
FW: I oppose Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

From Ed Tanner <etanner@bristolri.gov>

Date Tue 7/21/2026 9:04 AM

To Melanie Wolfe <mwolfe@bristolri.gov>

 25 attachments (14 MB)

2006 Smith street.jpg; 2011 detention pond irenesm_0103.jpg; 2011 Irene PICT0038.jpg; 2011 Irene PICT0041.jpg; 2011 Irene PICT0046.jpg; 2011 Irene PICT0074.jpg; 2011 irene PICT0075.jpg; 2011 Irene PICT0085.jpg; 2011 Irene PICT0119.jpg; 2011 Irene pond PICT0102.jpg; 2011 irene pond.jpg; 2011 Right of way PICT0016.jpg; 2012 row of Cedars PICT0146.jpg; 2013 filling in pond (2).jpg; 2013 filling in pond PICT0137.jpg; 2013 filling in pond PICT0144.jpg; 2013 filling in pond.jpg; 2013 flood smith st 12 16 2023 PICT0323.jpg; 2013 Nemo 07_6A.jpg; 2013 Nemo 28_6.jpg; 2013 Nemo row of cedars 26_4.jpg; 2013 permit.jpg; 2022 flood smith st.jpg; 2023 flood smith st 12 16 2023 PICT0326.jpg; 2023 flood smith st 12 18 2023.jpg;

Please print this out for continued hearing in September. I don't think the photos are all relevant, but the email should be sent to the board members. We can discuss.

Edward M. Tanner | Principal Planner / Zoning Officer

Town of Bristol, Rhode Island

Department of Community Development

35 Washington Street (mailing address: 10 Court Street)

Bristol, RI 02809

P: 401-253-7000 x128

E: etanner@bristolri.gov

From: Sandra Dingee 

Sent: Monday, July 13, 2026 4:53 PM

To: Ed Tanner <etanner@bristolri.gov>

Subject: I oppose Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

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Sandra Dingee 52 Smith St Bristol RI 02809 7/13/2026

Douglas Dahl 61 Smith St. plat 133 lot 128 requesting special use permit

To: etanner@bristolri.gov

I believe due diligence was not met when CRMC Allowed the Dahls to fill in a textbook flood prevention system built around 1960. I

believe it was designed by the original owners of their property who were engineers.

It probably included a seawall, a detention pond 50' by 50', a swale about 1 acre large edged with large stones. A row of Cedar trees about 16 planted near the road, creating a wind break. A Public Right of Way and boat ramp created to provide natural drainage. A textbook flood prevention system that worked.

The impact on Smith St. has not been good. The ground is saturated. 2012 after filling in the pond "Sandy" toppled 8 mature Cedar trees, roots exposed. The remaining Cedars are not well. There is no longer a place for the water to go In a flood.

When we bought the house 1990's We knew this was a flood zone. It would flood twice a year on each solstice. It would be a larger tide than usual that would come up the street fill the pond and swale. The tide would go out and ducks would swim in the pond. A week or so later the pond would dry out until the next flood. Now we never know when we will flood, it is sporadic and the ocean comes from everywhere on the point, the water is deeper and goes further up the street each time. For two years we had flooding a week before Christmas. The flooding here is worse than I have ever seen it.

The Dahls now want to put an over sized over height building at the waters edge with North East Exposure and harsh winter winds. What was on that property was a small one story summer cabin. In my opinion. If you approve this, it will be a disaster waiting to happen. The debree floating potential unthinkable. No No No. They have plenty of room and land on the other side of Smith St. This is not a situation of need but what they want. I do not see any hardship. I oppose.

I have attached photographs. Sandra Dingée

Ed Tanner

From: Lisa Weinberg <weinbergs02921@gmail.com>
Sent: Monday, July 13, 2026 3:36 PM
To: Ed Tanner
Cc: Lisa W
Subject: Zoning 61 Smith Street Bristol RI

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Dear Mr. Tanner,

I am a concerned, neighboring property owner writing regarding the application for a special use permit and multiple dimensional variances for the proposed development at 61 Smith St. Bristol Rhode Island.

My primary concern is the environmental impact on our neighborhood, particularly given that the property is located within a designated flood hazard area. This area has experienced flooding in the past, and I respectfully ask that the Board carefully consider whether the proposed increase in building size, footprint, and overall development intensity could increase stormwater runoff, erosion, and or flooding on neighboring properties.

I also respectfully request that the Board verify whether the retention pond that previously existed on the property across the street was filled in with all required approvals and permits. If so, I would appreciate confirmation that the appropriate authorizations were obtained, and that any resulting impacts to stormwater management were properly addressed.

Additionally, I ask that the Board confirm whether the existing seawall reconstruction received all necessary approvals from the Rhode Island Department of Environmental Management (RIDEM) and the Coastal Resource Management Council , and that any work completed complied with the terms of those approvals.

As this application is reviewed, I respectfully request that the Board require the applicant to provide competent engineering evidence, demonstrating that the proposed development will not negatively affect flood, storage, drainage, erosion, or neighboring properties, and that all applicable, local, state and federal flood plan and environmental regulations have been satisfied.

I appreciate the Boards time, careful, consideration, and commitment to protecting the safety and welfare of the Bristol residence and Land. Thank you for your service to our community and for considering these concerns as part of your review.

Respect respectfully,

Lisa Rocha Weinberg
14 smith Street Bristol Rhode Island.
Sent from my iPhone

Ed Tanner

From: Ken Sharpe <ksabattus22@gmail.com>
Sent: Friday, July 10, 2026 7:05 PM
To: Michele LaGuardia; Ed Tanner
Subject: Smith St

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Dear Mr. Tanner,

I am in Maine for the summer but am a resident at 24 Smith St in Bristol. My wife and other neighbors are very concerned about an application for five variances at Plot #133, Lot 128. We also understand that the planned house will be 25 feet high. This seems very out of place for the current makeup of our neighborhood. There is also a problem with wells in the area that has been discussed in the past. It will block water views that have existed at least for the 42 years I have owned my house.. I highly recommend that this structure not be authorized.

Respectfully,
Ken Sharpe

PETITION OF PROPERTY OWNERS OPPOSING APPLICATION FOR SPECIAL USE PERMIT AND DIMENSIONAL VARIANCES

Before the Bristol Zoning Board of Review

Town of Bristol, Rhode Island

Re: Petition of Opposition to Application for a Special Use Permit and Dimensional Variances

Property: 61 Smith Street, Bristol, Rhode Island

Assessor's Plat 133, Lot 128

Zone: R-15

2026 JUL 13 AM 9:21
TOWN OF BRISTOL
COMMUNITY DEV.

PETITION

To the Honorable Members of the Bristol Zoning Board of Review:

We, the undersigned owners of properties on and adjacent to Smith Street in Bristol, Rhode Island, respectfully request that the Bristol Zoning Board of Review deny the application requesting:

- A Special Use Permit to construct a single-family dwelling exceeding twenty-five (25) feet in height within a flood hazard area;
- Dimensional variances permitting a dwelling with greater than the maximum permitted Gross Floor Area (GFA);
- Variances permitting greater than the maximum permitted first-floor footprint;
- Variances permitting greater than the maximum permitted second-floor footprint; and
- A variance permitting a deck larger than otherwise allowed by the Bristol Zoning Ordinance.

The proposed dwelling is described as approximately 28 feet by 46 feet and is to be located at 61 Smith Street, Plat 133, Lot 128, within the R-15 Residential District and a mapped flood hazard area.

GROUND FOR OPPOSITION

The requested relief is inconsistent with the purposes of the Bristol Zoning Ordinance, Rhode Island zoning law, and applicable coastal and floodplain management regulations.

1. The proposal requires numerous variances demonstrating that it substantially exceeds the dimensional limits established by the Town.

The application seeks relief from multiple independent dimensional regulations, including building height, gross floor area, first-floor footprint, second-floor footprint, and deck size.

The cumulative nature of these requests indicates that the proposed structure substantially exceeds the scale contemplated by the R-15 zoning district. The Zoning Board should not evaluate each variance in isolation but should consider the overall intensity and massing of the proposed development.

2. The requested Special Use Permit should be denied because construction above twenty-five (25) feet within a flood hazard area warrants heightened scrutiny.

The Bristol Zoning Ordinance specifically requires a Special Use Permit for structures exceeding twenty-five (25) feet above grade within the flood zone. This requirement reflects the Town's policy that taller structures in flood hazard areas deserve careful review because of their potential impacts upon neighboring properties, floodplain function, public safety, and community character.

Approval should only be granted where the applicant affirmatively demonstrates that the standards for issuance of a Special Use Permit have been satisfied.

3. The requested variances appear inconsistent with the purposes of Bristol's flood hazard regulations.

The Town's flood hazard regulations are intended to:

- protect public safety;
- minimize flood losses;
- reduce hazards to persons and property;
- preserve the natural flood-carrying capacity of floodplains; and
- comply with the National Flood Insurance Program.

Construction that significantly increases building size, building mass, and development intensity within a flood hazard area should be closely scrutinized to ensure consistency with these objectives.

4. The proposal may increase impervious surface coverage and reduce the site's ability to absorb stormwater.

The requested increases in building footprint and deck area necessarily expand the developed area of the lot.

Additional impervious surfaces have the potential to:

- increase stormwater runoff;
- reduce groundwater infiltration;
- increase localized flooding;
- increase erosion; and
- adversely affect neighboring properties.

These concerns are particularly significant within a designated flood hazard area and should weigh heavily against granting multiple variances.

5. Approval would be inconsistent with Rhode Island's policies protecting coastal resilience and floodplain management.

Rhode Island law encourages municipalities to regulate development in ways that protect floodplains, minimize erosion and sedimentation, safeguard water quality, and reduce hazards associated with flooding.

The purposes of municipal zoning include protecting water resources, minimizing soil erosion and sedimentation, and regulating development according to objective standards that advance the public health, safety, and welfare.

Likewise, the Rhode Island Coastal Resources Management Program and regulations administered by the Rhode Island Coastal Resources Management Council (CRMC) emphasize minimizing adverse impacts from coastal development, protecting coastal hazard areas, accounting for storm surge and sea-level rise, and encouraging resilient development in coastal environments.

To the extent the property lies within CRMC jurisdiction or requires CRMC assent, the requested relief should be evaluated carefully for consistency with those standards.

6. The proposal appears contrary to the intent of Rhode Island Department of Environmental Management (RIDEM) stormwater and erosion-control policies.

Development involving expanded building footprints in environmentally sensitive areas should minimize stormwater impacts and control erosion and sedimentation during and after construction.

Unless the applicant demonstrates full compliance with applicable RIDEM stormwater management requirements and erosion and sediment control standards, the requested relief should not be granted.

7. The applicant bears the burden of demonstrating that the statutory standards for variances have been satisfied.

The Board should require competent evidence establishing that:

- the hardship is due to the unique characteristics of the land rather than the applicant's desired design;
- the hardship is not self-created;
- the requested relief is the least relief necessary; and
- granting the variances will not alter the general character of the surrounding area nor impair the intent or purpose of the zoning ordinance.

The substantial number and scope of the requested variances strongly suggest that the proposed design is substantially larger than the lot can reasonably accommodate under existing zoning.

8. Approval could establish an undesirable precedent.

Granting simultaneous relief from multiple dimensional standards in a flood hazard area could encourage similar applications for oversized structures along Smith Street and elsewhere within Bristol's coastal neighborhoods, gradually undermining the dimensional standards adopted by the Town Council to protect neighborhood character, flood resilience, and public safety.

REQUEST

For the foregoing reasons, the undersigned respectfully request that the Bristol Zoning Board of Review deny the application for the requested Special Use Permit and Dimensional Variances for 61 Smith Street.

Should the Board nevertheless consider approval, we respectfully request that the Board require the applicant to provide competent engineering evidence demonstrating that the project will not adversely affect flood storage, flood conveyance, neighboring properties, drainage, coastal resilience, or public safety, and that all applicable requirements of the Bristol Zoning Ordinance, Rhode Island law, CRMC regulations, RIDEM regulations, FEMA floodplain standards, and the National Flood Insurance Program have been fully satisfied.

PROPERTY OWNERS SUPPORTING THIS PETITION

Printed Name	Property Address	Signature	Date
Peter Nyberg	52 Smith St	Peter Nyberg	7/10/26
Sandra Dingee	52 Smith St	Sandra M. Dingee	7/10/26
WHS Perry	27 Smith St	WHS Perry	7/10/26
Mario Pears	27 Smith St	Mario Pears	7/10/26
Kathleen Perry	27 Smith St	Kathleen Perry	7/10/26
June Weinstein	31 Smith St.	June Weinstein	7/10/26
Elizabeth McDowell	31 Smith St.	Elizabeth McDowell	7/9/26
Let McDowell	31 Smith St.	Let McDowell	7/9/26
Kendra Crosby	28 Harrison St	Kendra Crosby	7/10/26
Mary			

PROPERTY OWNERS SUPPORTING THIS PETITION

Printed Name

Property Address

Signature

Date

Michele LaGuardia 24 Smith St Bristol Michele LaGuardia 7-9-2026
Allison Perry 27 Smith St Bristol RI Allison Perry 7-9-26
Chen Principe 5 Smith St Bristol, RI 7-9-26
Tim Finkenstaedt 42 Anchorage Ct 7/10/2026
Mary Jo Finkenstaedt 42 Anchorage Ct Bristol 7/10/26
Ray Chir 25 Smith St Ray Chir 7/10/26
Thomas Lamora - 1 Birchwood Dr, Bristol, RI, 7/10/26
Melanie Manna 51 Smith St Bristol RI 02809