



## TOWN OF BRISTOL, RHODE ISLAND

### ZONING BOARD OF REVIEW

#### Agenda

Monday, June 1<sup>st</sup>, 2026 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on May 28<sup>th</sup>, 2026.

1. **Pledge of Allegiance**
2. **Approval of Minutes – May 4, 2026**
3. **Sitting as the Board of Review - New Petitions**
  - 3A. **ZBR-26-21 Thomas A. Dawson – Dimensional Variances:** to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6
  - 3B. **ZBR-26-22 John B. Affleck – Dimensional Variances:** to construct a 12ft. x 22ft. single-story garage addition to an existing single-family dwelling with less than required front yards on a corner lot. Located at **14 Clifton Road**; Assessor's Plat 79, Lot 357; Zone: R-10
  - 3C. **ZBR-26- 23 Shealyn Davey – Dimensional Variance:** to construct an approximate 10ft. x 18ft. two-story addition to the rear of an existing two-family dwelling with less than the required right side yard. Located at **11 Catherine Street**; Assessor's Plat 25, Lot 41; Zone R-6.
  - 3D. **ZBR-26-24 Joseph M. Brito, Jr. – Dimensional Variances:** to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential

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zoning district. Also, a **Special Use Permit**: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40.

**4. Sitting as the Board of Appeal**

**4A. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal**: of three Notices of Violation dated February 12<sup>th</sup>, February 25<sup>th</sup>, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB

**4B. ZAPL-26-5 John J. Marshall – Appeal**: of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6

**5. Adjournment**

Date Posted: May 14, 2026

Posted By: emt