



# Town of Bristol, Rhode Island Zoning Board of Review

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

February 12, 2026  
File #: ZBR-26-5

## 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:** Rhode Island Rebar, Inc  
**Owner of Record:** Rhode Island Rebar, Inc.  
**Location:** 255 STATE ST , BRISTOL, RI, 02809  
Plat: 30 Lot: 37  
**Zoning District:** LB

Applicant is requesting **Dimensional Variance** to:

**install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard.**

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-5  
255 State Street 30 37  
January 22, 2026

<b>Applicant</b>	
Name of Applicant	RI Rebar, Inc
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

<b>Location for Application</b>			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	30	37

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 6 foot fence along State ST
New Building Type	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	0 feet
Width in Feet	0 feet
Length in Feet	60 feet
Height Above Grade	6 feet
Number of Stories	0

<b>Setbacks</b>	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	1 feet
Height in Feet	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
--

Height of fence within front yard setback from State St per section 28-146(b) of zoning ordinance.

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

Request for variance to place a 6 foot fence on State St side. The fence will be chain link with privacy slats. We request this change for privacy/security in the back/side yard where some equipment may be stored.

Many people are driving and walking through the property. We have had our trash containers stolen and a 6foot fence will be more of a deterrent.

The fence on State St will not impede site of Magnolia St or or turning from Magnolia to State

We have attached photos from both sides of corner.

We also will have the property lines surveyed prior to fence install to be sure of placement on our property

**Existing Lot Specifications**

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	11,168
Lot Frontage	65
Lot Depth	115

**Existing Buildings & Structures**

Structure:	Square Footage:	Building/Structure Detail if Other:
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STOP

024



11168 sf

#9.5

115

6 ft

110

37

#255

13875 sf

110

6 ft

#7

65

6 ft

10 ft

6 ft

1 ft

65

50

#





► Owner **Owner Account #: 23-0407-71** % Owned

Owner 1	RHODE ISLAND REBAR, INC.	
Owner 2		
Owner 3		
Address	7 JUDY DR, BRISTOL, RI 02809	

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
WATKINSON, GLENN W	10/07/2025	475,000	2296-207	W
WATKINSON, KENNETH J. SR	01/06/2004	0	1086-113	Q
WATKINSON, JOHN JR.	02/20/1990	0	87-7	
WATKINSON, JOHN JR.	07/31/1987	0	297-59	
TOWN OF BRISTOL	01/01/1961	0	142-442	

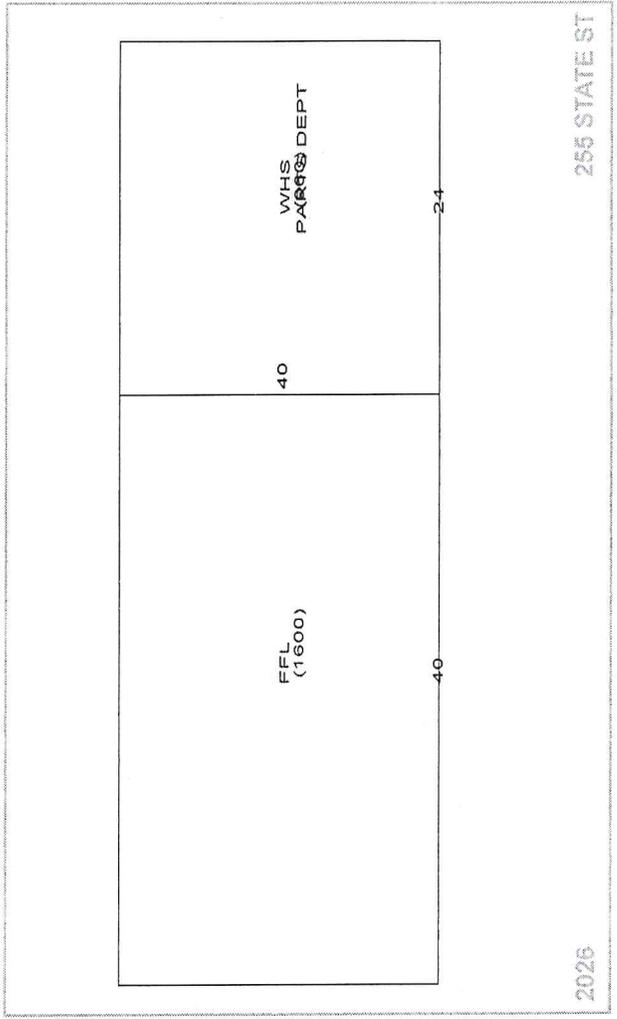
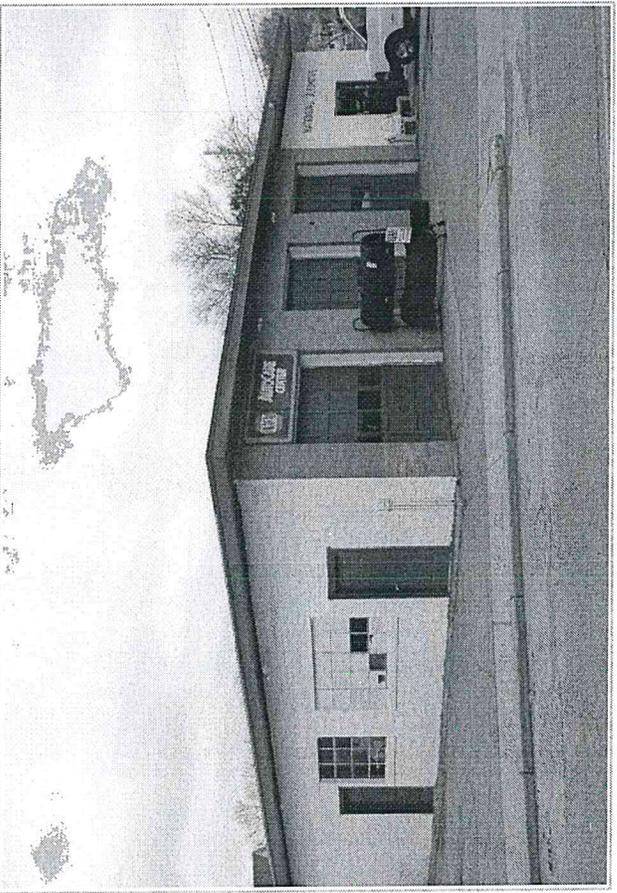
► Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	105,900	0	0.32	227,200	0	333,100
TOTAL	105,900	0	0.32	227,200	0	333,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 130.12 VAL per SQ Unit/Parcel > 130.12

► Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	106,000	0	0	227,200	0	333,200	333,200
2024	06	87,700	0	0	174,800	0	262,500	262,500
2023	06	87,700	0	0	174,800	0	262,500	262,500
2022	06	87,700	0	0	174,800	0	262,500	262,500
2021	06	87,700	0	0	180,300	0	268,000	268,000
2020	06	87,700	0	0	180,300	0	268,000	268,000



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.22957	AC	P	1.00	800,000	801,498	C13
2 06 Comm 2	0.08896	AC	R	0.25	800,000	485,612	C13
3							
4							

Inf 1 %	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
				184,000			1.00	0
				43,200			1.00	0

**Plat/Lot 030-0037-000** **Account: 2366** **LUC 06** **Zone LB** **Assessment \$333,100**

**Building Information**

Description	CommGrge	Story Height	Description
BLDG Type	0	1 Story	1 Story
RES Units	0	COM Units	1
Foundation	Masonry	BMT Floor	
Frame 1	Concrete Blc	Frame 2	
EXT Wall 1	Shed	EXT Wall 2	
Roof Type 1	Tar & Gravel	Roof Type 2	
Roof Cover 1	Unfin	Roof Cover 2	
INT Wall 1	Floors 1	INT Wall 2	
Floors 1	Color	Floors 2	
BMT Garages	Electrical		
Plumbing	INT vs EXT		
Insulation	Heat Type	Forced Warm Air	
Heat Fuel	% Heated	100	
# Heat Sys	% A/C		
% Solar HW	% Vacuum		
% COM Wall	Ceiling Type		
Ceiling HIGHT	% Sprinkled		
Parking Type			

**Room Counts by Floor**

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

**Building Permits**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/02/2015	E9631		ELEC	0	100	Closed	CHANGE OUT FLORESCENT LIGHTS

**Remodeling History**

Code	Description	%
FR	FR - Fair	40.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		40.0

**Condo Data**

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

**Depreciation**

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
FR	FR - Fair	40.0	58.00	1.24	0.96	68.98	0	1.00	1.00	1.00	176,579	70,632	105,947
Functional		0.0											
Economic		0.0											
Special		0.0											
OV													
Total Depreciation % >		40.0											

**Other Factors**

Flood Hazard	Topography	LEVEL	Street Traffic

**Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,600	1,600	68.98	110,368
WHS	WAREHOUSE	960	960	68.98	66,221
Total		2,560	2,560		176,589

**Visit History**

Date	Result	By
1/13/2025	REVIEW	MP
10/20/2021	REVIEW	
8/1/2018	MEASURED	
7/16/2018	REVIEW	
1/2/2008	MEASURE	
1/2/2008	LISTED	

**Notes**

WATKINSON'S AUTOMOTIVE

**Other Info.**

AFDU	TermRental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c



# 255 State St - 200' Radius

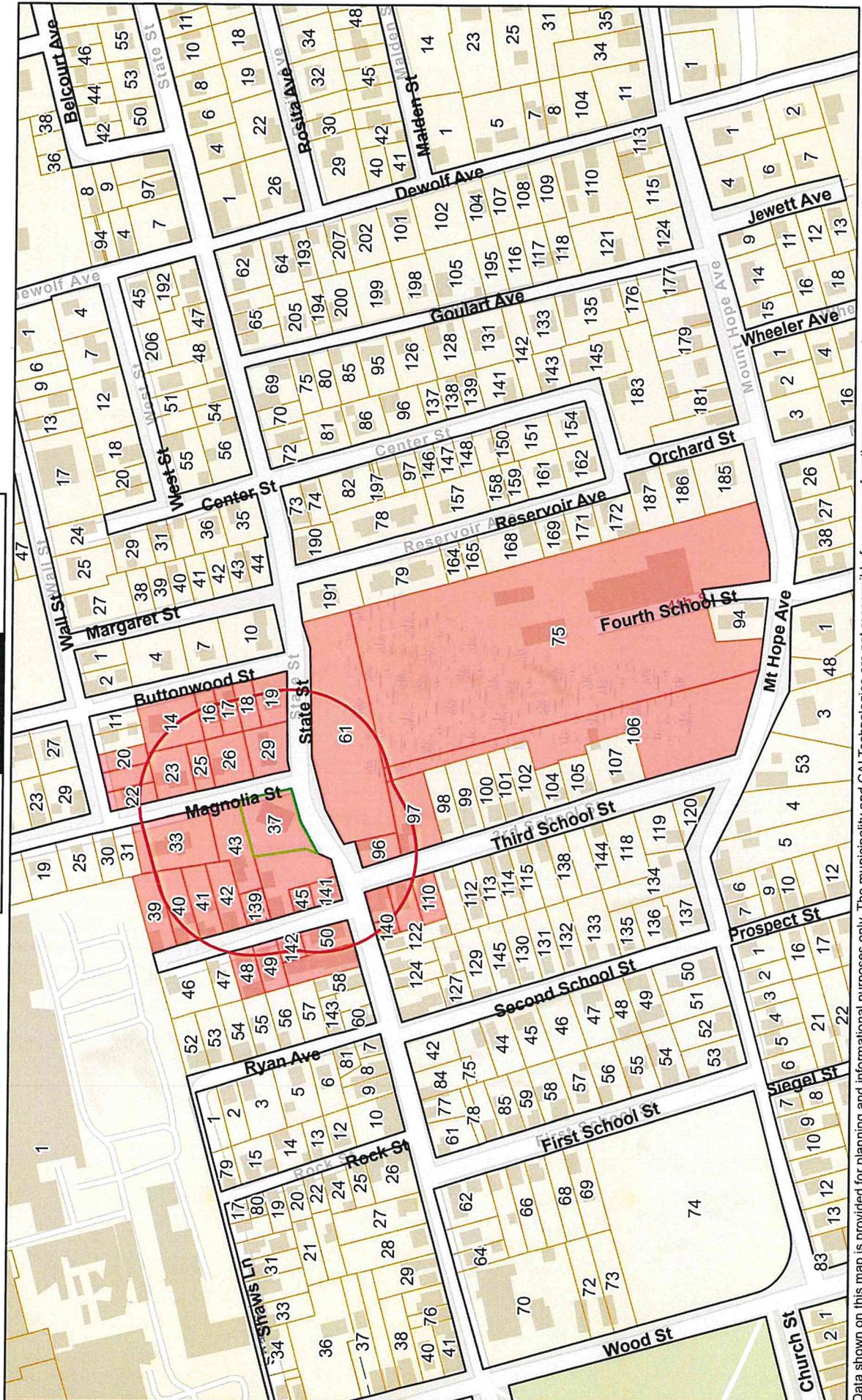
Town of Bristol, RI

1 inch = 282 Feet

February 10, 2026



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



# 200 feet Abutters List Report

Bristol, RI  
February 10, 2026

## Subject Property:

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

Mailing Address: RHODE ISLAND REBAR, INC.  
7 JUDY DR  
BRISTOL, RI 02809

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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February 10, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mailing Address: RHODE ISLAND REBAR, INC.  
7 JUDY DR  
BRISTOL, RI 02809

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

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



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# 200 feet Abutters List Report

Bristol, RI  
February 10, 2026

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

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

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

Mailing Address: TAVARES VIRGINIA L TRUSTEE  
TAVARES MANUEL A TRUSTEE  
13 EASTERBROOKS AVE  
Bristol, RI 02809

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

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

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

Mailing Address: CHILTON, WILLIAM & MEREDITH TE  
9 1/2 EASTERBROOKS AVE  
Bristol, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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2/10/2026

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# 200 feet Abutters List Report

Bristol, RI  
February 10, 2026

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

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

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

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



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8 MAGNOLIA ST  
BRISTOL, RI 02809

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141 BUSHY DR  
MIDDLETOWN, RI 02842

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BRISTOL, RI 02809

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CONNIE BORGES TE  
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BRISTOL, RI 02809

SANTOS, EDMUND & SANTOS E  
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BRISTOL, RI 02809

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DACOSTA, TRACY M  
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BRISTOL, RI 02809

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