



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

February 12, 2026
File #: ZBR-26-6

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

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

Bristol Town Hall
10 Court Street, Bristol, RI 02809
March 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Nicholas Andre
Owner of Record: Nicholas Andre
Location: 142 BRADFORD ST , BRISTOL, RI, 02809
Plat: 18 Lot: 11
Zoning District: ~~LB~~ R-6

Applicant is requesting **Dimensional Variance** to:

construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential R-6 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-6

142 Bradford St 18 11

January 29, 2026

Applicant	
Name of Applicant	Nicholas Andre
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	142 Bradford St	18	11

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	966 feet
Width in Feet	23.5 feet
Length in Feet	48.75 feet
Height Above Grade	17.17 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
ARTICLE IV. - DIMENSIONAL REGULATIONS, Sec. 28-111. - Residential zones of the Town Code, Table B

Describe the extent of the proposed alterations and the reasons for the requesting relief

I am seeking to construct a 966 sq ft detached ADU on my property in accordance with Rhode Island General Laws § 45-24-73(a)(1), which provides that one accessory dwelling unit per lot shall be allowed by right on an owner-occupied property as a reasonable accommodation for family members with disabilities. I am seeking a dimensional variance because while state law allows this ADU to be up to 1,200 square feet, the existing 22'x24' maximum size for accessory structures in the Town Code limits a single level ADU to 528 sq ft, a size that is impractical for a person in a wheelchair to reasonably live in. A second story is also not practical due to the occupant utilizing a wheelchair.

Existing Lot Specifications

Current Use of Premises	Multi Family If other, explain:
Number of Units	3
Lot Area	11,390
Lot Frontage	67.2
Lot Depth	174.62

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 2,720	Building/Structure Detail if Other:
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January 29, 2025

Town of Bristol
10 Court St
Bristol, RI 02809

To the Town of Bristol Zoning Board of Review,

I am writing in support of the dimensional variance request for the construction of an accessory dwelling unit (ADU) at my property located at 142 Bradford Street, Bristol, Rhode Island 02809.

This application is submitted pursuant to Rhode Island General Laws § 45-24-73(a)(1), which provides that one accessory dwelling unit per lot shall be allowed by right on an owner-occupied property as a reasonable accommodation for family members with disabilities.

The property at 142 Bradford Street is my primary residence and is owner-occupied. The proposed accessory dwelling unit is intended to serve as the primary residence for my parents. My father is permanently disabled and relies on a wheelchair for mobility. The creation of this accessory dwelling unit will allow my parents to live safely, independently, and in close proximity to family support, consistent with the intent and purpose of the state statute.

The proposed ADU is being requested specifically as a reasonable accommodation to address my father's disability.

The Town's current zoning ordinance, which imposes a maximum dimensional limitation of twenty-two feet (22') by twenty-four feet (24') for accessory structures within the R-6 zoning district, effectively restricts the allowable footprint of an ADU to approximately five hundred twenty-eight (528) square feet per floor. While such a limitation may be generally applicable, it imposes a substantial and undue constraint in circumstances involving an individual with a disability, particularly where mobility impairments require the use of a wheelchair.

In such instances, the construction of a multi-story dwelling is neither practical nor feasible, as stairways and second-floor living space are inherently incompatible with wheelchair accessibility and do not constitute a reasonable or functional residential design. Accordingly, the ADU must be constructed as a single-level dwelling. Under the Town's existing dimensional restriction, however, a single-story ADU would be limited to 528 square feet, which is insufficient to provide a safe, livable, and adequately functional two-bedroom residence for an individual requiring a wheelchair. It would be functionally uninhabitable.

Rhode Island General Laws § 45-24-73 expressly mandates that municipalities "must allow" the development of a two-bedroom ADU containing no less than one thousand two hundred (1,200) square feet of floor area, or sixty percent (60%) of the gross floor area of the principal dwelling, whichever is less. The Town's current dimensional limitation, as applied here, frustrates the intent and requirements of this statutory provision, particularly where accessibility considerations necessitate a single-story configuration.

Moreover, the requested relief is further supported by longstanding federal civil rights protections governing equal access to housing for individuals with disabilities. The Fair Housing Amendments Act of 1988 prohibits discrimination in housing on the basis of disability and specifically requires municipalities to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling. It further makes it unlawful to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing (See: Joint Statement Of The Department Of Justice And The Department Of Housing And Urban Development, *published August 18, 1999, Updated August 6, 2015*).

Accordingly, strict enforcement of the Town's accessory structure size limitation in this case would result in an unnecessary hardship, would preclude the development of a lawful and accessible dwelling, and would undermine both the statutory framework governing ADUs and the federal mandate that zoning regulations be administered in a manner consistent with disability accommodation and equal housing opportunity.

For these reasons, and in order to permit the construction of a compliant, habitable, and wheelchair-accessible two-bedroom ADU, I respectfully request that the Zoning Board grant a dimensional variance authorizing the construction of a single-level accessory dwelling unit consisting of approximately nine hundred sixty-six (966) square feet of gross floor area.

Further, the request for a dimensional variance meets the standards of relief found in the Town Code, specifically:

Sec. 28-409 (c) Standards for relief. The following shall be standards for relief:

(1) Variance. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant;

The hardship from which the Applicant seeks relief is due solely to the unique physical characteristics of the subject property, including the lot's size and configuration and the placement of the existing principal dwelling and proposed ADU. The need for dimensional relief does not arise from any economic disability of the Applicant, but from the inability to locate an accessory dwelling unit of the size required by R.I. Gen. Laws § 45-24-73 within the available buildable area of the lot while strictly complying with all dimensional requirements absent the requested relief.

b. That such hardship is not the result of any prior action of the applicant;

The claimed hardship is not the result of any prior action of the Applicant. The lot configuration, lot dimensions, and the placement of the existing principal structure pre-date the Applicant's request for relief and were not created by any subdivision, alteration, or development activity undertaken by the Applicant. The need for dimensional relief arises from these preexisting physical conditions and the application of current dimensional requirements to the subject property, and not from any self-created condition or action by the Applicant.

c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;

Granting the requested dimensional variance will not alter the general character of the surrounding area nor impair the intent or purpose of the zoning ordinance or the Town's Comprehensive Plan. The proposed accessory dwelling unit is subordinate to the existing principal dwelling, consistent in scale and residential character with surrounding area, and will be used to house a family member with a disability on an owner-occupied property, as expressly contemplated by R.I. Gen. Laws § 45-24-73. The relief requested is the minimum necessary to allow an otherwise by-right residential use within the existing neighborhood pattern and will not result in any change to the established residential character, intensity of use, or land use pattern of the surrounding area.

The surrounding area is characterized by dense residential development. The subject property, however, is comparatively large, containing approximately 11,370 square feet. Even with the addition of the proposed accessory dwelling unit, the resulting residential density and lot coverage on the subject property will remain lower than that of the vast majority of surrounding residential lots. Accordingly, the proposed development will be consistent with, and will not alter, the established character of the surrounding neighborhood.

d. The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same

district and permitted use of land or structures in an adjacent district shall not be considered grounds for granting a use variance; and

This criterion is not applicable to the present request, as the Applicant is not seeking a use variance.

2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

If the requested dimensional variance is not granted, the hardship suffered by the Applicant will amount to more than a mere inconvenience. Strict compliance with the applicable dimensional requirements would physically preclude the construction of an accessory dwelling unit of a size sufficient to reasonably accommodate a family member with a disability, despite such use being permitted by right under R.I. Gen. Laws § 45-24-73. Further, it would impede the owner's ability to provide necessary in-home care and support to the disabled family member. The relief requested is the minimum necessary to allow reasonable enjoyment of this permitted residential use within the physical constraints of the lot and intended use. The request is not based on financial considerations, increased profitability, or enhanced property value, but solely on the need to make practical use of the property in a manner expressly authorized by statute.

Thank you for your time and consideration. Please do not hesitate to contact me should you require any additional information or documentation.

Sincerely,

Nicholas Andre

Nicholas Andre
Owner, 142 Bradford Street
Bristol, RI 02809

142 BRADFORD STREET

NEW ADU CONSTRUCTION

BRISTOL RI 02809

FOR PERMIT

1.9.26

DRAWING LIST:

A000	GENERAL NOTES
A100	ARCHITECTURAL SITE PLAN
A101	FOUNDATION PLAN
A102	FIRST FLOOR & ROOF PLAN
A103	EXTERIOR ELEVATIONS
A104	SCHEDULES
A301	BUILDING SECTION

LEVEL DESIGN GROUP - CIVIL ENGINEERING
SURVEY/SITE PLAN
UTILITY PLAN

GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS. CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
2. ALL WORK SHALL BE ERECTED AND BE INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.
3. ALL DIMENSIONS ARE TO THE ROUGH FRAME. ALL DIMENSIONS MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN 1/8". ALL DISCREPANCIES SHALL BE DECIDED BY THE OWNER.
4. ALL DIMENSION LUMBER TO BE ALL STANDARD WOOD FRAMING MEMBERS TO BE S.PINE GRADE #2 ANY LUMBER IN CONTACT WITH CONCRETE OR IN EXTERIOR LOCATIONS TO BE (PRESSURE TREATED)
5. ALL FULL GLASS DOORS SHALL BE TEMPERED GLAZING.
6. REFER TO PARTITION TYPES FOR WALL MATERIAL, THICKNESS, AND FINISH, 28 DAYS AS FOLLOWS:
7. ALL CONCRETE USED SHALL DEVELOP A MIN COMPRESSIVE STRENGTH IN
SLABS/FLOORS= 4,000 PSI / FOOTINGS AND FOUNDATION WALLS= 3,500 PSI
9. CONTRACTOR SHALL COORDINATE REVIEW OF PARTITION LAYOUT WITH OWNER PRIOR TO PARTITION INSTALLATION.
10. ALL HINGED DOORS TO BE 4" FROM NEAREST PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONING LOCATING DOORS ARE TO INSIDE EDGE OF FRAMING.
11. THE CONTRACTOR SHALL ESTABLISH T.O.W. ELEVATION THAT IS TO BE USED TO SET THE TOPS OF ALL WINDOWS, EXTERIOR DOORS AND INTERIOR DOORS SUCH THAT THE TOPS OF WINDOWS AND DOORS R.O. WILL ALIGN.
12. ALL WINDOW & DOOR HEADERS 4'-0" OR LESS IN WIDTH SHALL BE (3) 2x10 BUILT UP HEADERS WITH SINGLE JACK STUD & SINGLE KING STUD EACH SIDE. ALL DOOR HEADERS WITHIN LOAD BEARING WALLS TO BE TRIPLE 7.5"LVL HEADER WITH SINGLE JACK STUD & DOUBLE KING STUD EACH SIDE.
13. GYPSUM WALL BOARD AT BOTH SIDES OF ALL PARTITIONS WITH PLUMBING ROUGH-IN *e.g.*
BATHROOM, KITCHEN, SHOWER, OUTSIDE FAUCETS SHALL BE MOISTURE & MILDEW RESISTANT.
14. ALL GYPSUM SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PROVIDE A LEVEL 4 FINISH, UNLESS OTHERWISE NOTED.
15. ALL EXPOSED GYPSUM EDGES TO HAVE METAL EDGE TRIM. ALL WALLS AT SHOWER TO RECEIVE USG DUROCK, GLUED AND SCREWED TO STUDS W/ 1-1/4" CEMENT BOARD SCREWS.
16. ALL WINDOWS TO BE HARVEY CLASSIC VINYL WINDOWS W/ LOW E, ARGON FILLED INSULATED CLEAR GLASS,
FULL ALUMINUM FRAME FIBERGLASS SCREENS, L CHANNEL NAILING FLANGE FOR VINYL SIDING,
EVEN SASH STYLE, 5/8" COLONIAL STYLE GRIDS IN-BETWEEN GLASS, LOW PROFILE (WHITE) METAL CAM LOCKS,
17. ALL EXTERIOR DOORS TO BE 3'-0"x6'-8" THERMA-TU FULL VIEW: SCHLAGE ACCENT SERIES LOCK SETS
(BRUSHED NICKEL). LEVER LOCK SET W/ AVILA ROSETT, ACCENT SATIN NICKEL DOUBLE CYLINDER DEADBOLTS,
TO BE KEYED (ALIKE). ANDERSON 4000 SERIES (WHITE FULL VIEW OUTSWING ALUMINUM INTERCHANGEABLE,
STORMS ON ALL EXTERIOR DOORS.
18. CERTAINTED VINYL SIDING AND COLOR, DECORATIVE DOOR/WINDOW TRIM, TO MATCH MAIN HOUSE.
ALL ROOF TRIM TO BE COVERED IN CELLULAR PVC, SOFITS AND GABLE OVERHANGS TO BE VENTED VINYL PANELS.
19. CERTAINTED PATRIOT ROOFING SHINGLE: APPLY GRACE VYCOR ICE AND WATER SHEILD (36" @ BOTTOM ROOF EDGES,
36" @ GABLE ROOF EDGES, 36" CENTERED IN VALLEYS. APPLY CERTAINTED UNDERLAYMENT ON REMAINDER
OF ROOF SURFACE, FOLLOW NAILING PATTERN FOR A STANDARD SLOPE, ROLLED RIDGE VENT 6" FROM ROOF EDGES @ ALL ROOFS,
APPLY ALUMINUM DRIP EDGE @ ALL ROOF EDGES.
20. INSTALL METAL INTERIOR ACCESS PANELS @ EXTERIOR HOSE BIBB LOCATIONS (3)

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE OF RI BRISTOL RI BUILDING CODES, PLUS RI AMENDMENTS.

ELECTRICAL:

1. TIE ELECTRICAL POWER INTO MAIN HOUSE. TRENCHING AND SAND PROVIDED BY OWNER.
2. PROVIDE HARD-WIRED CARBON MONOXIDE AND PHOTOELECTRIC SMOKE ALARM (120V) W/ 10 YEAR BACKUP BATTERY.
3. OWNER TO SUPPLY ALL INTERIOR AND EXTERIOR LIGHT FIXTURES/ BULBS/ EXHAUST FANS/ HARD PIPE DUCTS/ VINYL WALL CAPS / EXTERIOR DOORBELL BUTTONS AND DOORBELL WALL UNITS W/ TRANSFORMERS/ UNDERCABINET LIGHTING/ CEILING FIXTURES. ALL OWNER SUPPLIED ITEMS TO BE INSTALLED AND INSTALLATION MATERIAL SUPPLIED BY ELECTRICAL CONTRACTOR.
4. ALL SWITCH PLATES, OUTLET PLATES TO BE STANDARD WHITE.
5. THE FOLLOWING ROOMS TO HAVE DIMMER SWITCHES; KITCHEN PENDANTS
6. INSTALLATION, WIRING, PANELS AND RELATED MATERIAL FOR (4) MINI-SPLIT WALL UNITS & EXTERIOR CONDENSOR SUPPLIED BY ELECTRICAL CONTRACTOR. UNITS TO BE SIZED BY MECHANICAL CONTRACTOR.
7. PROVIDE HOMELINE ELECTRICAL PANEL; 150 AMP, 30 SPACE/60 CIRCUITS

PLUMBING:

1. MUSTEE DURAPAN WASHING MACHINE DRAIN PAN W/ CENTER FLOOR DRAIN. MODEL #99; SIZE 30"x32"
2. HOSE BIBB @ (3) LOCATIONS AS NOTED: 1/2" ANTI FREEZE / ANTI SIPHON W/ 1/2" PEX BALL VALVE, BRASS - CRIMP.
3. INSTALL OWNER SUPPLIED RHEEM 55 GAL. ELECTRIC HOT WATER TANK
4. TIE WATER LINE INTO MAIN HOUSE. TRENCHING AND SAND PROVIDED BY OWNER.
5. ALL PLUMBING FIXTURES PROVIDED BY OWNER. ALL OWNER PROVIDED FIXTURES TO BE INSTALLED BY PLUMBING CONTRACTOR. ALL INSTALLATION MATERIALS REQUIRED TO BE SUPPLIED BY PLUMBING CONTRACTOR (PVC PIPES, FITTINGS, TUBING ETC.)

MECHANICAL:

1. PROVIDE SIZING/CALCULATIONS FOR MITSUBISHI CEILING CASSETTES AND WALL MTD. CONDENSOR UNIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
2. INSTALL DRYER VENT BOX (MODEL THD425) AND 4" HARD PIPE TO 4" J BLOCK DUAL DOOR (NO-PEST VENT)

MADELINE MELCHERT
ARCHITECT

2 ARTHUR AVENUE
BRISTOL RI 02809

516-524-6925
madeline@madeline.com

M

142 BRADFORD STREET

BRISTOL RI 02809
NEW ADU CONSTRUCTION

SITE PLAN

TITLE

DATE	DATE
SD	19.26
OWN BY:	CHK'D BY:
MM	-

REVISIONS
△ -
△ -
△ -
△ -
△ -
△ -
△ -
△ -

STAMP

SHEET NO.

A000



142 BRADFORD STREET

BRISTOL, RI 02809
NEW ADU CONSTRUCTION

PROPOSED PLANS

TITLE

PHASE

SD

MM

DATE

19.26

CHK'D BY:

MM

REVISIONS:

- △
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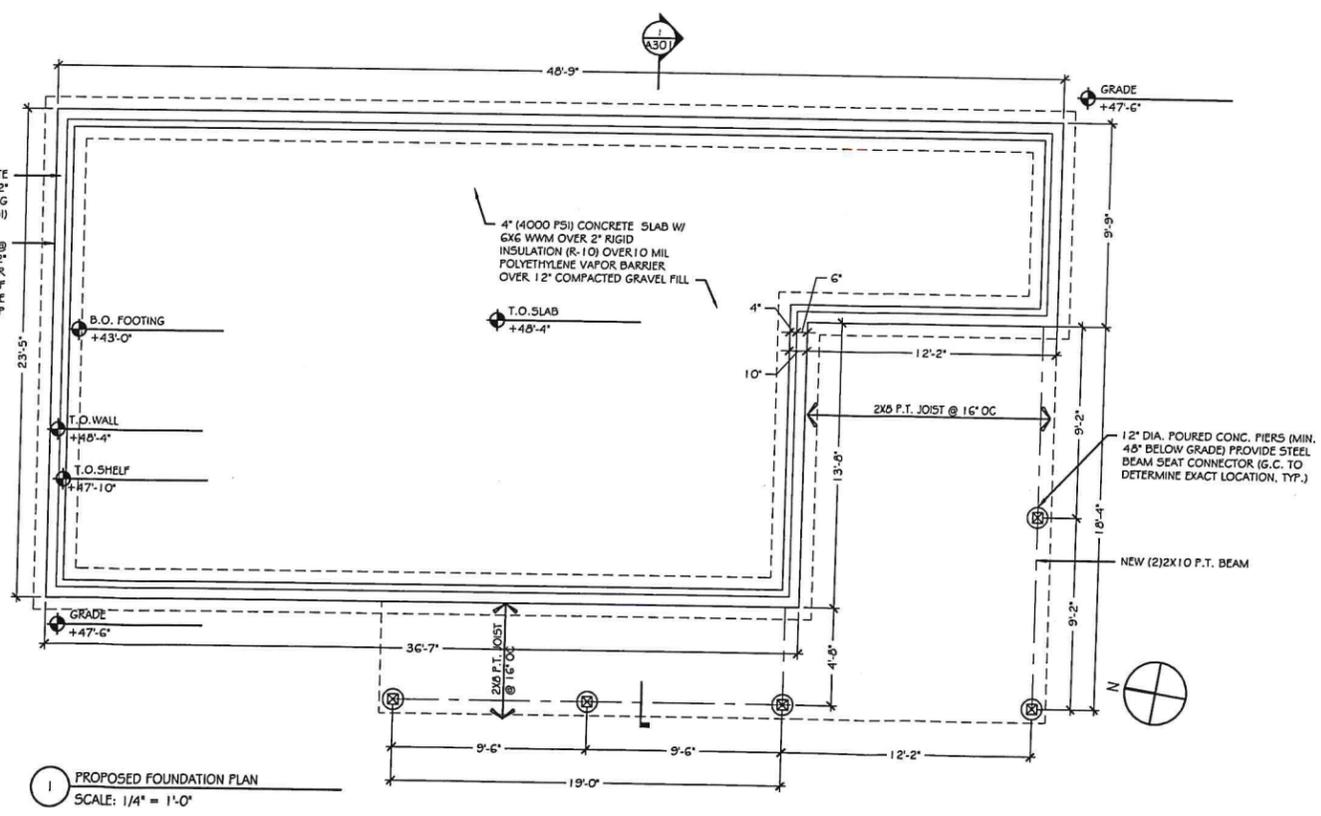
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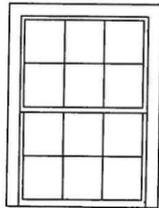
A101

- FOUNDATION NOTES:**
1. EXACT LOCATION OF ALL M.E.P. ITEMS TO BE COORDINATED IN FIELD WITH OWNER.
 2. CONTRACTOR TO ENSURE 0'-0" GRADE LEVEL IS ADEQUATE TO PROVIDE 6" MIN. FALL WITHIN FIRST 10'-0" OF SOIL SURROUNDING THE PERIMETER FOUNDATION WALLS.
 3. PROVIDE FILTER MEMBRANE COVERED CRUSHED STONE DRAIN AT PERIMETER OF FOOTINGS AND SUMP BELOW SLAB AS REQUIRED PER SECTION R405 OF RI SBC-2. PROVIDE MECHANICAL PUMP TO DAYLIGHT.
 4. PROVIDE 1" DEEP SAWCUT CONTROL JOINTS IN CONCRETE SLAB WITHIN 12 HOURS OF SLAB PLACEMENT AND FILL W/ EPOXY AFTER CURING. LOCATE JOINTS EVERY 20' O.C. MAX. IN EACH DIRECTION.



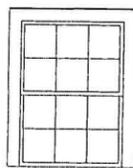
1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WINDOW TYPES:



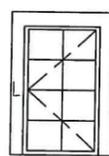
A

Harvey: Classic Double Hung (White) Vinyl Windows. Standard (Clear)(Argon Filled) Low-E Glass w/5/8" Colonial Style Grids In-Between Glass. Extruded Aluminum Frame Full Fiberglass Screens. Low Profile (White) Metal Cam Locks, L-Channel Nailing Flange. R.O. 3'-0" x 4'-6" (3046V)



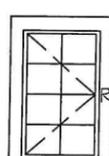
B

Harvey: Classic Double Hung (White) Vinyl Windows. Standard (Clear)(Argon Filled) Low-E Glass w/5/8" Colonial Style Grids In-Between Glass. Extruded Aluminum Frame Full Fiberglass Screens. Low Profile (White) Metal Cam Locks, L-Channel Nailing Flange. R.O. 2'-8" x 3'-0" (2830V)



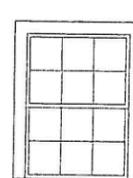
C

Harvey: White Vinyl Casement Windows. Standard Clear Glass w/5/8" Colonial Style Grids In-Between Glass. Extruded Aluminum Frame Full Fiberglass Screens. Low Profile (White) Metal Cam Locks, L-Channel Nailing Flange. R.O. 1'-9 1/2" x 3'-0"



D

Harvey: White Vinyl Casement Windows. Standard Clear Glass w/5/8" Colonial Style Grids In-Between Glass. Extruded Aluminum Frame Full Fiberglass Screens. Low Profile (White) Metal Cam Locks, L-Channel Nailing Flange. R.O. 1'-9 1/2" x 3'-0"



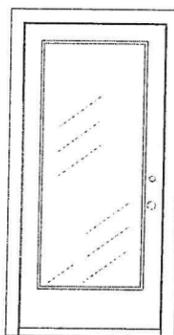
E

Harvey: Classic Double Hung (White) Vinyl Windows. Standard (Clear)(Argon Filled) Low-E Glass w/5/8" Colonial Style Grids In-Between Glass. Extruded Aluminum Frame Full Fiberglass Screens. Low Profile (White) Metal Cam Locks, L-Channel Nailing Flange. R.O. 2'-8" x 3'-6" (2836V)

WINDOW SCHEDULE NOTES:

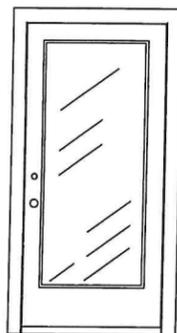
1. INSTALL ALL UNITS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS/ INSTRUCTIONS INCLUDING SHIMS, ANCHORAGE AND SILL AND JAMB WATERPROOFING.
2. ALL OPERABLE WINDOWS TO RECEIVE FULL EXTERIOR INSECT SCREEN.
3. ALL GLASS TO BE LOW-E.
4. SAFETY GLASS TO BE PROVIDED AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO:
 - 4.1. AT ANY PANE LARGER THAN 9 SQ. FT. WITH THE BOTTOM EDGE AT LESS THAN 18" ABOVE THE FLOOR.
 - 4.2. AT WINDOWS WITHIN 60" OF A SHOWER OR TUB.
5. WINDOWS SHOWN FROM EXTERIOR VIEW
6. G.C. TO PROVIDE SUBMITTALS FOR REVIEW PRIOR TO ORDERING.
7. REFER TO ELEVATIONS FOR OPERATION AND GRILLE PATTERNS.

DOOR TYPES:



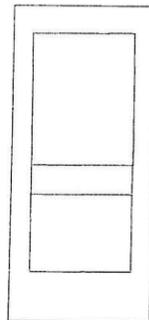
1

3'-0" x 6'-8" LH Thermo-Tru Exterior Door. 6-9/16" Jamb. 2-3/4" Backset Lockset and Deadbolt Prep. Adjustable Sill. Brush Nickel Ballbearing Hinges. R.O. 3'-2 1/2" x 6'-10 1/2"



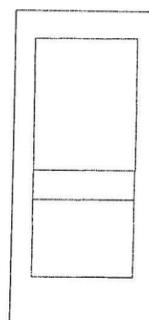
2

3'-0" x 6'-8" RH Thermo-Tru Exterior Door. 6-9/16" Jamb. 2-3/4" Backset Lockset and Deadbolt Prep. Adjustable Sill. Brush Nickel Ballbearing Hinges. R.O. 3'-2 1/2" x 6'-10 1/2"



3

3'-0" x 6'-8" x 1-3/8" LH Solid Core Int. 2 Panel Molded Door (Pre-Hung). 4-9/16" Jamb. 2-3/8" Backset Passage/Privacy Lever set. Brush Nickel Ballbearing Hinges. R.O. 3'-2 1/4" x 6'-10 1/2"



4

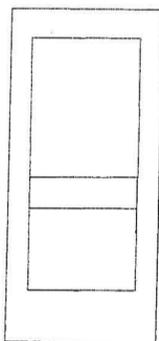
3'-0" x 6'-8" x 1-3/8" RH Solid Core Int. 2 Panel Molded Door (Pre-Hung). 4-9/16" Jamb. 2-3/8" Backset Passage/Privacy Lever set. Brush Nickel Ballbearing Hinges. R.O. 3'-2 1/4" x 6'-10 1/2"

DOOR SCHEDULE NOTES:

1. INSTALL ALL UNITS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS/ INSTRUCTIONS INCLUDING SHIMS, ANCHORAGE AND SILL AND JAMB WATERPROOFING.
2. ALL GLASS TO BE SAFETY GLAZING, LOW-E.
3. REFER TO FLOOR PLAN FOR DOOR HANDING.
4. ALL DOORS TO HAVE HARDWARE CUT OUTS IN SHOP PRIOR TO DELIVERY/INSTALLATION.
5. DOORS SHOWN FROM EXTERIOR VIEW.
6. G.C. TO PROVIDE ALL REQUIRED DOOR HARDWARE.
7. ALL VISIBLE HARDWARE TO BE FINISH TBD; CONFIRM WITH OWNER
8. ALL EXTERIOR DOORS TO BE KEYED ALIKE U.O.N.

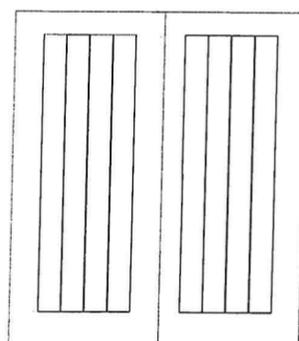
DOOR HARDWARE SETS:

COORDINATE W/ OWNER



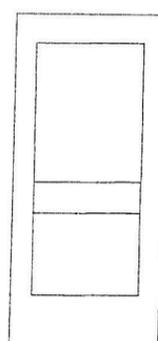
5

2'-0" x 6'-8" x 1-3/8" LH Solid Core Int. 2 Panel Molded Door (Pre-Hung). 4-9/16" Jamb. 2-3/8" Backset Closet Lever set. Brush Nickel Ballbearing Hinges. R.O. 2'-2 1/4" x 6'-10 1/2"



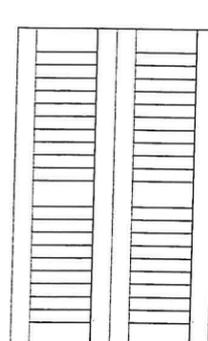
6

(2) 2'-0" x 6'-8" x 1-3/8" Solid Core Int. Beaded Molded Door Slats. Black Bamboo Track Kit w/ 8'-0" Barn Door Track. 4 3/4" Jamb (Cased Opening). R.O. 4'-5 3/4" x 6'-10 1/2"



7

2'-10" x 6'-8" x 1-3/8" LH Solid Core Int. 2 Panel Molded Door (Pre-Hung). 4-9/16" Jamb. 2-3/8" Backset Closet Lever set. Brush Nickel Ballbearing Hinges. R.O. 2'-2 1/4" x 6'-10 1/2"



8

(2) 1'-4" x 6'-8" x 1-3/8" L/RH Int. Louver Door. 4-9/16" Jamb. 2-3/8" Backset. Closet Lever set. Ballbearing Hinges. Finish to be Brush Nickel. R.O. 2'-10 3/4" x 6'-10 1/2"

142 BRADFORD STREET

BRISTOL, RI 02809

NEW ADU CONSTRUCTION

SCHEDULES

TITLE

DATE

SD

19.26

OWN BY

MM

CHECKED BY

REVISIONS

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SHEET NO.

A104

MADELINE MELCHERT ARCHITECT



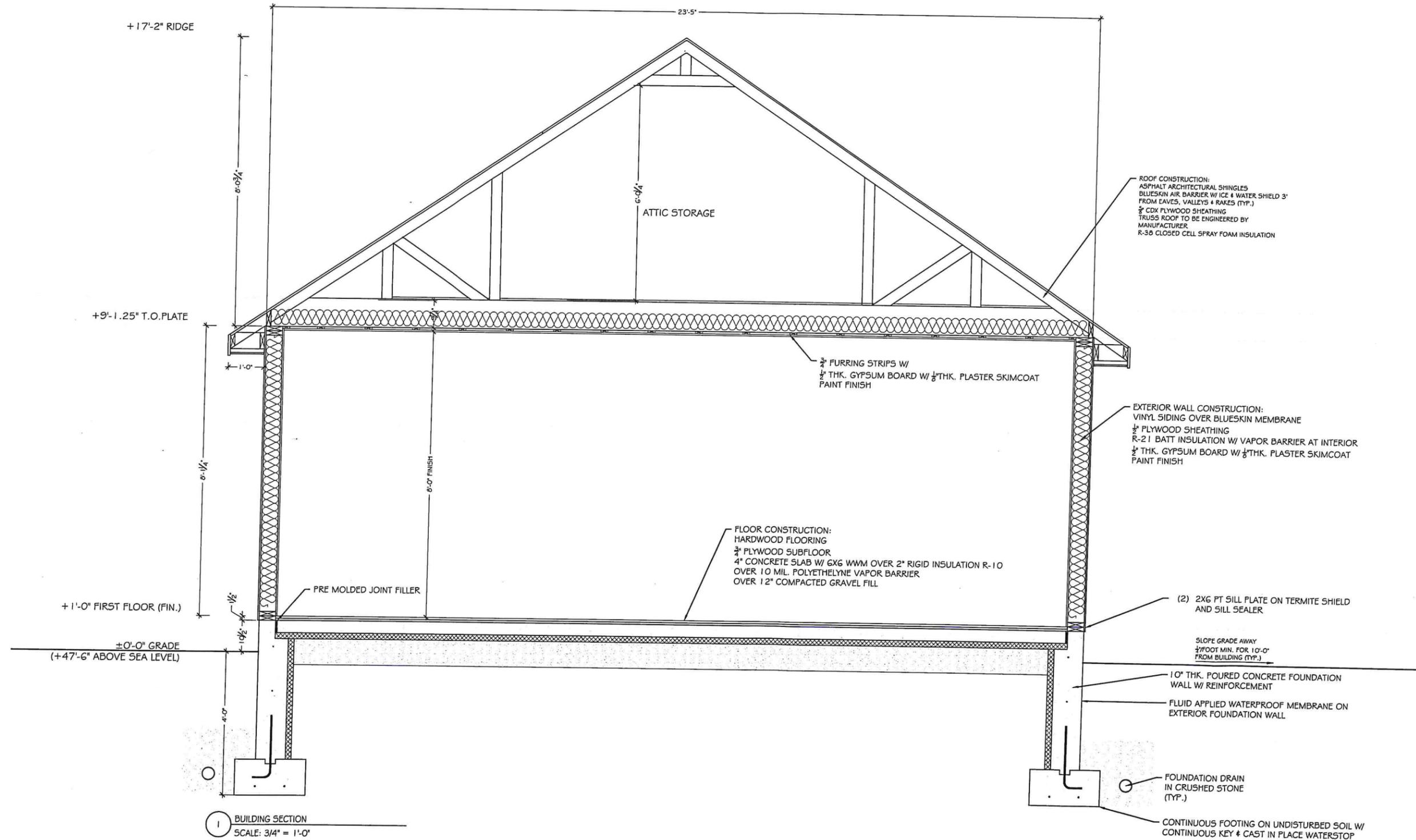
518-524-8925

MADELINE@MMAA.COM

2 ARTHUR AVENUE

BRISTOL, RI 02809





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

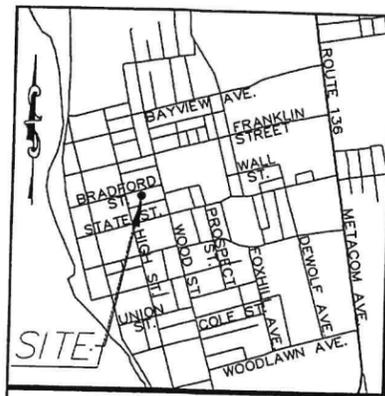
TITLE	DATE
SD	19.26
MM	

REVISIONS:

1	
2	
3	
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8	
9	
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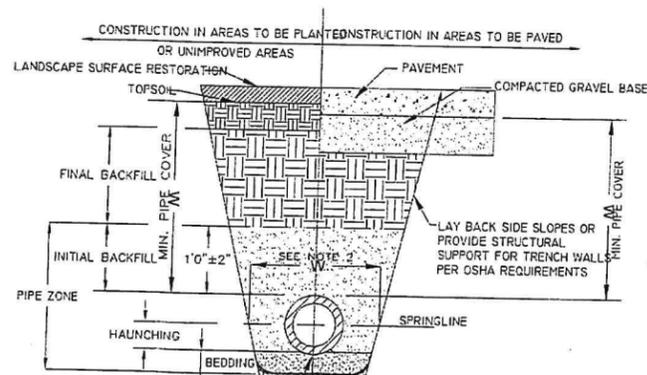
SHEET NO.



LOCUS MAP
not to scale

LEGEND

- | | |
|-------|------------------------|
| AC | AIR CONDITIONER |
| BIT. | BITUMINOUS |
| CLF | CHAIN LINK FENCE |
| CONC. | CONCRETE |
| DB | DEED BOOK |
| EM | ELECTRIC METER |
| EOC | EDGE OF CONCRETE |
| EOP | EDGE OF PAVEMENT |
| -G- | UNDERGROUND GAS LINE |
| GG | GAS GATE |
| N/F | NOW OR FORMERLY |
| OHW | OVERHEAD WIRES |
| PG | PAGE |
| RBF | REBAR FOUND |
| -S- | UNDERGROUND SEWER LINE |
| S.F. | SQUARE FEET |
| SMH | SEWER MANHOLE |
| UP | UTILITY POLE |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| -W- | UNDERGROUND WATER LINE |



UTILITY TRENCH
NOT TO SCALE

SHAPE BEDDING BY HAND TO FIT BOTTOM OF PIPE. INSTALL PIPE ON STABLE BEDDING WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL

FOUNDATION, BEDDING AND BACKFILL MATERIALS		
PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	NOTE [6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[3]	[3]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[2]	[2]
MAN	[5]	[5]
PIPE COVER	[5]	[5]

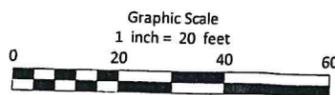
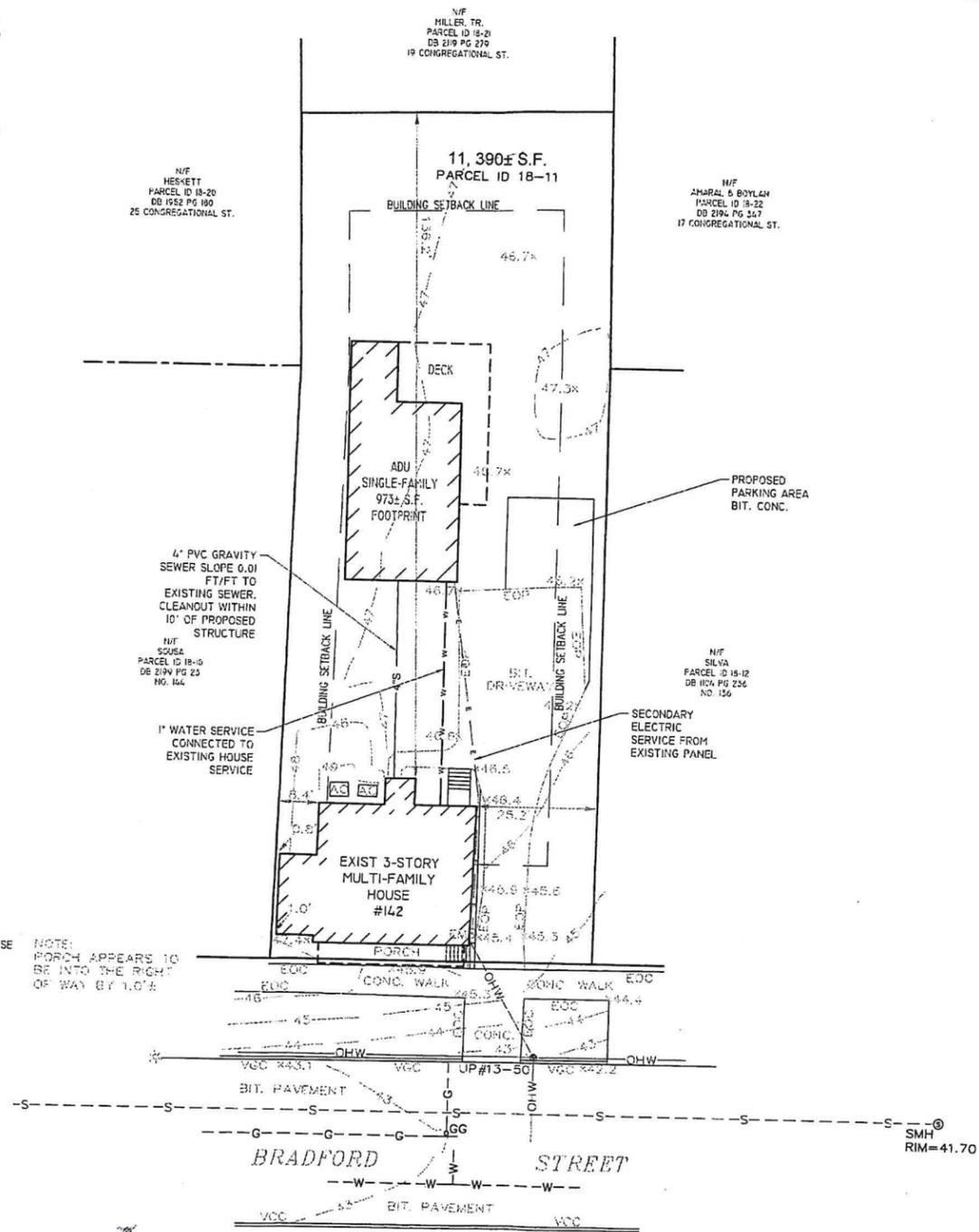
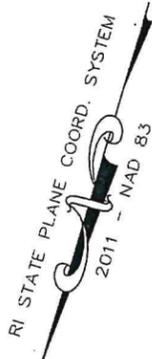
- NOTES:
- PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS. COMPACT TO 95% PER ASTM D-1557
 - MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

- INSTALL PIPE IN CENTER OF TRENCH.
- IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL
- MINIMUM COVER OVER TOP OF PIPE

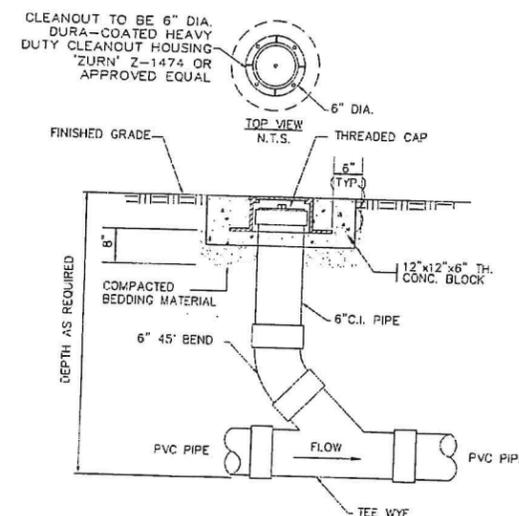
PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	4' - 0"	4' - 0"
DRAIN	2' - 0"	1' - 8"

[6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

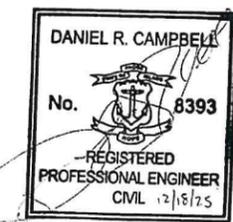


CONSTRUCTION NOTES

- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF BRISTOL, THE STATE OF RHODE ISLAND AND ANY OTHER AGENCIES HAVING JURISDICTION.
- UTILITIES: WATER/SEWER WILL BE INSTALLED THROUGH THE EXISTING STRUCTURE, OR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BRISTOL RHODE ISLAND, DPW FOR EXCAVATION AND THE ASSOCIATED DEPARTMENTS FOR INSTALLATION/INSPECTION.
- UTILITIES: ELECTRIC AND NATURAL GAS WILL BE INSTALLED THROUGH THE EXISTING STRUCTURE, OR IN ACCORDANCE WITH THE REQUIREMENTS OF THE RHODE ISLAND ENERGY AND THE TOWN OF BRISTOL DPW FOR EXCAVATION AND THE ASSOCIATED DEPARTMENTS FOR INSTALLATION/INSPECTION.



CLEANOUT AT GRADE
NOT TO SCALE



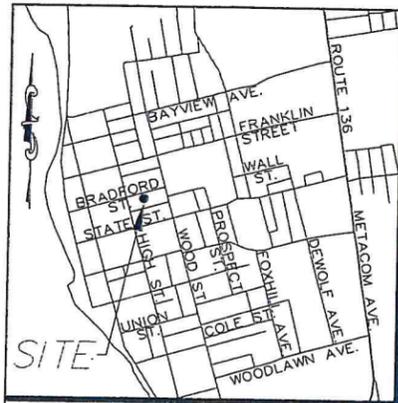
UTILITY PLAN OF LAND
142 BRADFORD STREET
BRISTOL, RHODE ISLAND

PREPARED FOR:
NICHOLAS ANDRE
142 BRADFORD STREET
BRISTOL, RHODE ISLAND 02809

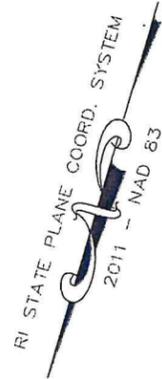
LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors

CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
Tel. 508 - 665-2221
website: www.leveldg.com

DATE: JULY 2, 2025

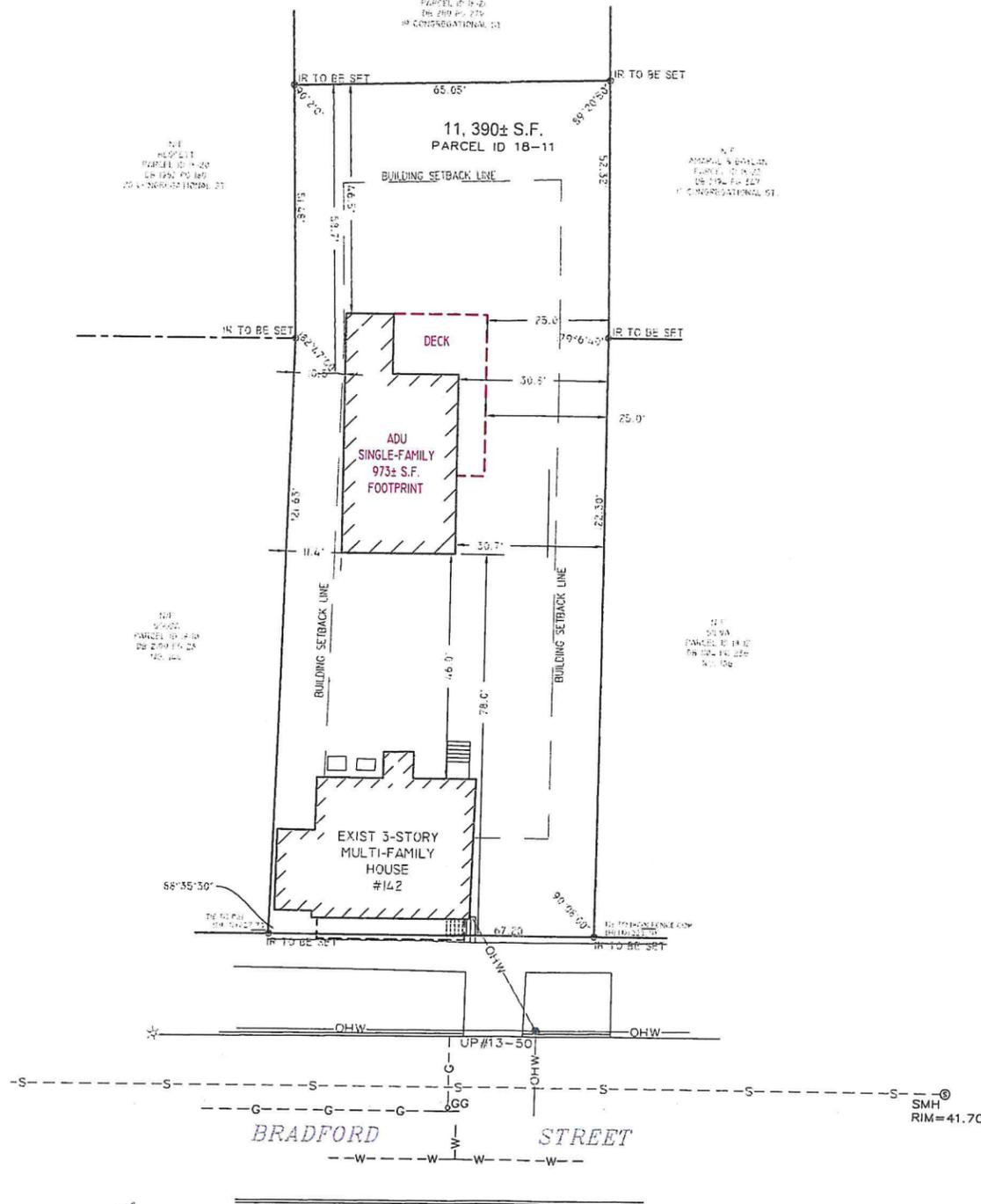


LOCUS MAP
not to scale



LEGEND

AC	AIR CONDITIONER
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
DB	DEED BOOK
EM	ELECTRIC METER
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
-G-	UNDERGROUND GAS LINE
GG	GAS GATE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
PG	PAGE
RBF	REBAR FOUND
-S-	UNDERGROUND SEWER LINE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
UP	UTILITY POLE
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
-W-	UNDERGROUND WATER LINE



ZONING

ZONING DISTRICT: RESIDENTIAL R-6
OVERLAY DISTRICT:

DEED REFERENCES

DEED BOOK 2234 PAGE 85
PLAN REFERENCES
PLAT BOOK 5 PAGE 50
PLAT NO. 420

DIMENSIONAL REGULATIONS

	REQUIRED	PROVIDED	PROPOSED (ADU)
MIN. LOT AREA (S.F.):	6,000	11,390	11,390
MIN. LOT FRONTAGE (FT):	60	67.20	67.20
FRONT YARD (FT):	20*	-1.0'	78.0
SIDE YARD (FT):	10	0.8'	10.50
REAR YARD (FT):	20	136.2	58.7

*AVERAGE SETBACK OF THE BLOCK OR 20 FEET, WHICHEVER IS LESS.

PLAN NOTES

1. TRAVERSE POINTS WERE OBSERVED WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD83 (2011) EPOCH 2010.00 - US FEET. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1985 (GEOID 128) - US FEET.
 2. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS15 (2") ROBOTIC TOTAL STATIONS.
 3. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JUNE 13, 2025 AND JUNE 18, 2025.
 4. OWNERS NAMED SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
 5. ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT BEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SITES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTHS.
 6. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7333 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
7. THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:
COUNTY: BRISTOL COMMUNITY PANEL NUMBER: 425593 00/4H EFFECTIVE DATE: JULY 7, 2014

PLAN OF LAND
142 BRADFORD STREET
BRISTOL, RHODE ISLAND

PREPARED FOR:
NICHOLAS ANDRE
142 BRADFORD STREET
BRISTOL, RHODE ISLAND 02809

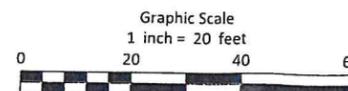
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: (CLASS I)

PURPOSE OF SURVEY: PLOT PLAN FOR ACCESSORY DWELLING UNIT

BY: *Bl*
BRADEN ANDREWS, PLS NO. 2531
LS.CO# 0000755

DATE: DECEMBER 10, 2025



CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
Tel. 508 - 695-2221
website: www.leveldg.com

DATE: JULY 2, 2025

Plat/Lot 018-0011-000

Account: 1219

LUC 28

Zone R-6

Assessment

\$676,700

Owner ▶ Owner Account #: 12-0630-00

Owner	% Owned
Owner 1 ANDRE, NICHOLAS	
Owner 2	
Owner 3	
Address 142 BRADFORD ST, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LAROCHE, ANN MARIE & CARUSO, NANCY A.	01/19/2024	555,000	2234-85		W
LA ROCHE, EVELYN	11/14/2022	0	2194-235		T
LAROCHE, NORMAN A. & EVELYN	07/14/2014	0	1764-161		
LAROCHE, NORMAN A. & EVELYN	01/12/1982	0	238-269		
CIRILLO, BEATRICE & JOHN	01/01/1966	0	161-343		

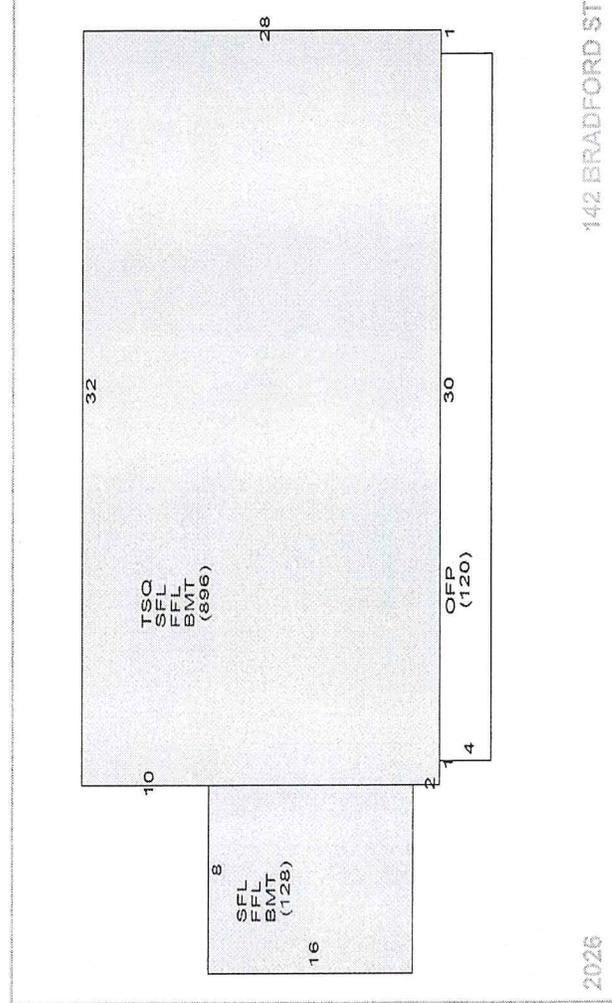
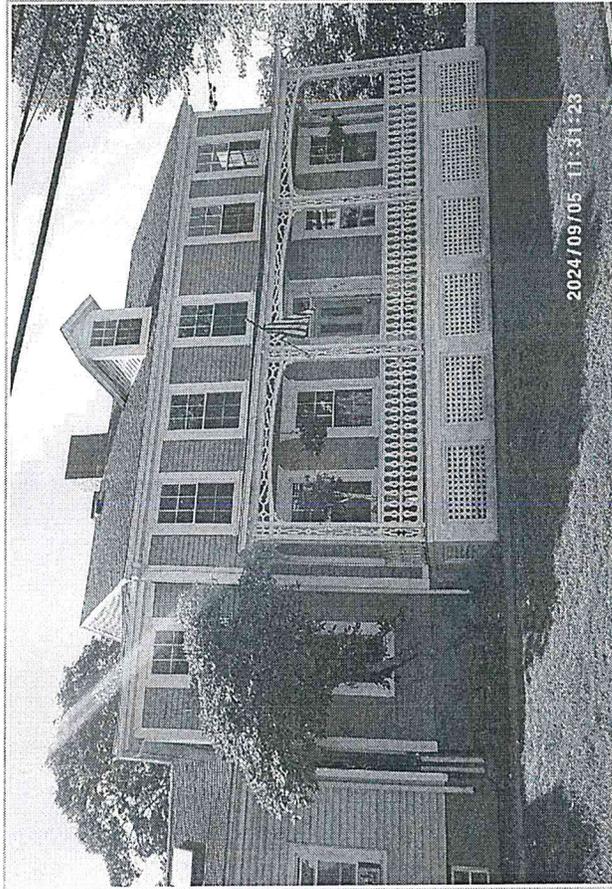
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
28	499,800	0	0.26	176,900	0	676,700
TOTAL	499,800	0	0.26	176,900	0	676,700

Source > Mkt Adj Cost VAL-per SQ Unit/Card > 175.13 VAL per SQ Unit/Parcel > 175.13

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	28	499,700	0	0	176,900	0	676,600	676,600
2024	02	306,700	0	0	147,500	0	454,200	454,200
2023	02	306,700	0	0	147,500	0	454,200	454,200
2022	02	306,700	0	0	147,500	0	454,200	454,200
2021	02	213,700	0	0	131,600	0	345,300	345,300
2020	02	213,700	0	0	131,600	0	345,300	345,300



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 28 R 2-5 Famil	0.11478	AC	P	1.00	1,092,000	1,271,999	J							146,000			1.00	0
2 28 R 2-5 Famil	0.14669	AC	EX	0.20	1,092,000	210,648	J							30,900			1.00	0
3																		
4																		

Plat/Lot 018-0011-000

Account: 1219

LUC28

Zone R-6

Assessment \$676,700

Building Information

Table with columns: Description, Quantity, Quality. Rows include Full Bath, Ext Full Bath, Half Bath, Ext Half Bath, Ext Fixtures, Kitchens, Ext Kitchens, Fireplaces, W.S. Flues.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows 1-4 and Totals.

Grade

Table with columns: Grade, Q4, Year Built, Alt LUC, Q4, EFF Year, Alt %. Rows include Depreciation, Condition, Functional, Economic, Special, OV.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infr, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include FFL, SFL, TSQ, BMT, OFF, Total.

Visit History

Table with columns: Date, Result, By. Rows include 12/20/2024 REVIEW, 9/15/2024 SALES VERI, 8/13/2021 REVIEW, 9/28/2018 REVIEW, 9/24/2018 MEASURED, 11/7/2007 MEASURE, 11/7/2007 LISTED.

Notes

VACANT ON 9/24, PERMITS STILL OPEN FROM 11/23

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Rows include Interior, Exterior, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Rows include Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost. Rows 1-9 include B60315, M60008, M59716, E59605, B59550, E59482, E59192, P58297, B58103.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Rows 1-10.

Other Info.

Table with columns: AFDU, Priority. Rows include Priority1c, Priority2a, Priority2b, Priority2c, Priority3a, Priority3b, Priority3c.



142 Bradford St - 200' Radius

Town of Bristol, RI

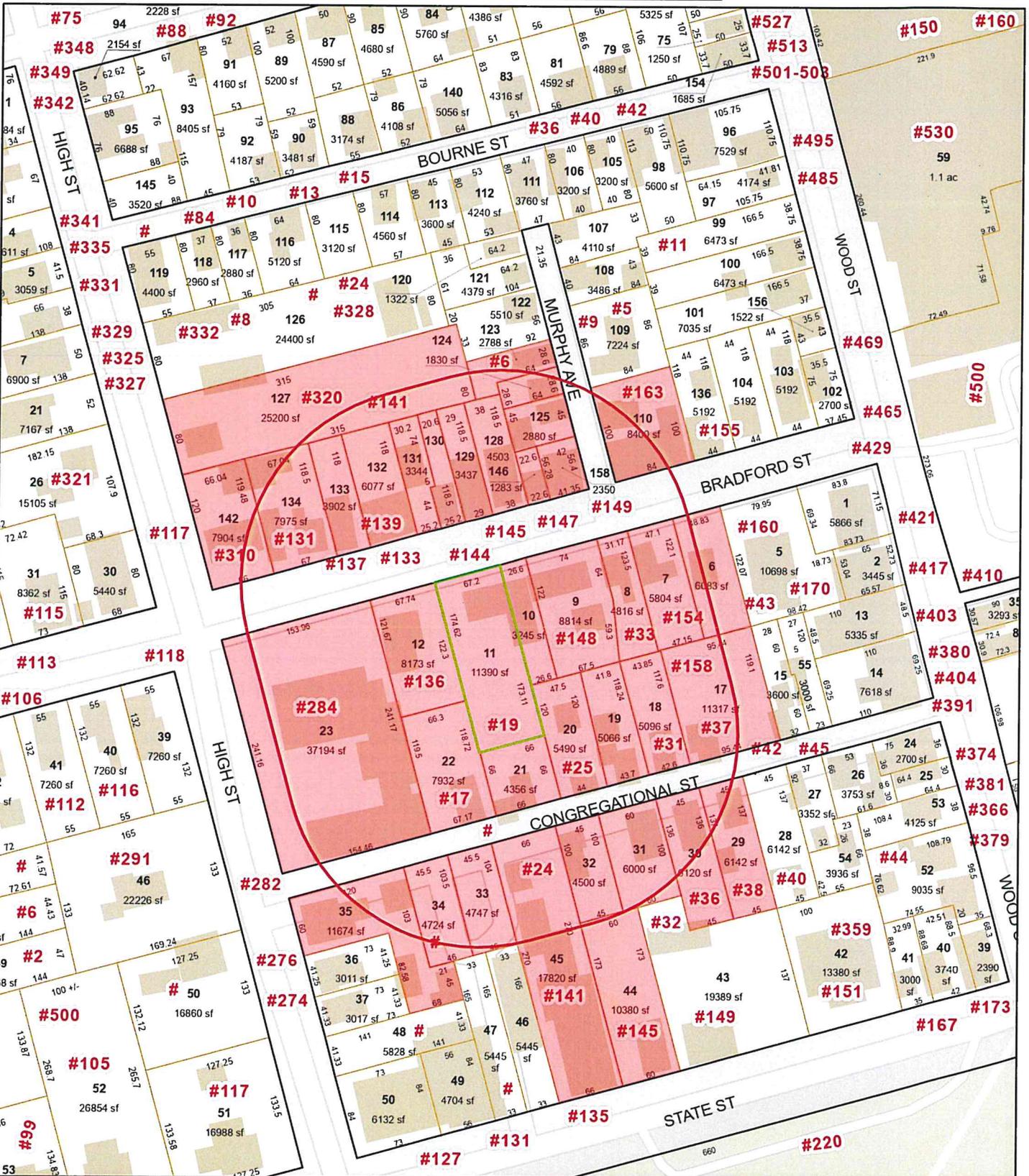
1 inch = 141 Feet



www.cai-tech.com

February 10, 2026

0 141 282 423



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Subject Property:

Parcel Number: 18-11
CAMA Number: 18-11
Property Address: 142 BRADFORD ST

Mailing Address: ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 17-110
CAMA Number: 17-110
Property Address: 155 BRADFORD ST

Mailing Address: BRADFORD MURPHY HOLDINGS LLC
197 SLATER AVE
PROVIDENCE, RI 02906

Parcel Number: 17-123
CAMA Number: 17-123
Property Address: 8 MURPHY AVE

Mailing Address: HOLMES, RICHARD SCOTT & SHARON
TE
8 MURPHY AVE
BRISTOL, RI 02809

Parcel Number: 17-124
CAMA Number: 17-124
Property Address: 6 MURPHY AVE

Mailing Address: BOYLE LIAM
6 MURPHY AVE
Bristol, RI 02809

Parcel Number: 17-125
CAMA Number: 17-125
Property Address: 4 MURPHY AVE

Mailing Address: DACOSTA, MANUEL FERNA
4 MURPHY AVE
BRISTOL, RI 02809

Parcel Number: 17-127
CAMA Number: 17-127
Property Address: 320 HIGH ST

Mailing Address: HOPE-HIGH REALTY TRUST, LLC
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 17-128
CAMA Number: 17-128
Property Address: 145 BRADFORD ST

Mailing Address: LEHMANN, ROBERT
16 HALL AVE APT.1
NEWPORT, RI 02840

Parcel Number: 17-129
CAMA Number: 17-129
Property Address: 143 BRADFORD ST

Mailing Address: MK RI LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

Parcel Number: 17-130
CAMA Number: 17-130
Property Address: 141 BRADFORD ST

Mailing Address: LEONARDO, DANA J. MARIA A.
141 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-131
CAMA Number: 17-131
Property Address: 139 BRADFORD ST

Mailing Address: OLYMPUS REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 17-132
CAMA Number: 17-132
Property Address: 137 BRADFORD ST

Mailing Address: LANNIGAN, KIMBERLY J.
137 BRADFORD ST
BRISTOL, RI 02809



www.cai-tech.com



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 17-133
CAMA Number: 17-133
Property Address: 133 BRADFORD ST

Mailing Address: SILVIA, WILLIAM G
0341 MT. PLEASANT AVE
PRUDENCE ISLAND, RI 02872

Parcel Number: 17-134
CAMA Number: 17-134
Property Address: 131 BRADFORD ST

Mailing Address: FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-142
CAMA Number: 17-142
Property Address: 310 HIGH ST

Mailing Address: WHITE, KTENIA
310 HIGH ST
BRISTOL, RI 02809

Parcel Number: 17-146
CAMA Number: 17-146
Property Address: 147 BRADFORD ST

Mailing Address: CHAVES, MARIA R LE CHAVES,
VIRGINIO
147 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-158
CAMA Number: 17-158
Property Address: 149 BRADFORD ST

Mailing Address: WEINSTEIN, JONATHAN
37 WARREN AVE, Unit 1
WARREN, RI 02885

Parcel Number: 18-10
CAMA Number: 18-10
Property Address: 144 BRADFORD ST

Mailing Address: SOUSA, EMILLY C.
144 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-11
CAMA Number: 18-11
Property Address: 142 BRADFORD ST

Mailing Address: ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-12
CAMA Number: 18-12
Property Address: 136 BRADFORD ST

Mailing Address: SILVA, MARK D
2 SURF DRIVE
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-18
CAMA Number: 18-18
Property Address: 33 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-19
CAMA Number: 18-19
Property Address: 31 CONGREGATIONAL ST

Mailing Address: 26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 18-20
CAMA Number: 18-20
Property Address: 25 CONGREGATIONAL ST

Mailing Address: HESKETT, MARC R & RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 18-21 CAMA Number: 18-21 Property Address: 19 CONGREGATIONAL ST	Mailing Address: MILLER, GERALDINE - TRUSTEE GERALDINE MILLER LIVING TRUST 19 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-22 CAMA Number: 18-22 Property Address: 17 CONGREGATIONAL ST	Mailing Address: AMARAL, JOSE & DEOLINDA LE BOYLAN, JENNIFER LYNN & AMARAL, BRIAN B 44 BELVEDERE DRIVE BRISTOL, RI 02809
Parcel Number: 18-23 CAMA Number: 18-23 Property Address: 284 HIGH ST	Mailing Address: FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-29 CAMA Number: 18-29 Property Address: 38 CONGREGATIONAL ST	Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA J VITORINO LE 38 CONGREGATIONAL ST. BRISTOL, RI 02809
Parcel Number: 18-30 CAMA Number: 18-30 Property Address: 36 CONGREGATIONAL ST	Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY TRUSTEE 36 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-31 CAMA Number: 18-31 Property Address: 32 CONGREGATIONAL ST	Mailing Address: IZBICKI, STEVEN K. ETUX TE 32 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-32 CAMA Number: 18-32 Property Address: 24 CONGREGATIONAL ST	Mailing Address: OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-33 CAMA Number: 18-33 Property Address: STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-34 CAMA Number: 18-34 Property Address: CONGREGATIONAL ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-35 CAMA Number: 18-35 Property Address: 282 HIGH ST	Mailing Address: GALLO PROPERTIES, LLC 282 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-44 CAMA Number: 18-44 Property Address: 145 STATE ST	Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809
Parcel Number: 18-45 CAMA Number: 18-45 Property Address: 141 STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 18-6
CAMA Number: 18-6
Property Address: 160 BRADFORD ST

Mailing Address: DECOSTA, JOHN SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-7
CAMA Number: 18-7
Property Address: 158 BRADFORD ST

Mailing Address: BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

Parcel Number: 18-8
CAMA Number: 18-8
Property Address: 154 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

Parcel Number: 18-9
CAMA Number: 18-9
Property Address: 148 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413



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26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

DACOSTA, MANUEL
FERNA
4 MURPHY AVE
BRISTOL, RI 02809

LEHMANN, ROBERT
16 HALL AVE APT.1
NEWPORT, RI 02840

AMARAL, JOSE & DEOLINDA L
BOYLAN, JENNIFER LYNN & A
44 BELVEDERE DRIVE
BRISTOL, RI 02809

DECOSTA, JOHN
SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

LEONARDO, DANA J.
MARIA A.
141 BRADFORD ST
BRISTOL, RI 02809

ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

FIRST CONGREGATIONAL CHUR
281 HIGH ST
BRISTOL, RI 02809

MARTIN, MELISSA & HOFFMAN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

MILLER, GERALDINE - TRUST
GERALDINE MILLER LIVING T
19 CONGREGATIONAL ST
BRISTOL, RI 02809

AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413

GALLO PROPERTIES, LLC
282 HIGH ST
BRISTOL, RI 02809

MK RI LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

HESKETT, MARC R &
RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809

OBRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

BOYLE LIAM
6 MURPHY AVE
Bristol, RI 02809

HOLMES, RICHARD SCOTT & S
8 MURPHY AVE
BRISTOL, RI 02809

OLYMPUS REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

BRADFORD MURPHY HOLDINGS
197 SLATER AVE
PROVIDENCE, RI 02906

HOPE-HIGH REALTY TRUST, L
P.O. BOX 27
BRISTOL, RI 02809

OUR LADY OF MT CARMEL CHU
STATE ST
BRISTOL, RI 02809

CHAVES, MARIA R LE
CHAVES, VIRGINIO
147 BRADFORD ST
BRISTOL, RI 02809

IZBICKI, STEVEN K.
ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

SILVA, MARK D
2 SURF DRIVE
BRISTOL, RI 02809

CRISWELL, GARRETT R &
JENNIFER A TE
22101 TORO HILLS DR
SALINAS, CA 93908

LANNIGAN, KIMBERLY J.
137 BRADFORD ST
BRISTOL, RI 02809

SILVIA, WILLIAM G
0341 MT. PLEASANT AVE
PRUDENCE ISLAND, RI 02872

SOUSA, EMILLY C.
144 BRADFORD ST
BRISTOL, RI 02809

VERBURG, PHYLLIS
JEFFREY L. SR TE
145 STATE STREET
BRISTOL, RI 02809

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

WEINSTEIN, JONATHAN
37 WARREN AVE, Unit 1
WARREN, RI 02885

WHITE, KTENIA
310 HIGH ST
BRISTOL, RI 02809