



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

***Amended Agenda**

Monday, November 3, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted 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. Written comments should be received no later than 12:00 p.m. on **Thursday, October 30th, 2025.**

1. Pledge of Allegiance

2. Approval of Minutes - October 6, 2025

3. New Petitions

3A. 2025-35 Oscar I. DeLemos - Dimensional Variances:

construct a 20ft. x 28ft. two-story garage and living area addition, and a 24ft. x 36ft. single-story accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard on a corner lot and with less than the required lot area for an ADU within a new structure. Located at **56 Thompson Avenue**; Assessor's Plat 22, Lot 110; Zone: R-10

3B. 2025-37 Elise Ramos - Special Use Permit: to keep up to four chicken hens on a residential property within the Residential R-15 zoning district. Located at **33 Sherman Avenue**; Assessor's Plat 123, Lot 431; Zone: R-15

3C. 2025-38 Michael Hoffman / Reliable Pest Control, Inc. - Dimensional Variance: to construct a 14ft. x 40ft. addition to an existing commercial building with less than the required front yard on a corner lot. Located at **6 Francis Street**; Assessor's Plat 37, Lots 36, 37 & 38; Zone: LB

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BRISTOL, RHODE ISLAND

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- 3D. **2025-39 Newport Electric Construction Corp. - Use Variance:** to install an approximate 48ft. x 183ft. accessory use solar canopy over an existing parking lot at Audubon Society of Rhode Island property within the Open Space (OS) zoning district. Located at **1401 Hope Street**; Assessor's Plat 54, Lot 12; Zone: OS
- 3E. **2025-40 Bristol Co-op, Inc. - Special Use Permit:** to operate a cannabis retailer use within the General Business (GB) zoning district. Located at **655 Metacom Avenue**; Assessor's Plat 94, Lot 7; Zone: GB

4. ***Correspondence**

4A. Request for extension of variance approval Wendy J. Raad and Andrejs V. Gale, **5 Adelaide Avenue**, Assessor's Plat 84, Lot 47, file #2023-32 recorded November 14, 2023

4B. Request for extension of variance approval Mark & Kris Wilcox, 159 Poppasquash Road, Assessor's Plat 182, Lot 28, file #2022-13 recorded October 21, 2022, received one year extension which was recorded November 27, 2024

5. **Adjournment**

Date Posted: October 20, 2025

Posted By: emt



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4. Adjournment

Date Posted: October 16, 2025

Posted By: emt