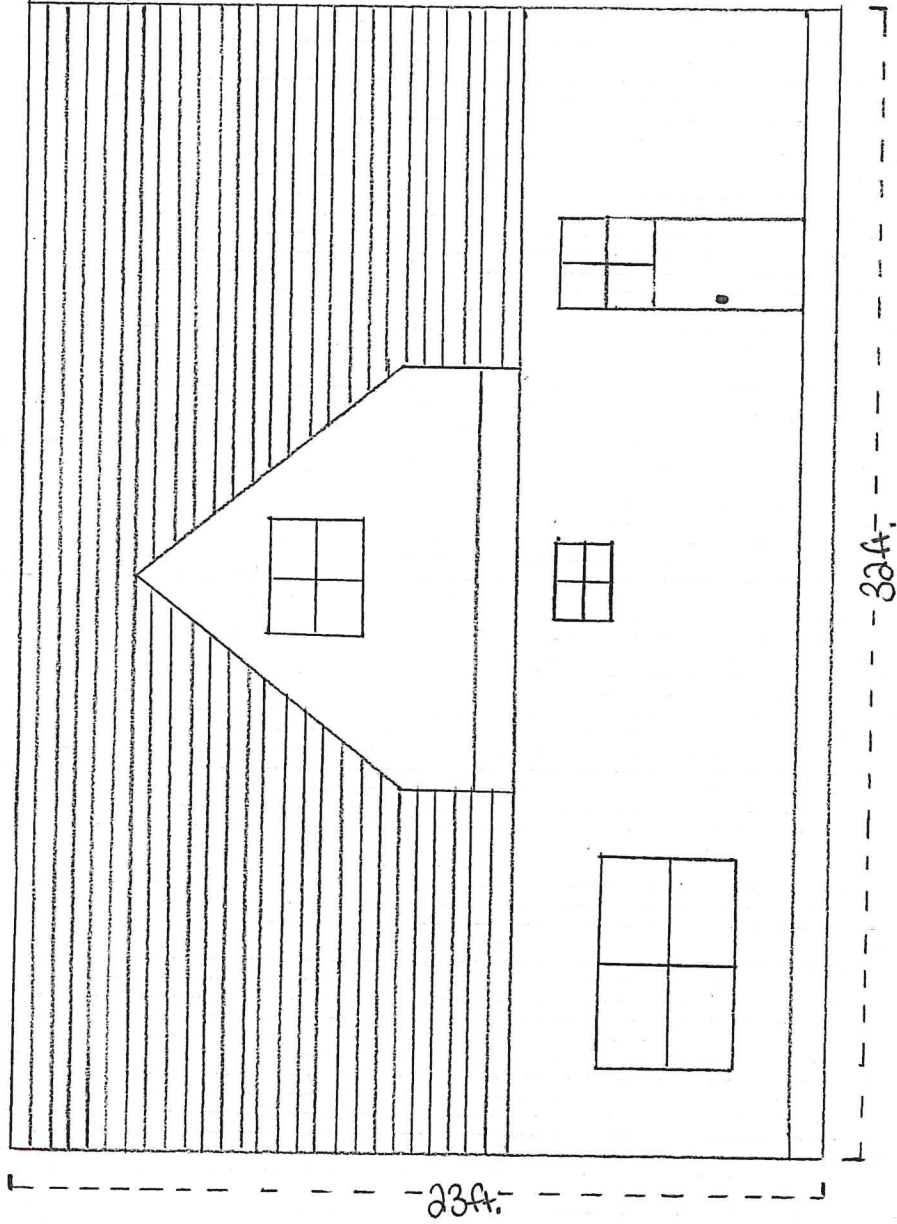
Total Sq. Ft. = 1,936 sq. ft.

1 Coggeshall Ave.



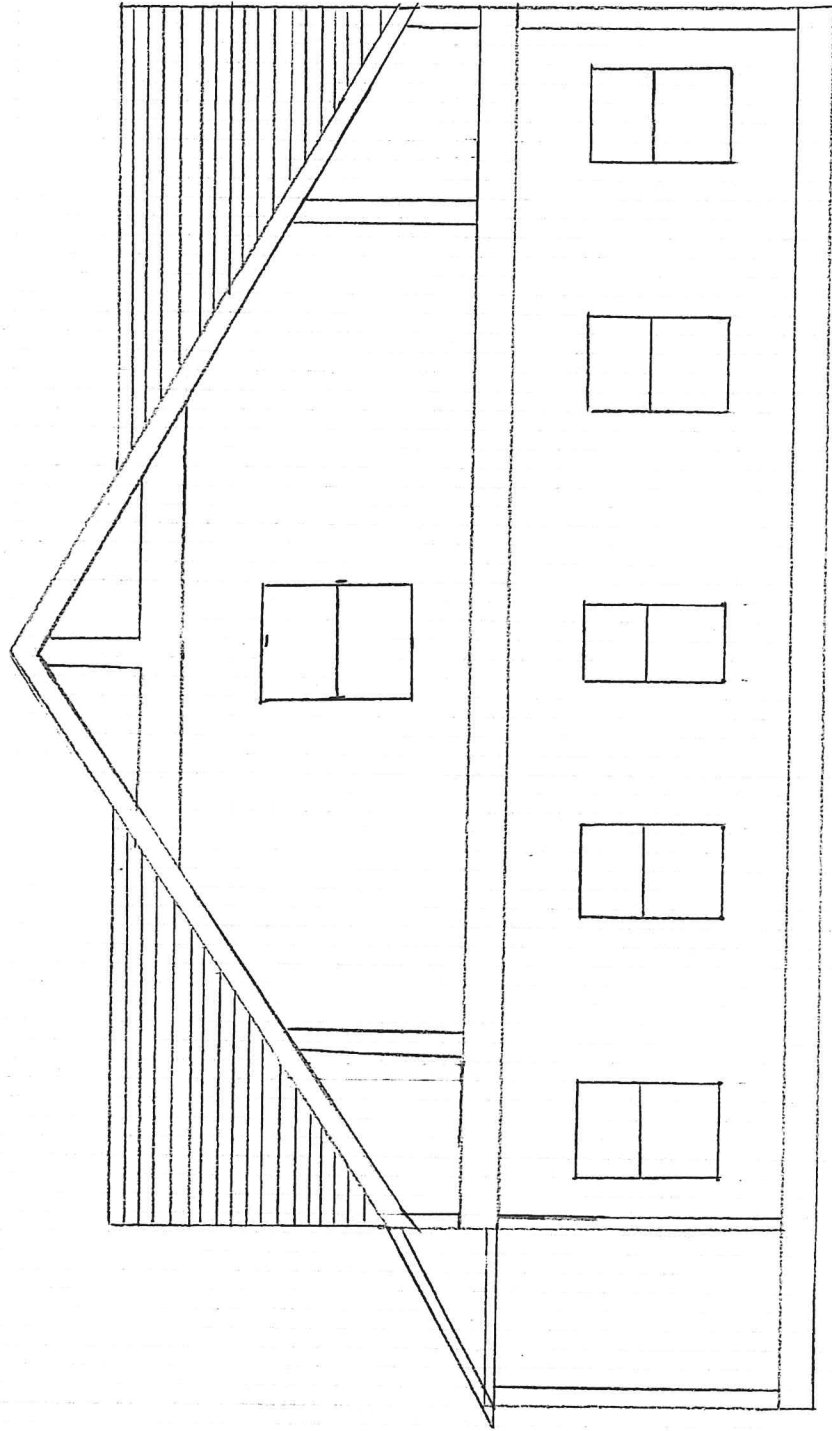
Front Elevations

1 Coggeshall Ave.



Rear Elevations

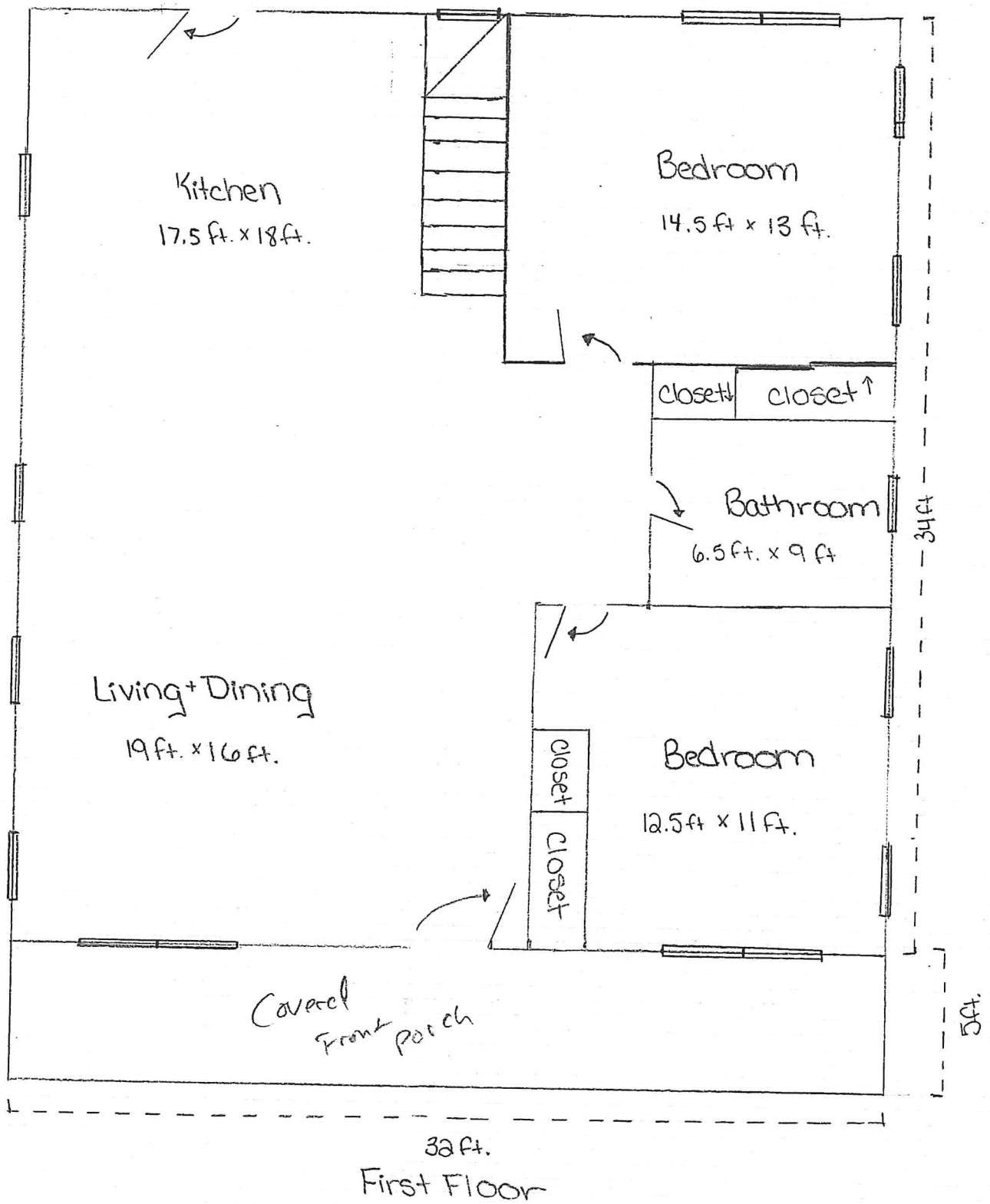
1 Coggeshall Ave.



5A. - - - - - 34A. - - - - -

Side Elevations

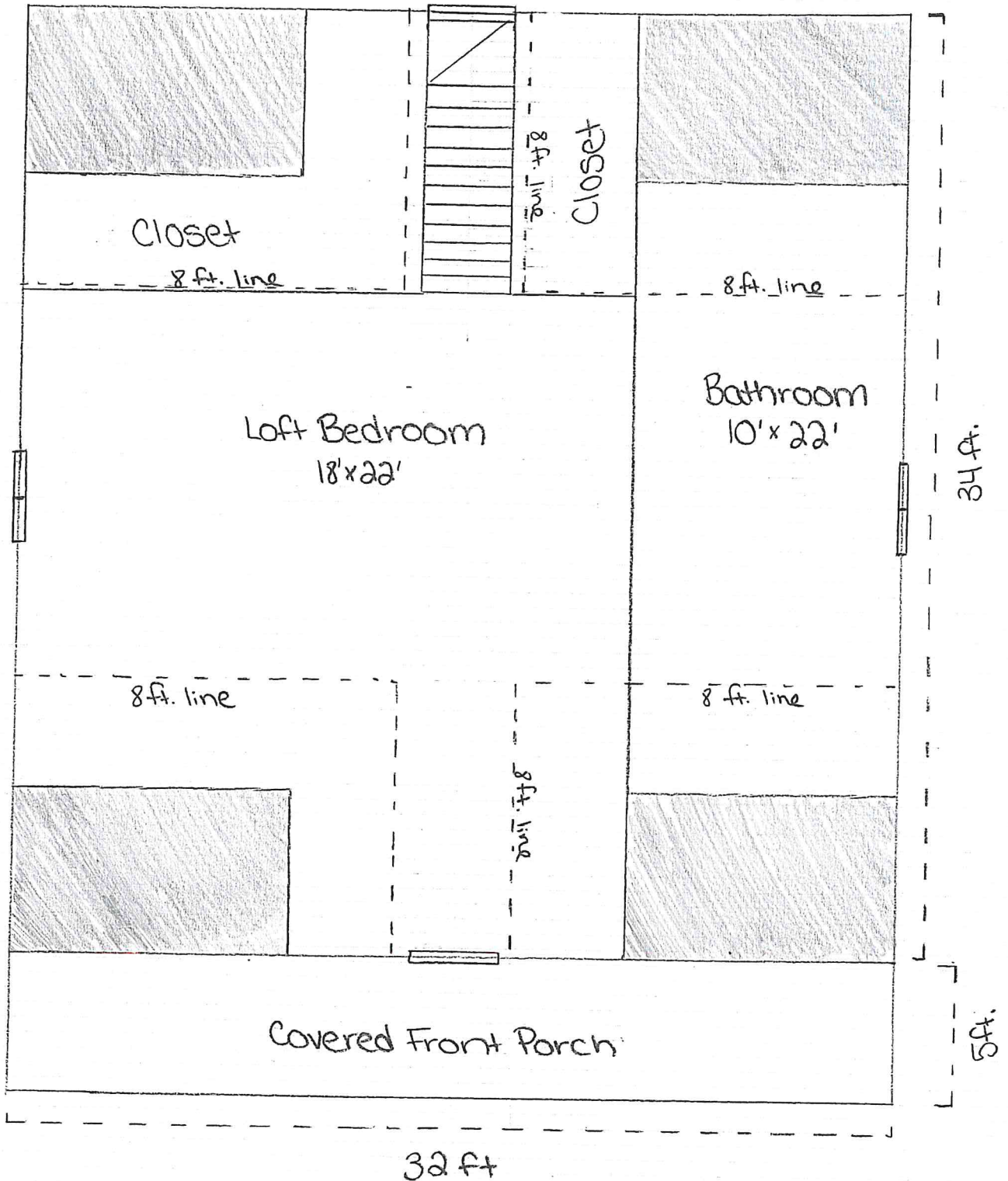
1 Coggeshall Ave.



COGGESHALL AVENUE

NARROWS ROAD

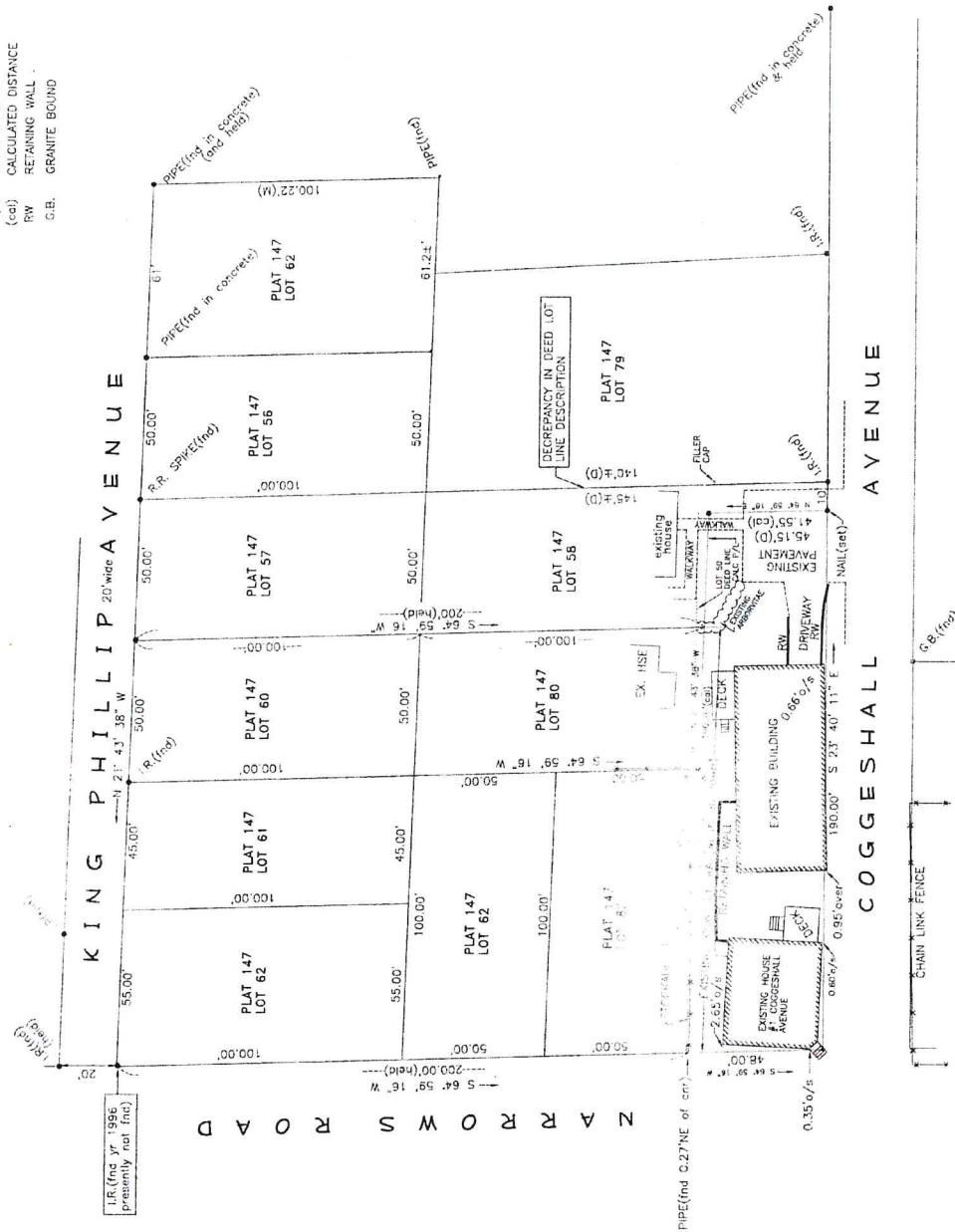
Cottage
1 Coggeshall



Second Floor

NORTH

R.R. L.R. (O) (M) o/s P/L cal) RW G.B.	RAILROAD SPIKE IRON ROD DEED REFERENCE DIMENSION FIELD MEASUREMENT OFFSET FROM P/L PROPERTY LINE CALCULATED DISTANCE RETAINING WALL GRANITE BOUND
1	1
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99	99
100	100



PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 15 COGGESHALL AVENUE SURVEYED FOR DRIVEN DEVELOPMENT LLC" BY: TURNING POINT SURVEY COMPANY, INC.
JAN. 27 2016

PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ABUTTING LOTS.

A horizontal graphic scale bar with a hatched pattern. It is marked with numbers 0, 5, 10, 30, 50, and 100, representing distances in miles.



ZÖZLING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
MIN. LOT WIDTH : 80' for 1 D.U.
MIN. LOT FRONTAGE : 80'
BUILDING SETBACKS
FRONT : 30.00'
REAR : 30.00'
SIDE : 15.00'
MAX. BLDG COVERAGE : 25%

CERTIFICATION

[illegible]

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY PERMITTER FOR ZONING PURPOSES

JOHN B. RZEP
C.O. # 13-4304 PLS # 1885

BARKER LAND SURVEYING, INC.

SITE PLAN OF

PLAT 147 LOT 50

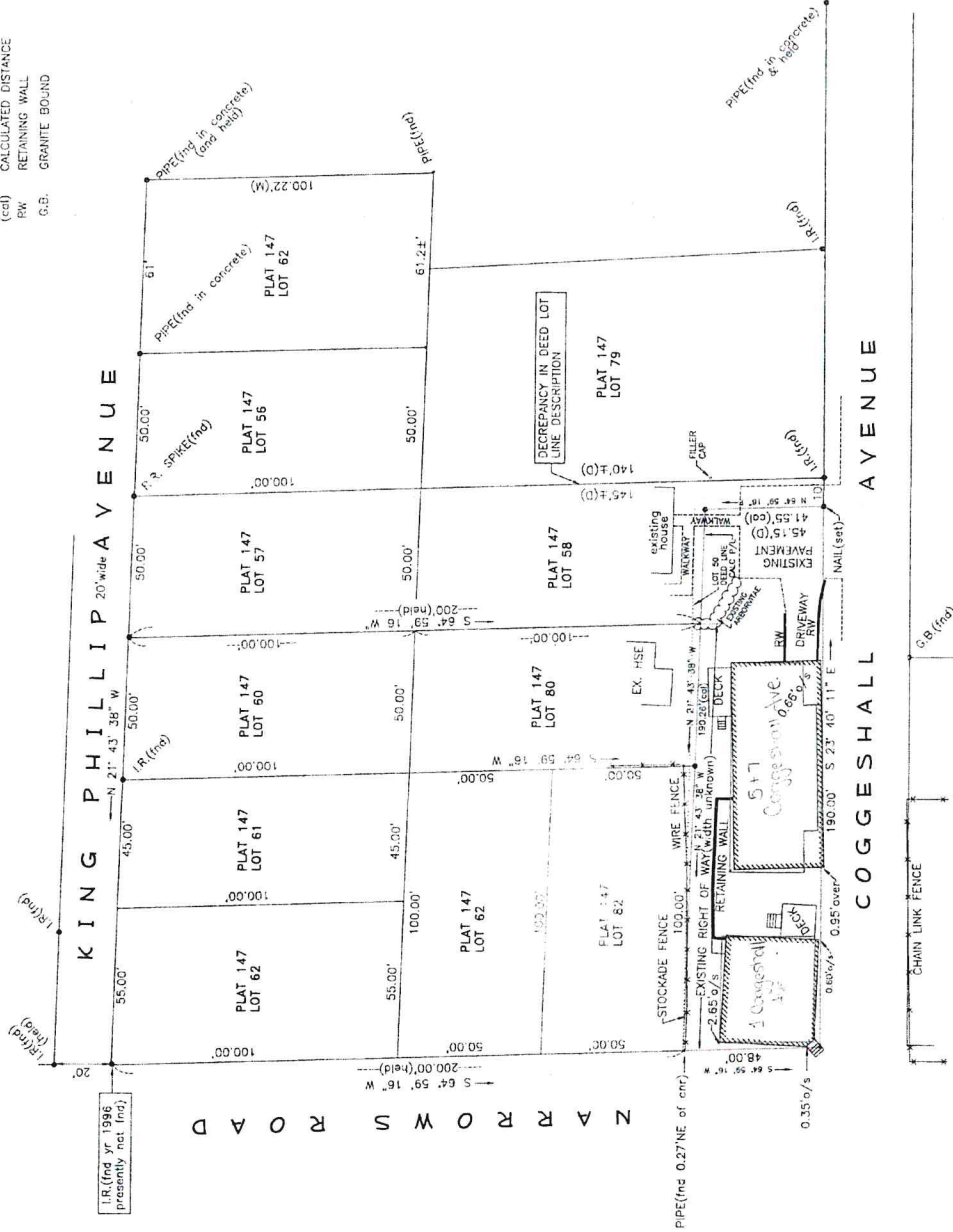
AREA : 8505 sf L.E. BOOK 1948 page 147

COGESHAL AVENUE PLAT 147 10 50 BRISTOL R.I.

DWG NO.	SCALE	UNIT	SHEET
---------	-------	------	-------

30102-829	1"=30'	3/2/2023	JJB	1 OF 1
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R.R.	RAILROAD SPIKE
I.R. <td>IRON ROD</td>	IRON ROD
(D) <td>DEED REFERENCE DIMENSION</td>	DEED REFERENCE DIMENSION
(N) <td>FIELD MEASUREMENT</td>	FIELD MEASUREMENT
o/s <td>OFFSET FROM P/L</td>	OFFSET FROM P/L
p/l <td>PROPERTY LINE</td>	PROPERTY LINE
(cal) <td>CALCULATED DISTANCE</td>	CALCULATED DISTANCE
RW <td>RETAINING WALL</td>	RETAINING WALL
G.B. <td>GRANITE BOUND</td>	GRANITE BOUND

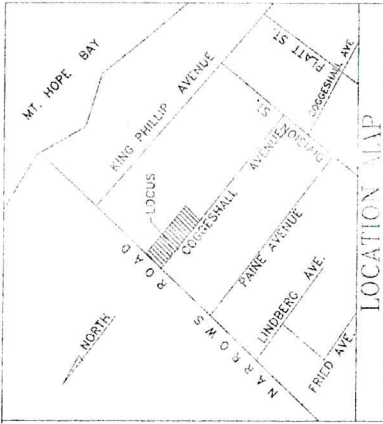


PLAN ENTITLED "ADMINISTRATIVE SUBMISSION PLAN OF LAND 15 COGGESHALL AVENUE SURVEYED FOR DRIVEN DEVELOPMENT LLC" BY: TURNING POINT SURVEY COMPANY, INC.
JAN. 27 2016

GRAPHIC SCALE

0 5 10 30 50 100

PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ABUTTING LOTS.



ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
MIN. LOT WIDTH : 80' for 1 DU
MIN. LOT FRONTAGE : 80'
BUILDING SETBACKS
FRONT : 30.00'
REAR : 30.00'
SIDE : 15.00'
MAX. BLDG. COVERAGE : 25%

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN WAS PREPARED PURSUANT TO 435 P.S. § 46-2 OF THE NULLS AND DECLARATIONS ADOPTED BY THE BRIDGE AND DIRT ROAD REVISION AND PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015 AS FOLLOWS:

TYPE OF SURVEY: PLANNY

CONDOMINIUM: BULL HORN SUBDIVISION

MEASURING INFORMATION

43.00' x 67.00' x 67.00'

THE IMPORTANCE OF THE CONCEPT OF THE SURROUNDING FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FROM THE EXISTING CONDITIONS WITHIN THE SURROUNDING, A NUMBER OF PARAMETERS ARE DERIVED THAT DEFINE THE

588: 574

BARKER LAND SURVEYING, INC.
169 HIGH ST. BRISTOL, CT 06209 401/254-0824

SITE PLAN OF

PLAT 147 LOT 50

AREA : 3505 s.f L.E. 900K 1848 page 147
1 COGGESHALL AVENUE PLAT 147 LOT 50 BRISTOL R.I.

DWG NO.	SCALE	DATE	OWN BY	SHEET
230102-829	1"=30'	3/2/2023	JJB	1 OF 1

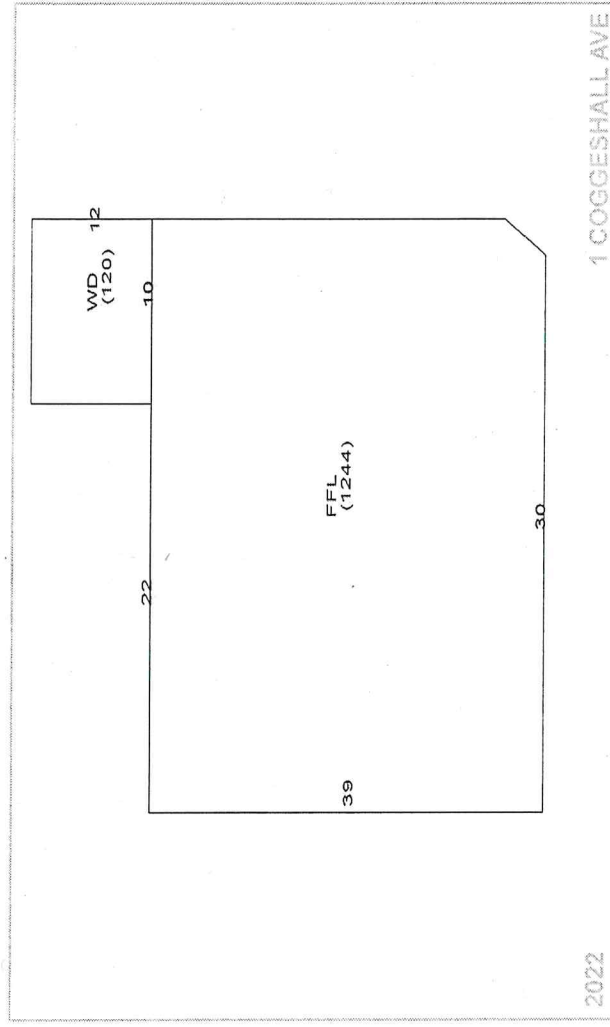
REVISIONS

Owner	Owner Account #:	% Owned
Owner 1	AMARAL, RICARDO J & ROBERT	0.00
Owner 2		0.00
Owner 3		0.00
Address	17 Goulart Ave, BRISTOL, RI 02809-0000	

► Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230		W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

► Assessment						
Use Code	Bldg Value	SFY01 Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		194.43	VAL per SQ Unit/Parcel > 78.60	

Previous Assessments								
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400
2017	01	246,300	0	0	107,100	0	353,400	353,400



Land Information							
	Use	Description	Units	Unit Type	Land Type	LT Fact	
1	01	Single Fam	0.20282	AC	P	1.00	
						Unit Price	630,000
						Adjusted	693,226
2							
3							
4							

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
N							140,600			1.00	0

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment

\$491,900

Building Information

Description		Description	
BLDG Type	Ranch	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnal	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shirn	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceill HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			
Quantity		Quality	
Full Bath	1	Typical	
Ext Full Bath			
Half Bath			
Ext Half Bath			
Ext Fixtures			
Kitchens	1	Typical	
Ext Kitchens			
Fireplaces			
W.S. Flues	1	Typical	

Room Counts by Floor

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

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	Topography
Alt LUC		Alt %	Street
		0.00	Traffic
Depreciation			
Code	FA	FA - Fair-Avg	%
Condition			
Functional	-		39.2
Economic	-		0.0
Special	-		0.0
OV	-		
Bas \$/SQ			121.00
Size Adj			1.19
Constr Adj			1.01
Adj \$/SQ			144.92
Othr Featrs			22,500
Grade Fac			1.00
Neigh Infl			1.00
Land Factor			1.00
Adj Total			204,940
Depreciation			80,336
Depr Total			124,604
Total Depreciation %	> 39.2		

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				0
Bldg Seq				1

Condo Data

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
05/28/2009	B36191		BLDG	0		Closed	REPAIR ROOF SHINGLES AND RE-POINT CHIMNEY
07/29/2004	B35824		BLDG	0		Closed	REPLACE EXISTING DECK (12 X 10), REPLACING SIDE DOOR
02/06/2004	M15670		MECH	0		Closed	INSTALL BOILER/CK #1878

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											

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,244	1,244	144.92	180,280
WD	WOOD DECK	120	0	18.00	2,160
Total		1,364	1,244		182,440

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Bristol

1 COGGESHALL AVE

Plat/Lot 147 50

Account: 7415

LUC.01

Zone R-10

Assessment

Card 2 of 2

\$491,900

Owner

Owner Account #:

Owner 1 AMARAL, RICARDO J & ROBERT

Owner 2

Owner 3

Address 17 Goulart Ave, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

46.32

VAL per SQ Unit/Parcel >

78.60

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230	W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J F

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400
2017	01	246,300	0	0	107,100	0	353,400	353,400

6

WD (150)

25

8

WD (136)

17

72

32

EEL BMT (2304)

32

2022

1 COGGESHALL AVE

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 02 2-5 Family	0	AC	P	1.00	630,000	0	N							0			1.00	0
2																		
3																		
4																		

Year ID: 2022

Print Date = 4/11/2023

Printed By = Counter

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

Assessment

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	2,304	2,304	125.26	288,599
BMT	BASEMENT	2,304	0	18.79	43,292
WD	WOOD DECK	286	0	17.29	4,941
Total		4,894	2,304		336,832

► **Notes**

[illegible]

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



1 Coggeshall Avenue - 300' Radius

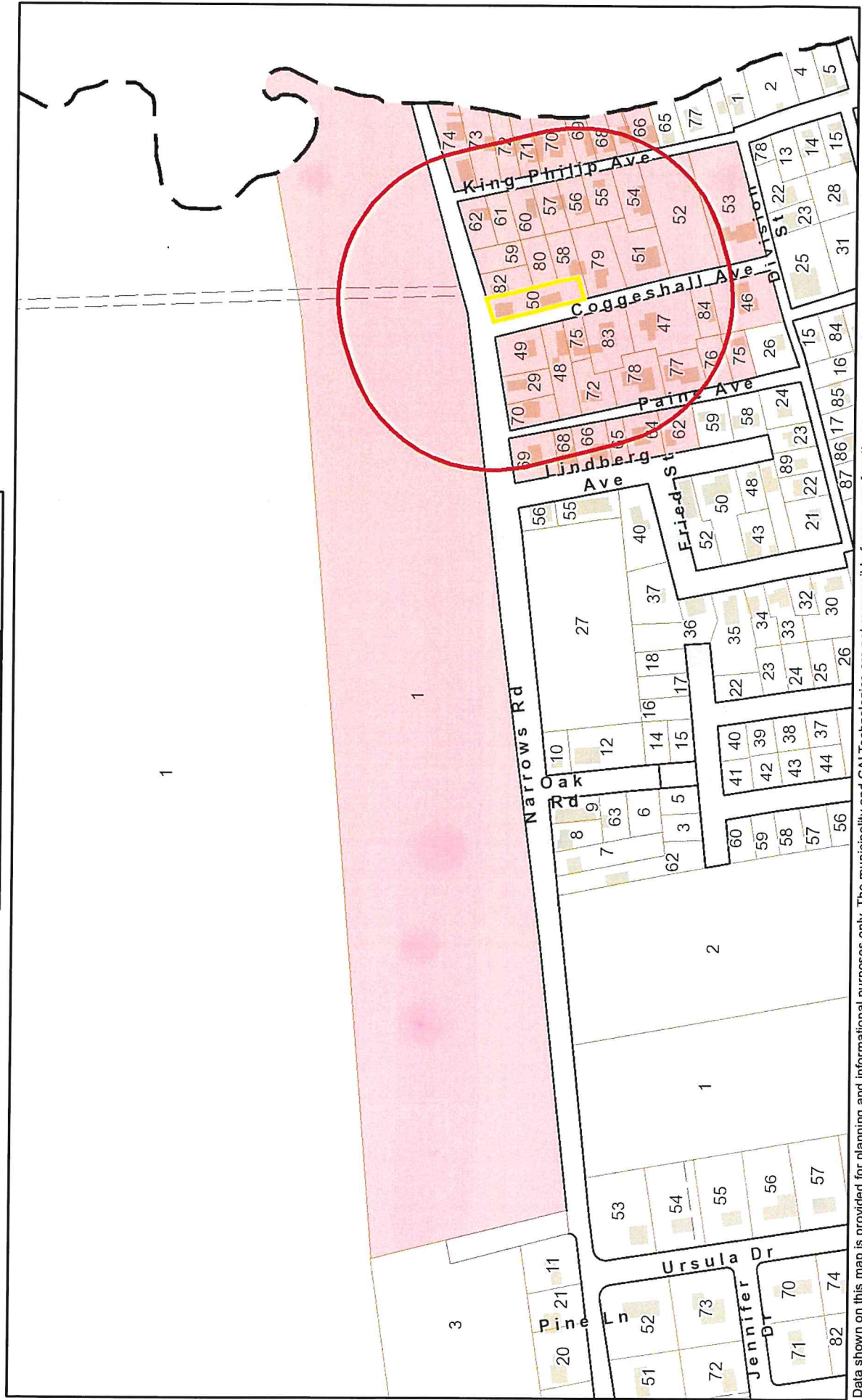
Bristol, RI

April 10, 2023

1 inch = 281 Feet



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 147-46
CAMA Number: 147-46
Property Address: 40 COGGESHALL AVE

Mailing Address: BENEVIDES, KENNETH A. MARY LOU
ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-52
CAMA Number: 147-52
Property Address: 31 COGGESHALL AVE

Mailing Address: BRANCA-SANTOS, PAULA & SANTOS
RICHARD JR TE
135 REMSEN RD
YONKERS, NY 10710

Parcel Number: 147-53
CAMA Number: 147-53
Property Address: 41 COGGESHALL AVE

Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES
TRUST ARMITAGE-BRISTOW, MARSHA;
TRUSTEE, ARMITAGE-BRISTOW
41 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number:	147-55	Mailing Address:	GORHAM, COURTNEY LOUISE & MONTESANO, MICHAEL JOSEP 101 KING PHILLIP AVE BRISTOL, RI 02809
CAMA Number:	147-55		
Property Address:	101 KING PHILLIP AVE		
Parcel Number:	147-56	Mailing Address:	LOWE, DIANE VERDOLOTTI 23 CONE DR WEST WARWICK, RI 02893
CAMA Number:	147-56		
Property Address:	103 KING PHILLIP AVE		
Parcel Number:	147-57	Mailing Address:	THURSTON, -PILLER RENA S. 105 KING PHILLIP AVE BRISTOL, RI 02809
CAMA Number:	147-57		
Property Address:	105 KING PHILLIP AVE		
Parcel Number:	147-58	Mailing Address:	11 COGGESHALL, LLC 4 MUNRO AVENUE WARREN, RI 02885
CAMA Number:	147-58		
Property Address:	11 COGGESHALL AVE		
Parcel Number:	147-59	Mailing Address:	ALMEIDA, JULIE C 87 KICKEMUIT AVE BRISTOL, RI 02809
CAMA Number:	147-59		
Property Address:	136 NARROWS RD		
Parcel Number:	147-60	Mailing Address:	COCHRAN, E. ROSS 107 KING PHILLIP AVE BRISTOL, RI 02809
CAMA Number:	147-60		
Property Address:	107 KING PHILLIP AVE		
Parcel Number:	147-61	Mailing Address:	VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
CAMA Number:	147-61		
Property Address:	KING PHILLIP AVE		
Parcel Number:	147-62	Mailing Address:	VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
CAMA Number:	147-62		
Property Address:	111 KING PHILLIP AVE		
Parcel Number:	147-66	Mailing Address:	PEREIRA, ISAURA, LIFE ESTATE 273 PECKHAM ST FALL RIVER, MA 02724
CAMA Number:	147-66		
Property Address:	96 KING PHILLIP AVE		
Parcel Number:	147-67	Mailing Address:	BEEBE, KEVIN J. MARY JANE TE 98 KING PHILLIP AVE BRISTOL, RI 02809
CAMA Number:	147-67		
Property Address:	98 KING PHILLIP AVE		
Parcel Number:	147-68	Mailing Address:	CASHMAN, MURIEL A. LE ETAL YOUNG, DARLENE M. 100 KING PHILLIP AVE BRISTOL, RI 02809
CAMA Number:	147-68		
Property Address:	100 KING PHILLIP AVE		
Parcel Number:	147-69	Mailing Address:	DAVIDOFF, SCOTT & BRANDY NICOLE TE 6409 MEADOWVIEW CT PLANO, TX 75024
CAMA Number:	147-69		
Property Address:	102 KING PHILLIP AVE		



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 147-70
CAMA Number: 147-70
Property Address: 104 KING PHILLIP AVE

Mailing Address: IRONS, STEPHEN L & KAREN M TE
104 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-71
CAMA Number: 147-71
Property Address: 106 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-72
CAMA Number: 147-72
Property Address: 108 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-73
CAMA Number: 147-73
Property Address: 110 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-74
CAMA Number: 147-74
Property Address: 148 NARROWS RD

Mailing Address: PACHECO, WALTER & KIMBERLY TE
148 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-75
CAMA Number: 147-75
Property Address: 10 COGGESHALL AVE

Mailing Address: GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-79
CAMA Number: 147-79
Property Address: 15 COGGESHALL AVE

Mailing Address: MERKLE, JEFFREY C & EILEEN TE
15 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-80
CAMA Number: 147-80
Property Address: 132 NARROWS RD

Mailing Address: MACDONALD, PATRICIA A ETAL
ROBERT I. SHAW
92 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 147-82
CAMA Number: 147-82
Property Address: 134 NARROWS RD

Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-83
CAMA Number: 147-83
Property Address: 14 COGGESHALL AVE

Mailing Address: CATALANO, FRANK P SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-84
CAMA Number: 147-84
Property Address: 32 COGGESHALL AVE

Mailing Address: PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

Parcel Number: 147-87
CAMA Number: 147-87
Property Address: KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 148-29
CAMA Number: 148-29
Property Address: 126 NARROWS RD

Mailing Address: URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-62
CAMA Number: 148-62
Property Address: 21 LINDBERG AVE

Mailing Address: PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-64
CAMA Number: 148-64
Property Address: 14 PAINE AVE

Mailing Address: SPATES, RICHARD M. TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-65
CAMA Number: 148-65
Property Address: 12 PAINE AVE

Mailing Address: USHER, PATRICK JR & LEITE, DIANE
12 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-66
CAMA Number: 148-66
Property Address: 9 LINDBERG AVE

Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-68
CAMA Number: 148-68
Property Address: 5 LINDBERG AVE

Mailing Address: USHER, PATRICK JR & LEITE, DIANE
5 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-69
CAMA Number: 148-69
Property Address: 110 NARROWS RD

Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

Parcel Number: 148-70
CAMA Number: 148-70
Property Address: 112 NARROWS RD

Mailing Address: SERRA, JOSE ANTONIO FIGUEROA &
DIAZ, SABRINA CANCEL TE
112 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-72
CAMA Number: 148-72
Property Address: 9 PAINE AVE

Mailing Address: SECURO, FRANCES E. LE DESILETS,
ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-75
CAMA Number: 148-75
Property Address: 25 PAINE AVE

Mailing Address: DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-76
CAMA Number: 148-76
Property Address: 21 PAINE AVE

Mailing Address: KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

Parcel Number: 148-77
CAMA Number: 148-77
Property Address: 19 PAINE AVE

Mailing Address: PIRES, DAVID A. PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 148-78
CAMA Number: 148-78
Property Address: 15 PAINE AVE

Mailing Address: DUNCAN, WHITNEY P CHAIKIN,
CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840



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11 COGGESHALL, LLC
4 MUNRO AVENUE
WARREN, RI 02885

COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

AMARAL, RICARDO J & ROBE
17 Goulart Ave
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840

MACDONALD, PATRICIA A ETA
ROBERT I. SHAW
92 KING PHILIP AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

BENEVIDES, KENNETH A.
MARY LOU ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
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PORT WASHINGTON, NY 11050

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
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BRANCA-SANTOS, PAULA & SA
135 REMSEN RD
YONKERS, NY 10710

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

PEREIRA, ISAURA, LIFE EST
273 PECKHAM ST
FALL RIVER, MA 02724

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

PIRES, DAVID A.
PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

VOYER, BARBARA A
SERGE A.
88 MOCCASIN DRIVE
WARWICK, RI 02889

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACEY M. TE
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BRISTOL, RI 02809

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BRISTOL, RI 02809