



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-39

13.5 Smith Street 133 127

August 10, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	13.5 Smith Street	133	127

Type of Application	
Application Type	Special Use Permit
Proposed	
	If other, Detail:
New Building Type	
	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Section 28-409 (2) and Section 28-150 (eee)

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

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	14,679
Lot Frontage	94.8
Lot Depth	118

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,530	Building/Structure Detail if Other:

Zoning Board Narrative

13 ½ Smith Street, Bristol, RI

The subject property is a 14,679 square foot lot located on an easement from a private road, known as Kickemuit Anchorage Way. Kickemuit Anchorage Way accesses to Smith Street. There is currently one single family cottage located on the property, used only for personal family use, plus an oversize garage/boat storage building with an extended-roof platform-patio.

We have owned this property for 28 years and during this period have remodeled each room within the cottage, re-roofed it, installed insulation, installed vinyl siding, and new double pane windows. In recent years, the property has become the victim of rising tides, and we have experienced one to two flooding incidents per year, exclusive of tropical storms. I am attaching several pictures of this flooding, which has reached a height of about 3 feet above ground level. One of those pictures also shows marks which I have made on the inside of the garage door which shows the flood level from Hurricane Sandy (2012) and high tide levels in December 2022 and December 2023.

We have explored the potential to raise the current cottage structure and had a design developed by Fagan Design of Newport. Attached you will find their 3-dimensional drawings of the present cottage and their similar drawings for a raised cottage. However, when we consulted with Principe Engineering of Tiverton about the structural issues of raising the cottage, their study indicated that it could not be elevated because it had been constructed at 3 different times, and the additional structures had not been integrated. Therefore, we have concluded that it is necessary to demolish the existing structures on the lot and build a new single-family residence which will be elevated so that the first living floor is 16 feet above mean high tide.

Relief is being requested of the Zoning Board pursuant to SECTION 28-409 (2) and SECTION 28-150 (eee)

A Special Use Permit is requested due to the proposed structure being over 25' in a flood zone. The proposed house will be 35' above the existing mean grade of 5' foot and 33' feet 7 3/8" above the proposed final grade. The design complies with all standards of Section 28-150 (eee) and, we believe, the spirit of the standards in Section 28-150.

(1) The construction will conform to all building code requirements in a flood zone. The lower level will be properly flood vented and engineered per requirements for residences in the AE Zone with limited wave action.

(2) Roof pitches are greater than 4/12 except for the small 3 season room off the dining area and the laundry room, which has a pitch is 3/12. All main roof trusses have a roof pitch of 10/12 or 12/12.

(3) The structure is within all set-back designations which are 20' minimum on all sides.

(4) Building size is as follows:

Lot Size: 14,679 sf

Proposed Footprint:

Foundation Area: 1,364 sf

1st Floor Living Area: 1,772 sf

2nd Floor Living Area: 1,060 sf

2nd Floor Ratio to 1st Floor Living Area: 59.8%

Deck Area w/o stairs: 456 sf = 16.1% of Living Area on Floors 1 & 2

The Lower level has an elevated front-door room (522 sf) for a stairway, lift, and slider access to the patio. If this room is included as Living Space, the 456 sf of deck equals 13.6% of Living Areas. This is a single deck, which overlooks the Kickemuit and not any adjoining residences. properties.

A key concern is whether or not this Special Use request will change the nature of the Smith Street neighborhood. We do not think this will be the case, for the following reasons:

- The closest point on the structure is approximately 160' from Smith Street.
- Adjacent to Smith Street is a tall evergreen hedge which is approximately 20' tall. See the attached photo. Just beyond the evergreen hedge is a large weeping willow tree which further blocks any sight line in the direction of the proposed structure.
- The adjoining property, to the East, is the Kickemuit River. See photo

- The adjoining property to the North is Common Land of the Anchorage Court Association which is used for boat storage and access to their dock. Beyond this is protected wetland and the Kickemuit. See photo
- The adjoining property to the West is common land of the Anchorage Court Association which is used for boat and boat trailer storage. A high hedge and trees separate this lot from that property. See Photo
- The adjoining property to the South (33 Smith Street) is owned by the same family trust which owns this property.
- There is one neighboring structure to the South/East which is Lot # (51 Smith Street). This is an elevated house with the first living floor at least 10' above ground level. It does not meet the present Code Standards because it has equal areas on the 1st and 2nd living levels. Several pictures of this house are attached.
- The adjacent house to the east is 53 Smith Street. It is also an elevated structure with the 1st living floor at least 8' above ground level. See attached pictures of this structure. Elevated structures are common to the immediate neighborhood.

1. SECTION 28-409 1(c) Dimensional Variance

- 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.* Because the existing grade is far below BFE, the house needs to be raised significantly to comply with FEMA flood zone requirements and the recommended added freeboard per CRMC.
- b. *That such hardship is not the result of any prior action of the applicant.* The existing property presents this hardship, and the existing dwelling needs to be replaced as it is in disrepair and well below BFE.
- 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.* In contrast, this design has deep eaves and a street side articulation that maintains the spirit of the provision. SEE VARIOUS PHOTOS ATTACHED as evidence of "character" of surrounding properties.

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.

The primary motivation of the Project although it will enhance the property value is to make the property more functional and comply with current codes related to flood hazard zones. The current structure is not compliant with FEMA regulations.

The above Dimensional Variance discussion is in the event the Board discerns a need for a Dimensional Variance such as height of the structure.

7



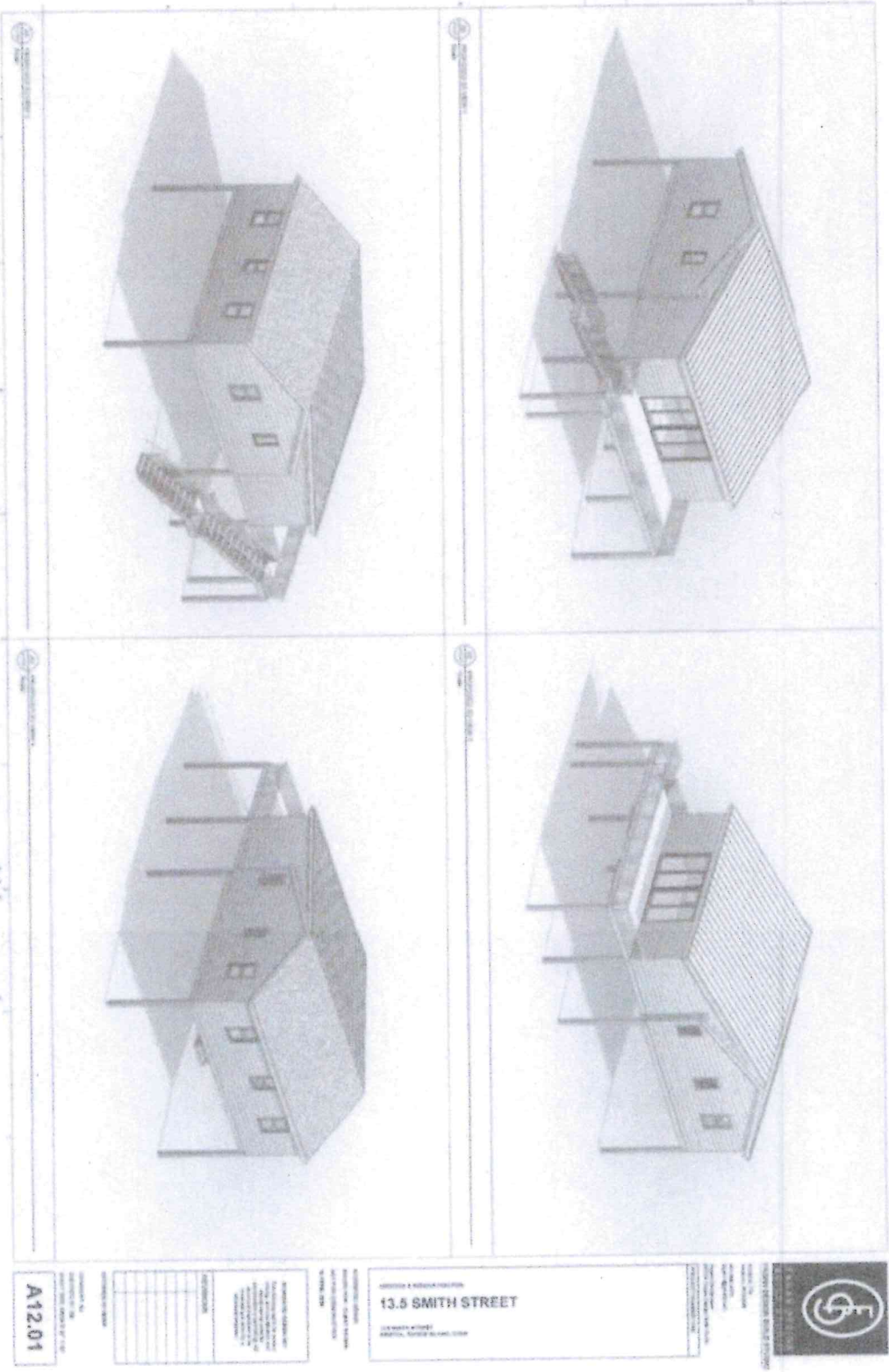
Adjacent homes to SE are Elevated



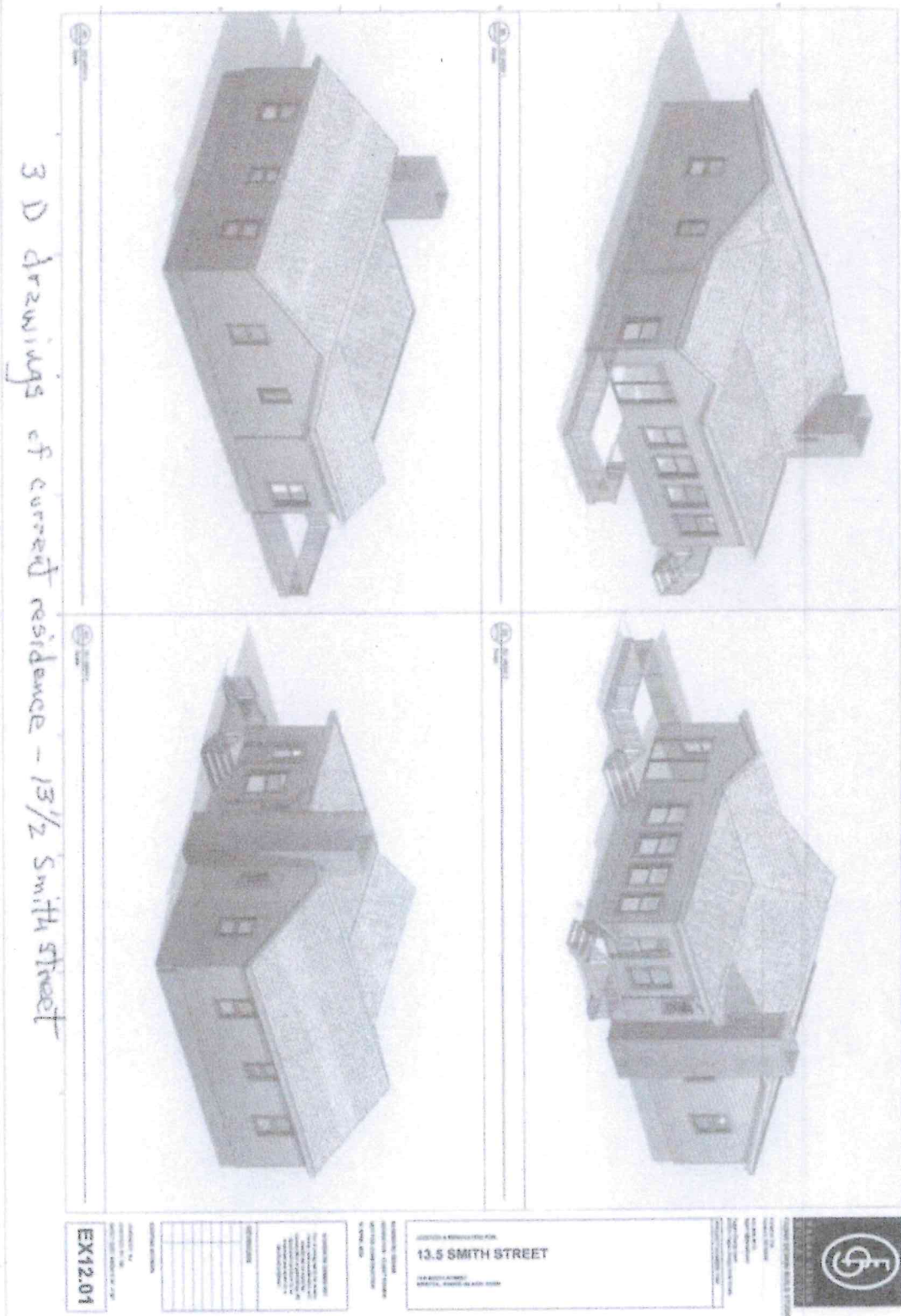
Elevated "Box" house
51 Smith Street

6

3 D drawing for potential elevation of 13 1/2 Smith Street
This was scrapped due to structural problems.



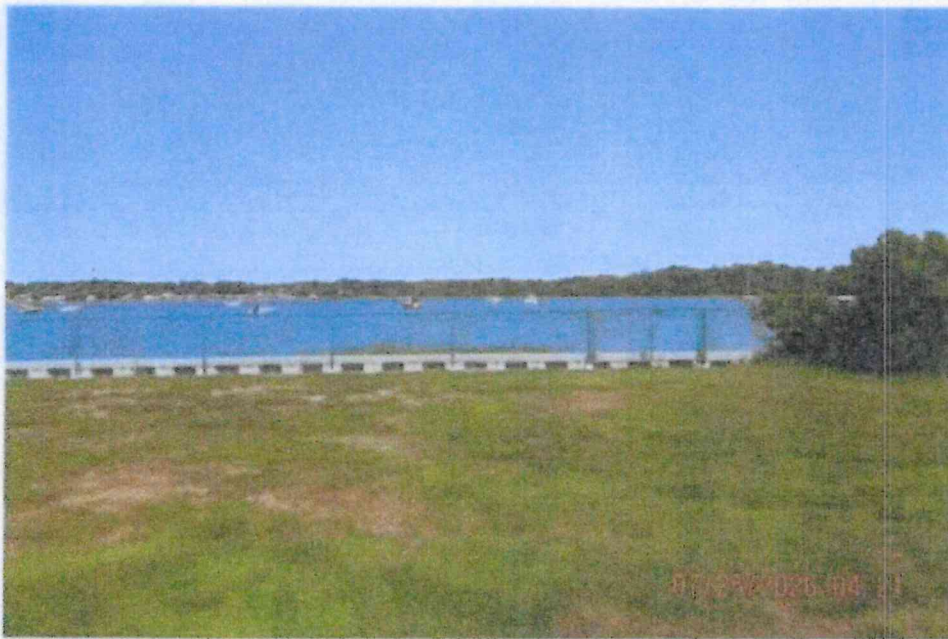
5



10



View to NE from 13 1/2 Smith Street



View to East from 13 1/2 Smith Street

9

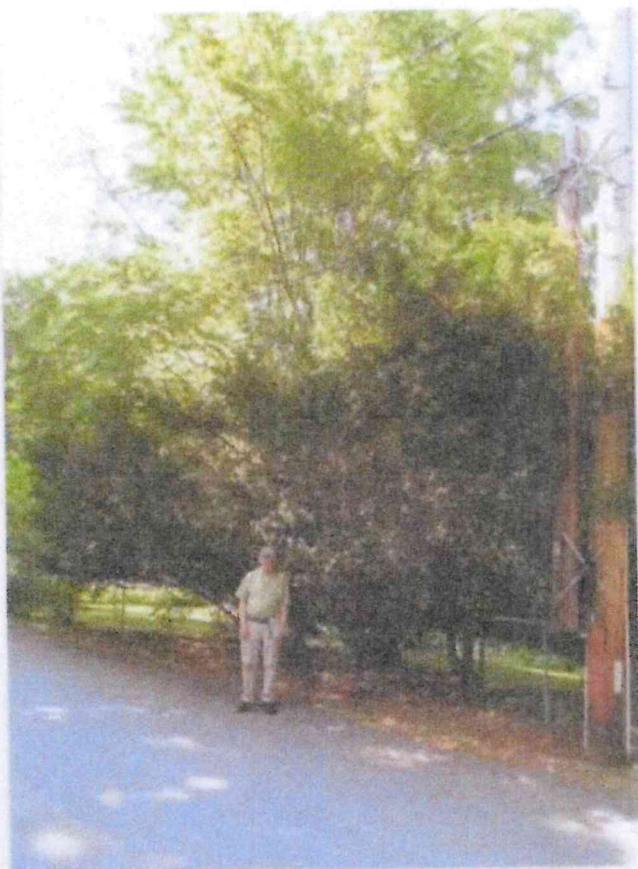


Open "Common Land" of Anchorage Court Assoc. to North of
13 1/2 Smith Street.



Open "Common Land" of Anchorage Court Assoc. to West
Used for boat & trailer storage.
Note high shrubs & trees.

8

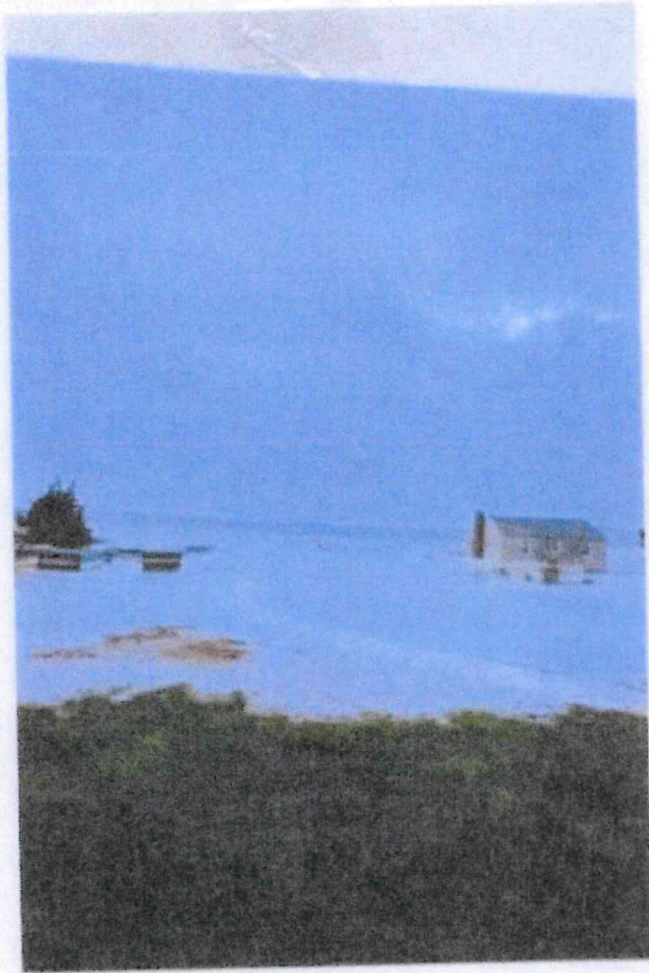


Standing on Smith St.
Looking toward 13 1/2 Smith
Note high scrubs & trees.

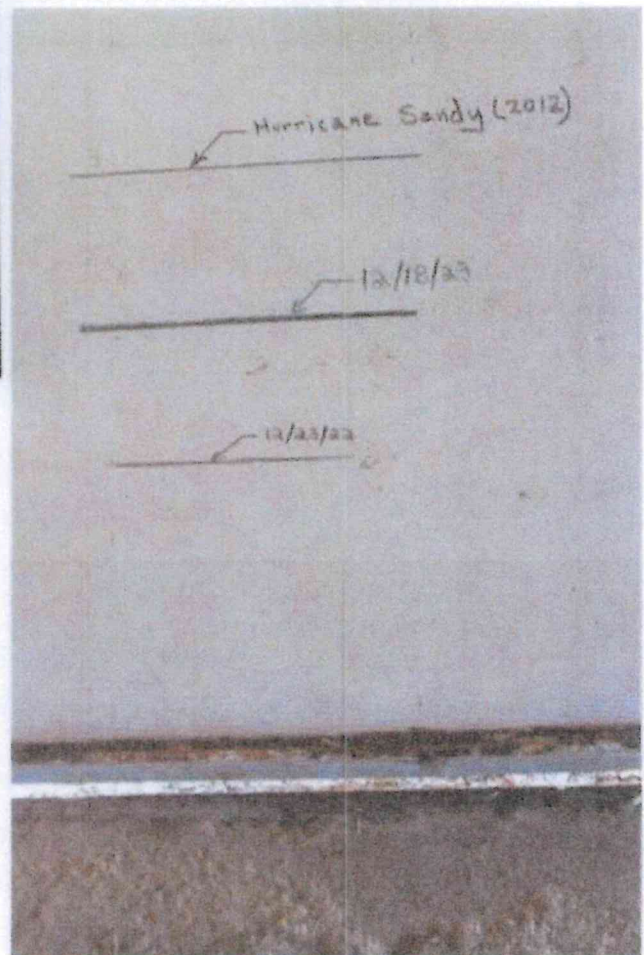


View to Smith street from site of new structure
Note: scrubs & trees block view of Smith street

4



Tidal Flooding
13 1/2 Smith Street



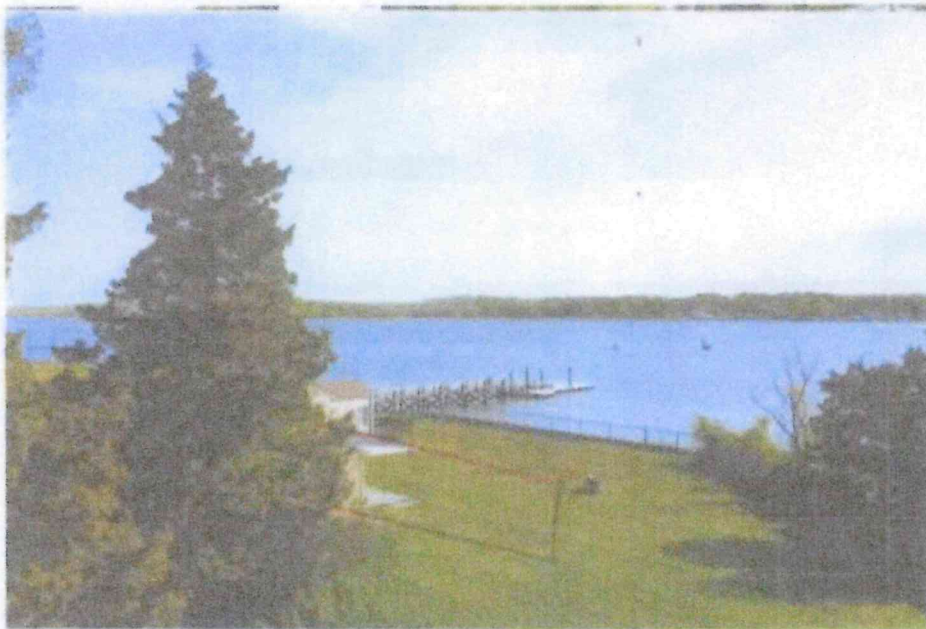
Record of Water Levels.
Inside of garage door,



Cottage & Garage - to be demolished



Looking West @ 13 1/2 Smith Street
Approx. outline for new structure, shown



Looking NE - Approx outline for new structure, shown

Owner		Owner Account #: 10-1240-65	% Owned
Owner 1	JOHNSON, KEITH N		
Owner 2	DEANNE M TRUSTEE & DEANNE & K		0.00
Owner 3			0.00
Address		547 WOONSOCKET HILL ROAD, NORTH SMITHFIELD, RI 02896-0000	

Previous Owners & Sales Information

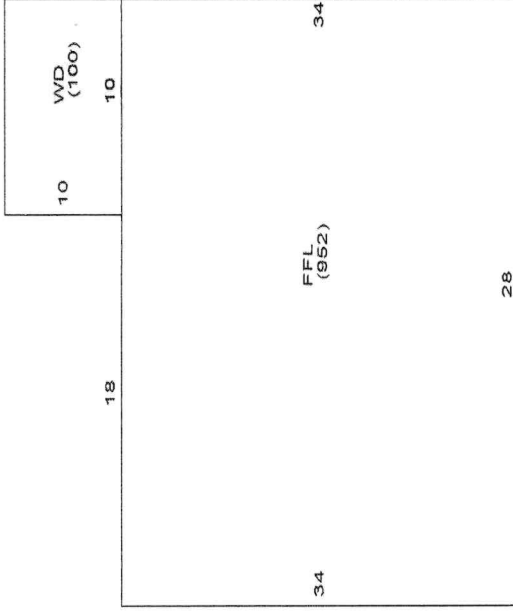
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JOHNSON, KEITH N. & DEAN	01/09/2008	0	1414-84	A	Q
JOHNSON, KEITH N & DEANN	01/09/2008	0	1414-83	A	Q
JOHNSON, KEITH N. ET U	01/09/2008	0	1414-82	A	Q
JOHNSON, KEITH N.	10/25/1999	55,000	719-294	A	W

Assessment

Use Code	Bldg Value	SF/YI	Value	Land Size	Land Value	AG Credit	Assessed Value
01	197,900	0		0.34	536,600	0	734,500
TOTAL	197,900	0		0.34	536,600	0	734,500
Source > Mkt Adj Cost		VAL per SQ Unit/Card >	698.19	VAL per SQ Unit/Parcel >	698.19		

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	197,900	0	0	536,600	0	734,500	734,500
2025	01	197,900	0	0	291,000	0	488,900	488,900
2024	01	127,300	0	0	242,500	0	369,800	369,800
2023	01	127,300	0	0	242,500	0	369,800	369,800
2022	01	127,300	0	0	242,500	0	369,800	369,800
2021	01	104,100	0	0	240,200	0	344,300	344,300



2026

13-5 SMITH ST

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
01 NR Single I	0.337	AC	P	1.00	774,000	1,592,285	B	Access	-10	WF	200			536,600			1.00	0
2																		
3																		
4																		

Plat/Lot 133-0127-000

Account: 7072

LUC 01

Zone R-15

Assessment

\$734,500

Building Information

Description	BLDG Type	Ranch	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 1	Vinyl Siding	Gable	Roof Type 1	Roof Type 2	Roof Cover 1	Asphalt Shirs	Roof Cover 2	INT Wall 1	INT Wall 2	Floors 1	Carpet	Floors 2	Hardwood	%	50
RES Units	1	Concrete	0																			
Foundation	1	Wood																				
EXT Wall 1	1	Vinyl Siding																				
Roof Type 1	1	Gable																				
Roof Cover 1	1	Asphalt Shirs																				
INT Wall 1	1	Drywall																				
Floors 1	1	Carpet																				
BMT Garages																						
Plumbing																						
Insulation																						
Heat Fuel																						
# Heat Sys																						
% Solar HW																						
% COM Wall																						
Ceil HGHT																						
Parking Type																						
EXT View																						

Other Factors

Grade	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4
Year Built	1948	EFF Year																				
Alt LUC		Alt %	0.00																			
Depreciation																						
Condition	AG	AG - Avg-Goo	30.8																			
Functional																						
Economic																						
Special																						
OV																						
Total Depreciation %	>	30.8																				

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	952	952	268.46	255,574
WD	WOOD DECK	100	0	18.90	1,890
Total		1,052	952		257,464

Visit History

Date	Result	By
1/29/2025	REVIEW	MP
8/3/2021	REVIEW	
7/6/2018	LISTED	
5/4/2018	REVIEW	
4/18/2018	MEASURED	
9/1/2007	LISTED	
9/1/2007	CALL BACK	MP
6/29/2007	CALL BACK	
6/13/2007	MEASURE	

Notes

LAND AREA CORRECTED 12/06 EAS || MAP 764, SUBDIVIDE OF LOT 133-127 AND 133-23, LOT LINE CHANGE

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/06/2017	E7943		ELEC	0	100	Closed	UNDERGROUND SERVICE
05/21/2004	B34061		BLDG	0	100	Closed	RESHINGLE ROOF

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											

Other Info.

AFDU	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



13 .5 Smith St, Bristol, RI

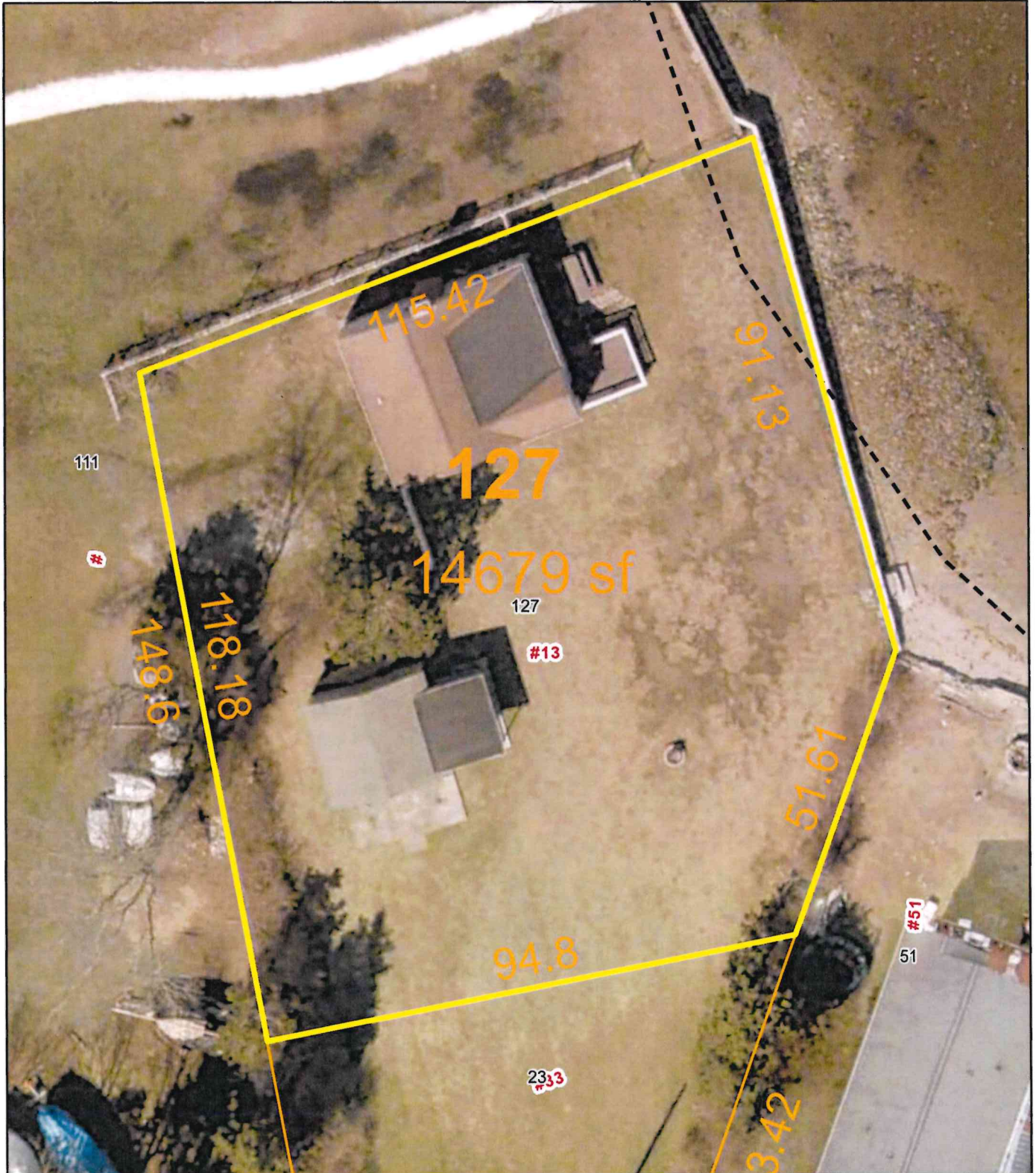
Map/Lot: 133-127

1 inch = 25 Feet

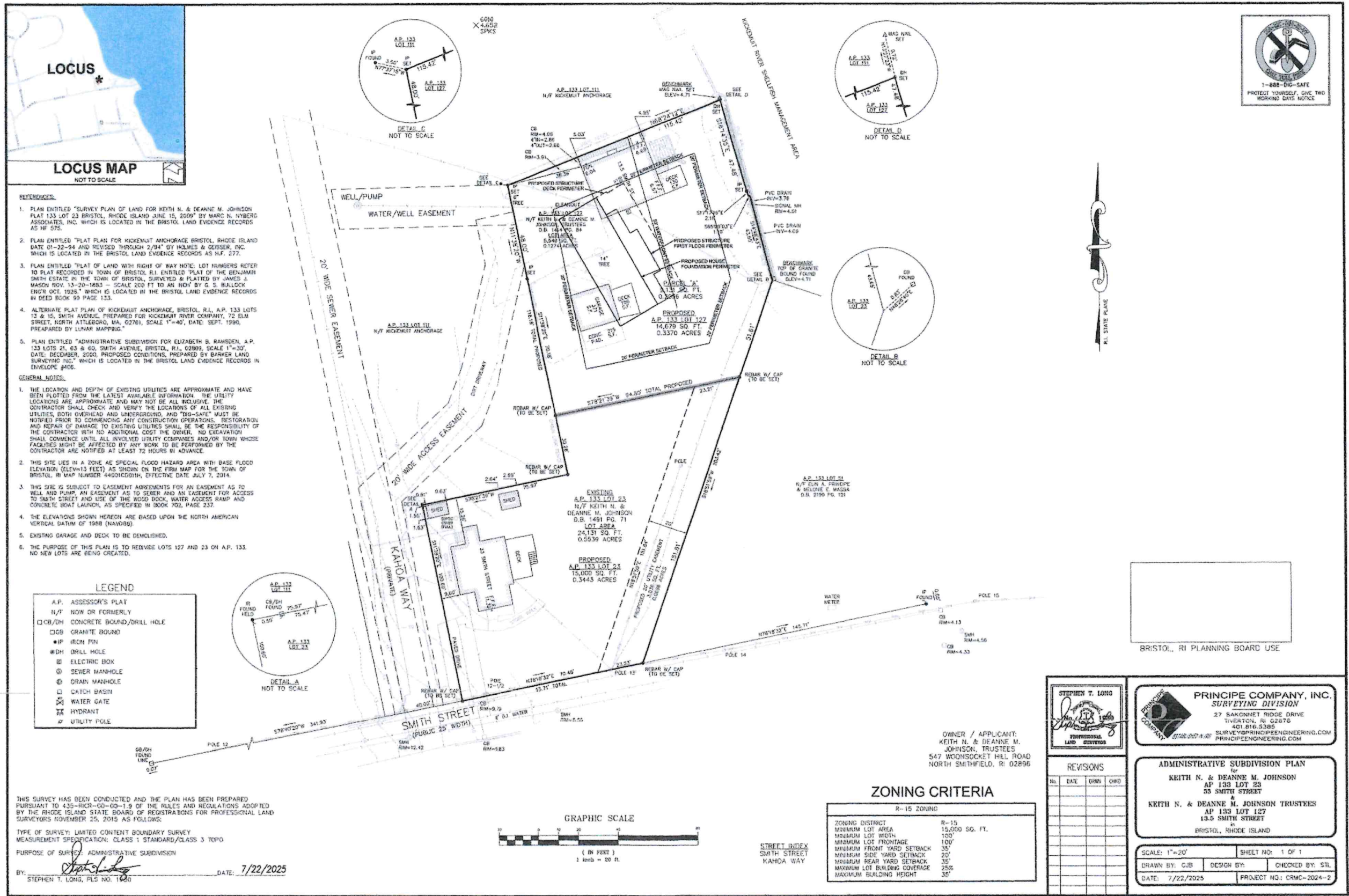


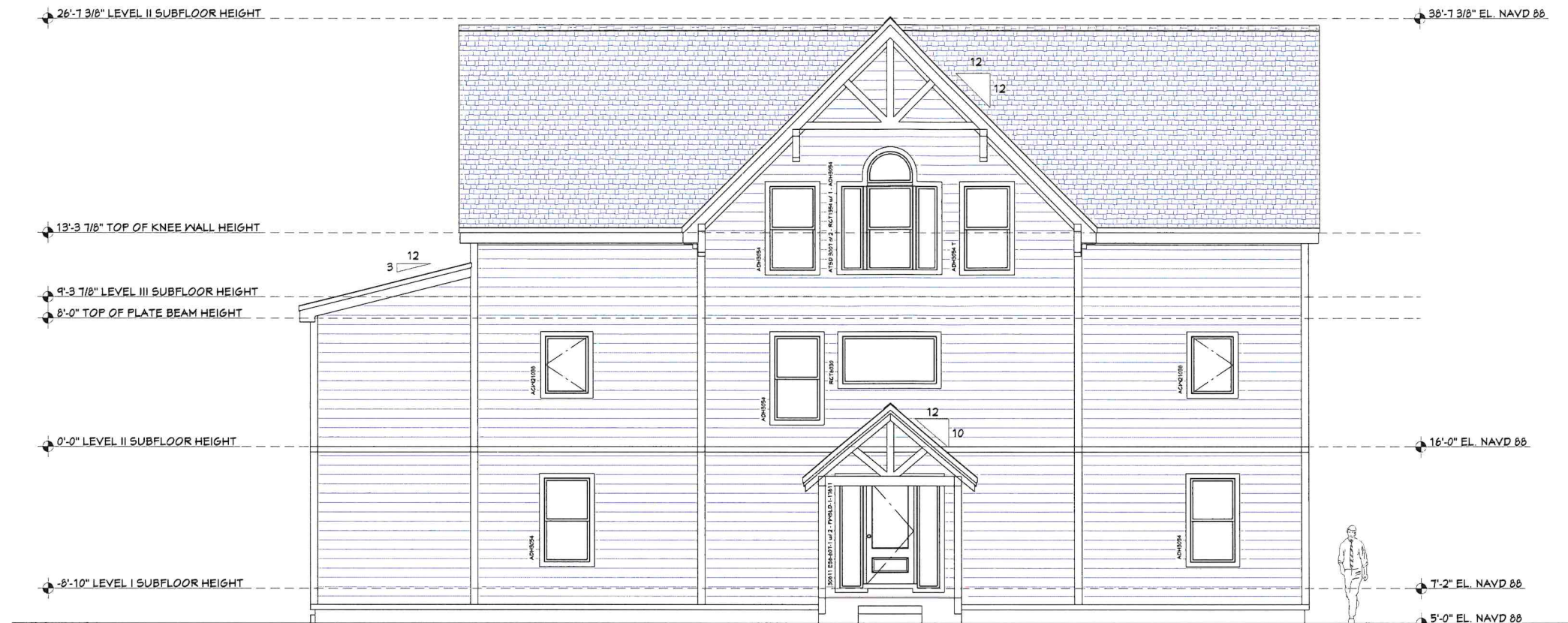
www.cai-tech.com

September 15, 2026



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.





Front Elevation



Rear Elevation

ORDER NO. 2026 / 4101 JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	REVISIONS 07/08/2026 JRJ 08/04/2026 JRJ	SHEET NO. 1 DATE 05/26/26	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT NOT FOR CONSTRUCTION	DATE SIGNATURE
habitat POST & BEAM	habitat POST & BEAM INC. 1 DEERFIELD RD. 02133 US 661-686-5096	SCALE 1/4\"/>	THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT NOT FOR CONSTRUCTION

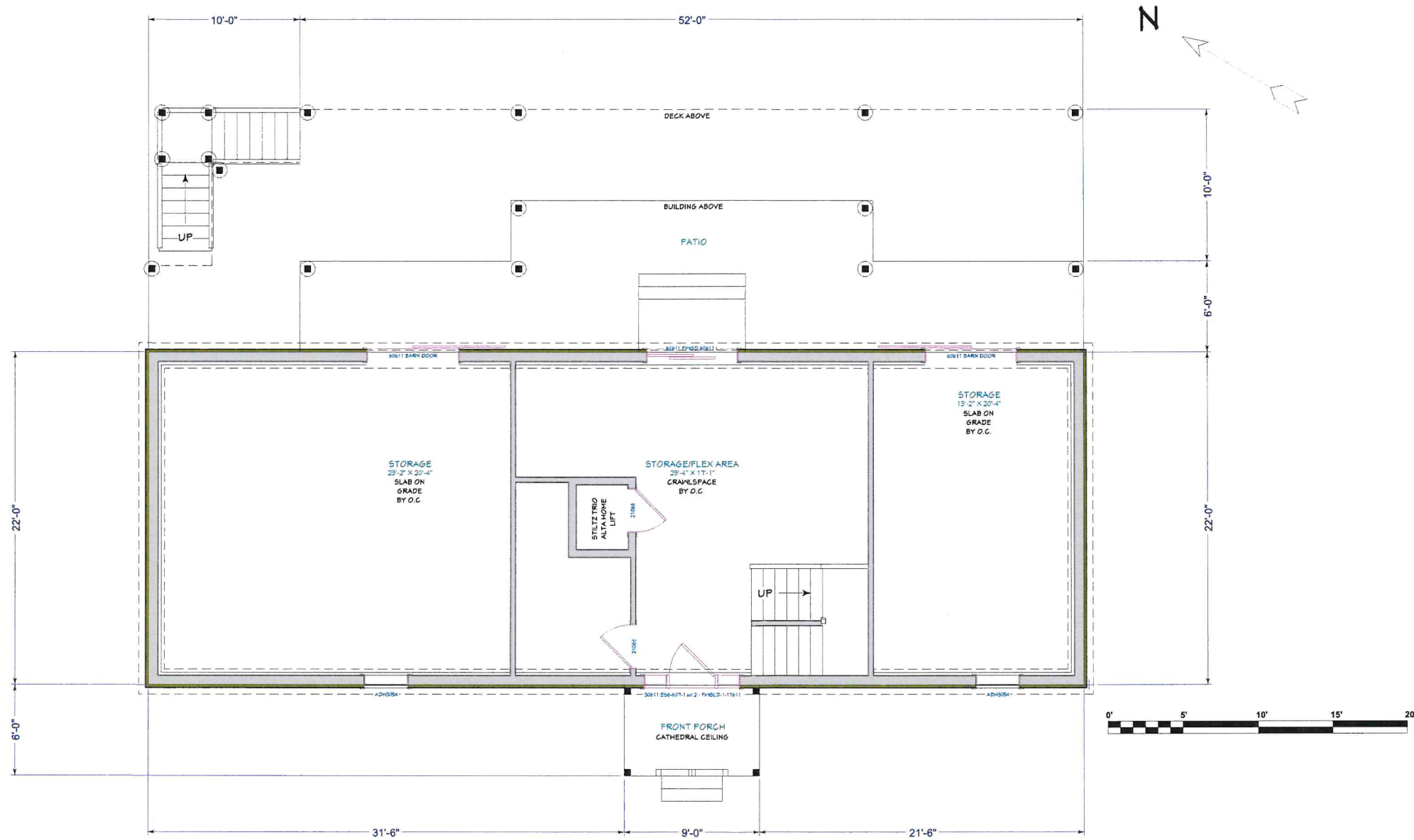


Right Elevation



Left Elevation

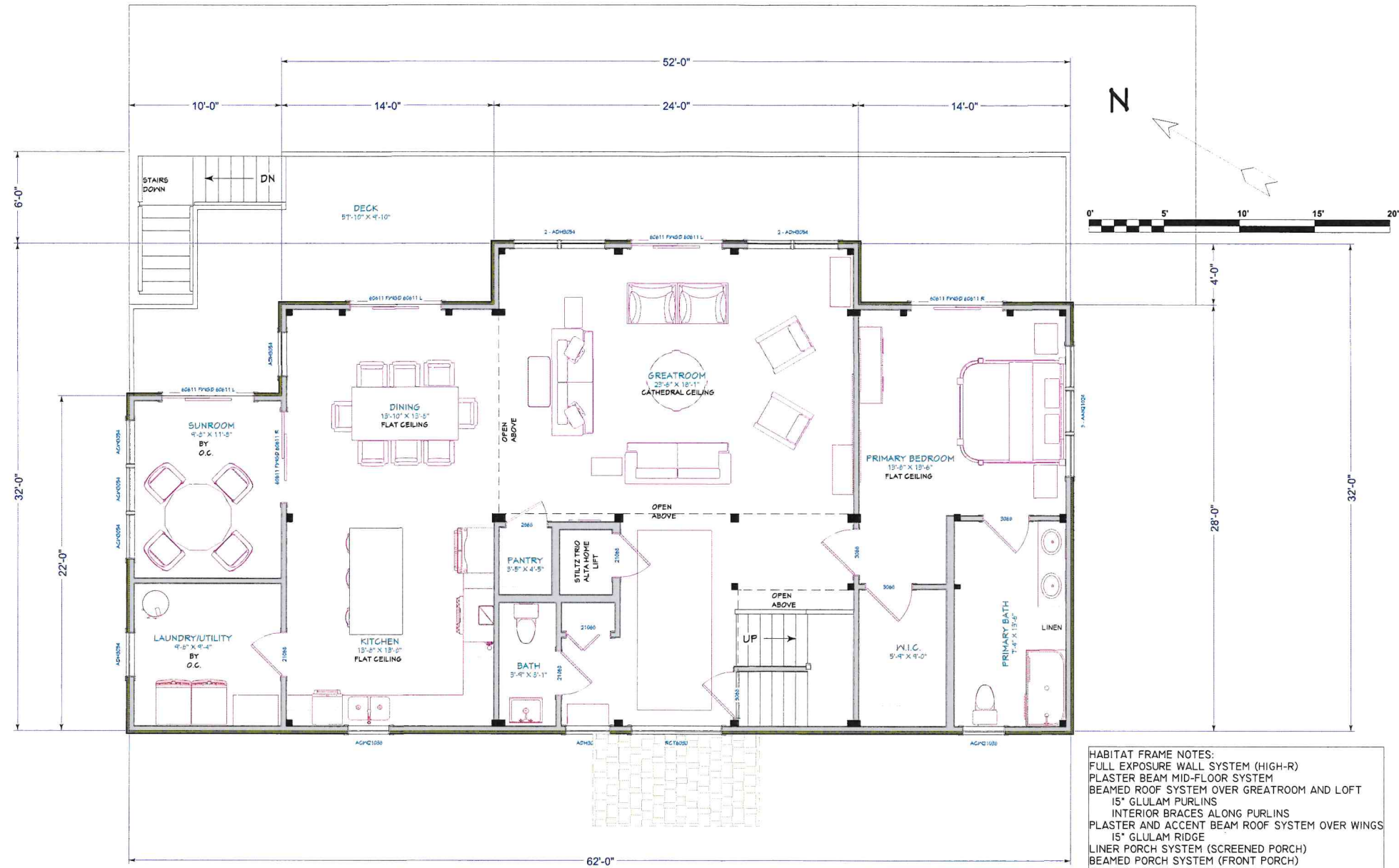
ORDER NO. 2026 / 401	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 2	REVISIONS 07/09/2026 .JRJ 08/04/2026 .JRJ 08/04/2026 .JRJ	DESIGNED BY JRJ	DATE 05/26/26	SCALE 1/4" = 1'-0"	THIS DRAWING IS THE PROPERTY OF HABITAT POST & BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST & BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST & BEAM.	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE. SIGNATURE _____ DATE _____
08-C	 HABITAT POST & BEAM INC. S. DORSETT RD. SUITE 100 DORSETT, MA 01922							



Level 1 Floor Plan
1,576 SQ. FT. HOUSE
54 SQ. FT. FRONT PORCH

ORDER NO. 2026 / 4101	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 3	REVISIONS 07/20/2026 JRJ 08/04/2026 JRJ	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT NOT FOR CONSTRUCTION	DATE 05/26/26
HABITAT POST & BEAM INC. 5 DEERFIELD RD SUITE 203 WESTFIELD, MA 01095 (413) 865-1000			THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.		
DRAWN BY JRJ			DESIGNED BY JRJ		
SCALE 1/4" = 1'-0"			WIND DESIGN SPEED MULT. 131 K.T.F. 137 K.T.F.		
DATE 05/26/26			SIGNATURE DATE		

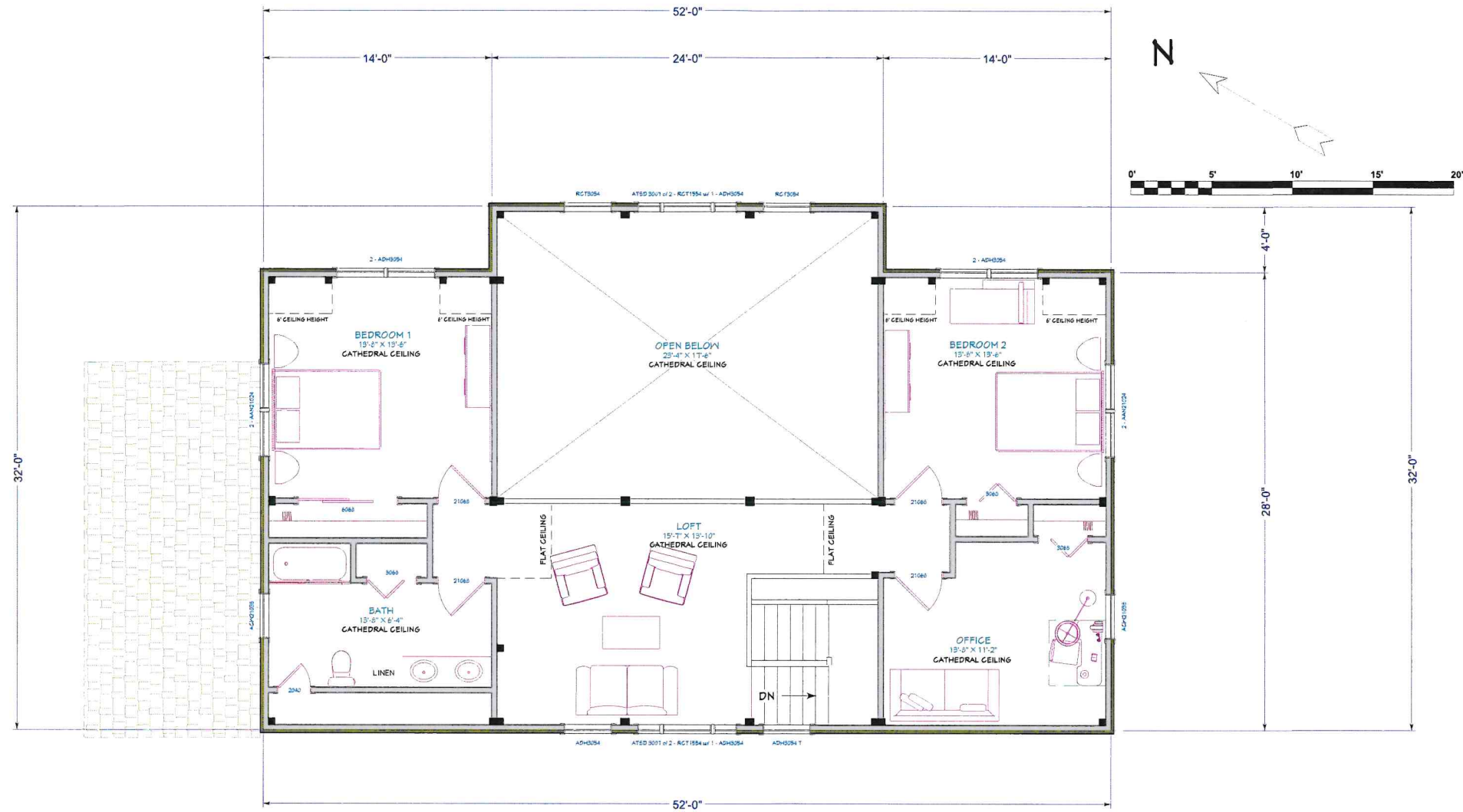




HABITAT FRAME NOTES:
FULL EXPOSURE WALL SYSTEM (HIGH-R)
PLASTER BEAM MID-FLOOR SYSTEM
BEAMED ROOF SYSTEM OVER GREATROOM AND LOFT
15" GLULAM PURLINS
INTERIOR BRACES ALONG PURLINS
PLASTER AND ACCENT BEAM ROOF SYSTEM OVER WINGS
15" GLULAM RIDGE
LINER PORCH SYSTEM (SCREENED PORCH)
BEAMED PORCH SYSTEM (FRONT PORCH)
8 - 2'x2' BRACES ON ROOF LINE
2 TRUSSES
2 TRIM TRUSSES
9' NOMINAL BASEMENT HEIGHT
9' 2x8 CONVENTIONAL WALL
SLAB FOUNDATION w/ 4' FROST WALL
STEEL BEAMS TO DIVERT LOAD FROM POST ABOVE

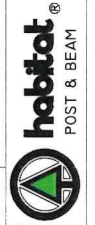
Level II Floor Plan
1,552 SQ. FT. HOUSE
220 SQ. FT. LAUNDRY/SUNROOM
524 SQ. FT. DECK

ORDER NO. 2026 / 401	JOHNSON RESIDENCE BRISTOL, RI	REVISIONS 07/08/2026 JRJ 08/04/2026 JRJ	SHEET NO. 4	DATE 08/26/26	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEHOLD WORKING DRAWINGS. ANY FURTHER CHANGES WILL BE RESULT IN A PRICE INCREASE. SIGNATURE _____ DATE _____
08-C	HABITAT POST & BEAM INC. 5 DEERFIELD RD. SUITE 100 BRISTOL, RI 02809	DESIGNED BY JRJ	DATE 08/26/26	SCALE 1/4" = 1'-0"	THIS DRAWING IS THE PROPERTY OF HABITAT POST & BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST & BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST & BEAM.
	habitat POST & BEAM				



Level III Floor Plan
1,060 SQ. FT.

ORDER NO. 2026 / 4101	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 5	REVISIONS 07/08/2026 - JRJ 08/04/2026 - JRJ	DRAWN BY JRJ	DATE 05/26/26	GROUND SNOW LOAD 30 P.S.F. THIS DRAWING IS THE PROPERTY OF HABITAT POST & BEAM. IT IS NOT TO BE REPRODUCED, COPIED, LOANED, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST & BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST & BEAM.	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE. SIGNATURE _____ DATE _____	PRELIMINARY PLANS NOT FOR CONSTRUCTION





Johnson Residence



ORDER NO. 2026 / 4101		JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE		SHEET NO. 7		REVISIONS DATE BY 07/26/2026 JRJ 08/04/2026 JRJ		PRELIMINARY PLANS NOT FOR CONSTRUCTION	
08-C		HABITAT POST & BEAM INC. S. DEERFIELD RD 01573 (401) 665-4068		DRAWN BY JRJ		DESIGNED BY JRJ		TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT	
		HABITAT POST & BEAM INC. S. DEERFIELD RD 01573 (401) 665-4068		SCALE 1/4" = 1'-0"		THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.		I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL BE MADE AT A PRICE TO BE DETERMINED BY A PRICE INQUIRY.	
				DATE 08/26/26		BY JRJ		DATE	



13.5 Smith Street - 300' Radius

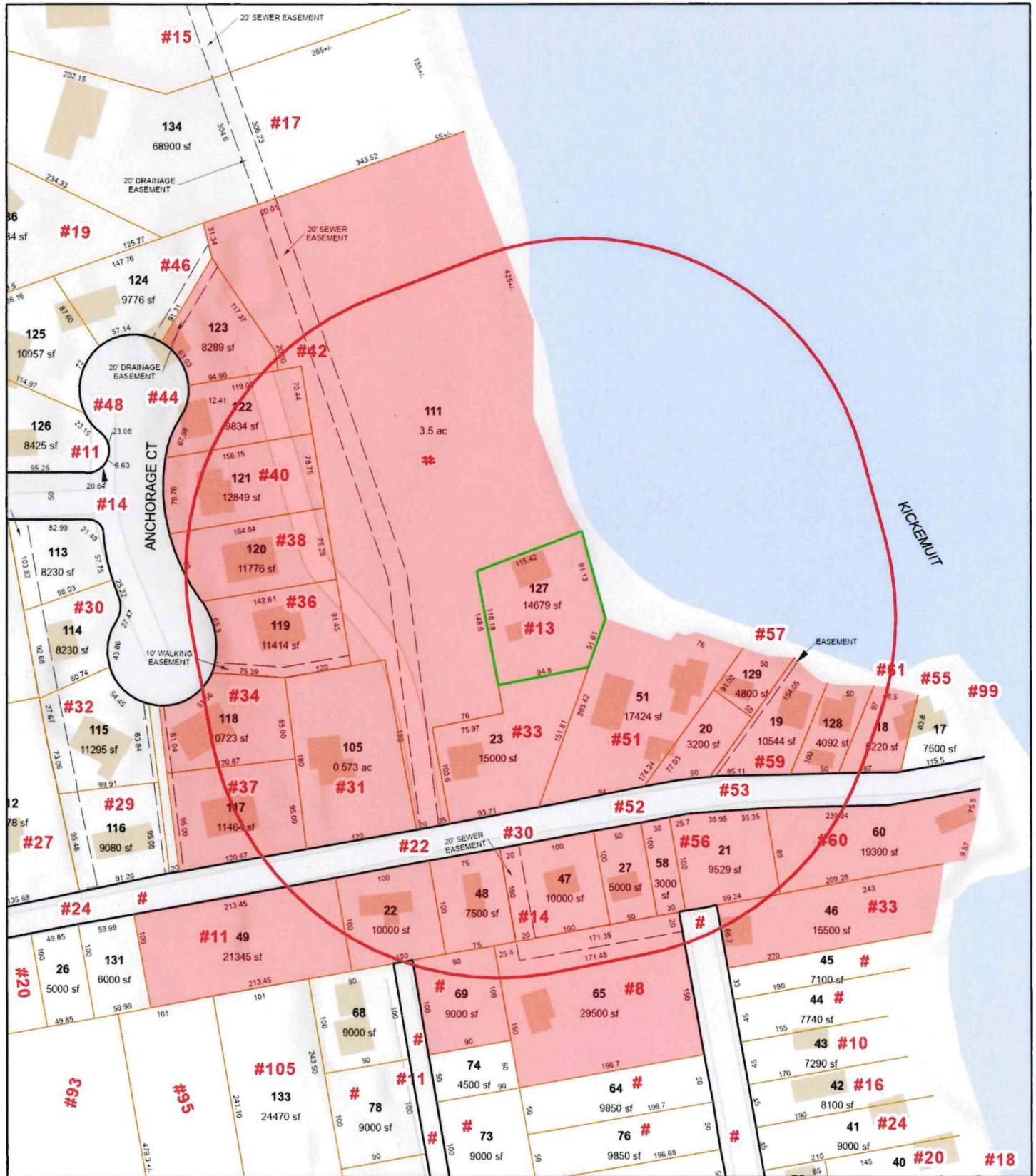
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

September 15, 2026



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.



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 133-127
CAMA Number: 133-127
Property Address: 13 .5 SMITH ST

Mailing Address: JOHNSON, KEITH N DEANNE M
TRUSTEE & DEANNE & K
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

Abutters:

Parcel Number: 133-105
CAMA Number: 133-105
Property Address: 31 SMITH ST

Mailing Address: WEINSTEIN, JUNE T.
31 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-117
CAMA Number: 133-117
Property Address: 37 SMITH ST

Mailing Address: RUDE, ROBERT T & DEBORAH TE
37 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-118
CAMA Number: 133-118
Property Address: 34 ANCHORAGE CT

Mailing Address: WALLACE-TOOHEY, KATHRYN D.
34 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-119
CAMA Number: 133-119
Property Address: 36 ANCHORAGE CT

Mailing Address: LUDS, JOHN T. JR TRUSTEE & LUDS,
ANNE W. (1/2) T
36 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-120
CAMA Number: 133-120
Property Address: 38 ANCHORAGE CT

Mailing Address: FERREIRA, PAUL J & KENDRA J -
TRUSTEES WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-121
CAMA Number: 133-121
Property Address: 40 ANCHORAGE CT

Mailing Address: TAMBASCIO, LAWRENCE J. & LAURA K.
TE
40 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-122
CAMA Number: 133-122
Property Address: 42 ANCHORAGE CT

Mailing Address: FINKENSTAEDT, TIMOTHY & MARY JO
TE
42 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-123
CAMA Number: 133-123
Property Address: 44 ANCHORAGE CT

Mailing Address: WALDEN, CHRISTOPHER S. KATHLEEN
JT
44 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-127
CAMA Number: 133-127
Property Address: 13 .5 SMITH ST

Mailing Address: JOHNSON, KEITH N DEANNE M
TRUSTEE & DEANNE & K
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-128
CAMA Number: 133-128
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE
C/O DOUGLAS DAHL 84 BAY STATE RD
WESTON, MA 02493



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 133-129
CAMA Number: 133-129
Property Address: 57 SMITH ST

Mailing Address: GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

Parcel Number: 133-18
CAMA Number: 133-18
Property Address: 55 SMITH ST

Mailing Address: MATRONE, CHRISTINE F & RICHARD M
TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-19
CAMA Number: 133-19
Property Address: 59 SMITH ST

Mailing Address: BIELECKI DENNIS D JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

Parcel Number: 133-20
CAMA Number: 133-20
Property Address: 53 SMITH ST

Mailing Address: BIELECKI, DENNIS & JANET TE
53 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-21
CAMA Number: 133-21
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN
84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-22
CAMA Number: 133-22
Property Address: 22 SMITH ST

Mailing Address: QUINN, JOHN T SR LE QUINN, JOHN T
JR & AZZARONE, JUNE MARIE TC
22 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-23
CAMA Number: 133-23
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO
TRST & KEITH N
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27
CAMA Number: 133-27
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. DINGEE, SANDRA
M. TE
52 SMITH ST.
BRISTOL, RI 02809

Parcel Number: 133-46
CAMA Number: 133-46
Property Address: 33 WILCOX ST

Mailing Address: KICKEMUIT COVE, LLC
c/o Susan Dahl 84 Bay State Road
Weston, MA 02493-2172

Parcel Number: 133-47
CAMA Number: 133-47
Property Address: 14 SMITH ST

Mailing Address: ROCHA NORMA TRUSTEE ROCHA
FAMILY REVOOCABLE TRUST
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

Parcel Number: 133-48
CAMA Number: 133-48
Property Address: 30 SMITH ST

Mailing Address: RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

Parcel Number: 133-49
CAMA Number: 133-49
Property Address: 11 SMITH ST

Mailing Address: BORGIA, MELISSA TRUSTEE
11 SMITH ST
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 2 of 3



300 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 133-51
CAMA Number: 133-51
Property Address: 51 SMITH ST

Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE
E
51 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-58
CAMA Number: 133-58
Property Address: SMITH ST

Mailing Address: DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493

Parcel Number: 133-60
CAMA Number: 133-60
Property Address: 60 SMITH ST

Mailing Address: GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

Parcel Number: 133-65
CAMA Number: 133-65
Property Address: 8 WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-69
CAMA Number: 133-69
Property Address: MASTERSON LN

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 3 of 3

BIELECKI DENNIS D
JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

JOHNSON, KEITH N
DEANNE M TRUSTEE & DEANNE
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

BIELECKI, DENNIS & JANET
53 SMITH ST
BRISTOL, RI 02809

JOHNSON, KEITH N.
DEANNE M., CO TRST & KEIT
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

TAMBASCIO, LAWRENCE J. &
40 ANCHORAGE CT
BRISTOL, RI 02809

BORGIA, MELISSA TRUSTEE
11 SMITH ST
BRISTOL, RI 02809

KICKEMUIT COVE, LLC
c/o Susan Dahl
84 Bay State Road
Weston, MA 02493-2172

VAUGHN, MICHAEL D. TRUSTE
8 WILCOX ST
BRISTOL, RI 02809

DAHL, DOUGLAS
SUSAN
84 BAY STATE RD
WESTON, MA 02493

LUDES, JOHN T. JR TRUSTEE
36 ANCHORAGE CT
BRISTOL, RI 02809

WALDEN, CHRISTOPHER S.
KATHLEEN JT
44 ANCHORAGE CT
BRISTOL, RI 02809

DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493

MATRONE, CHRISTINE F & RI
104 KICKEMUIT AVE
BRISTOL, RI 02809

WALLACE-TOOHEY, KATHRYN D
34 ANCHORAGE CT
BRISTOL, RI 02809

DAHL, DOUGLAS M &
SUSAN E TE
C/O DOUGLAS DAHL
84 BAY STATE RD
WESTON, MA 02493

NYBERG, PETER H.
DINGEE, SANDRA M. TE
52 SMITH ST.
BRISTOL, RI 02809

WEINSTEIN, JUNE T.
31 SMITH ST
BRISTOL, RI 02809

FERREIRA, PAUL J & KENDRA
WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

PRINCIPE, ELIN A LE
MASSA, MELONIE E
51 SMITH ST
BRISTOL, RI 02809

FINKENSTAEDT, TIMOTHY & M
42 ANCHORAGE CT
BRISTOL, RI 02809

QUINN, JOHN T SR LE
QUINN, JOHN T JR & AZZARO
22 SMITH ST
BRISTOL, RI 02809

GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

ROCHA NORMA TRUSTEE
ROCHA FAMILY REVOOCABLE T
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

RUDE, ROBERT T & DEBORAH
37 SMITH ST
BRISTOL, RI 02809