

TOWN OF BRISTOL  
COMMUNITY DEV.

12 February 2026

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TO: Zoning Board of Review, Town of Bristol, Rhode Island

RE: 5 Marie Drive, Bristol, RI 02809; Plat:150 Lot: 121 Applicant: Henry Cabral, Jr.

Let me start by saying that my husband and I moved into our current house at 4 Barbara Drive in 1989. We chose our neighborhood due to its single-family houses, and we thought it'd be ideal to raise a family, and it surely more than delivered. We love our neighborhood!

My husband and I attended the Zoning Board meeting on February 2, 2026 at Town Hall and I spoke of my concerns on the proposed size of the ADU on 5 Marie Drive. We stated that we were not against the idea of an ADU itself but was against the size. Our property abuts the rear corner of 5 Marie Drive.

At the February meeting I also mentioned that my neighbor, Scott Davis, on 5 Barbara Drive was denied his request which was very similar to Mr. Cabral's in regards to the following:

1. construct an ADU with less than the required rear yard (in contrast, Mr. Cabral's proposal is less than required front yard)
2. construct an ADU with less than the required side yard
3. construct a greater than permitted size for a two-bedroom ADU
4. less than required lot size for an ADU (20000 sq ft) unless a disability can be shown

Mr. Scott Davis informed the Zoning Board that he wanted the ADU to house his parents who were beginning to have health issues and probably should not be on their own anymore.

I would hope that everyone be treated the same regarding these zoning proposals requiring dimensional variances regardless of familiarity with members of the board.

Since the February meeting, I have gathered more information. I corresponded with Ed Tanner via email and he stated that once an ADU is built, it can be then rented to anyone, even outside of family. Again, my husband and I moved into our neighborhood due to its one-family houses. Of course, Mr. Cabral stated that the ADU is meant for his mom as she has health issues, and this may be the case. However, once his Mom no longer resides in it, the ADU can then be rented out to others (family or not) and the property could eventually be sold to someone else who then rents out the ADU separately. Similarly, at the June 2, 2025 meeting regarding a proposal for an ADU at 5 Barbara Drive, it was stated by Mr. Burke in the meeting minutes: "Mr. Burke stated that he does think that it's great what he" (Mr. Scott Davis) "wants to do for his parents, however, his concern is that it's clearly a single-family zone and when he leaves somebody can, whether they live there or not, can use it as a multi-family in a single-family zone. He believes Mr. Davis can take the plans and do anything with the setbacks and not have to go before zoning and wouldn't need any relief. He thinks Mr. Davis could achieve what he's trying to achieve without getting the Board to agree that he needs relief significantly beyond the

size of the unit. He would recommend that he find a way to do that, since its new construction. Because he would be reluctant to approve the plan as it is at this size with the number of variances that are needed in order to achieve what he thinks is a reasonable addition." I believe the same can be said for the proposal for 5 Marie Drive. Mr Cabral should go back and plan for an ADU within the zoning limits that require no dimensional variances.

I hope you take my concerns regarding this proposal into consideration and hope you deny this dimensional variance. Likewise, Mr. Cabral's proposal should be treated the same as other similar requests. I certainly hope that my neighborhood remains a single-family zone.

Thank you.

Handwritten signature of Susan Black in cursive script.

Susan Black  
John Black  
4 Barbara Drive  
Bristol, RI 02809

(401) 254-1071

I have looked at Meeting Minutes regarding 5 Barbara Drive for the following zoning meetings:

June 2, 2025  
July 14, 2025

Additionally, in my correspondence with Ed Tanner, he has stated that Mr. Cabral will need to provide a signed affidavit stating his mother's disability. (In allowing an ADU on a lot size less than 20,000 square feet)