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New proposal put forth for 119 Water St.

After a housing development was denied, new plan is to renovate into a restaurant

BY ETHAN HARTLEY

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About eight months after a proposal to demolish two buildings located within Warren's historic district to make way for a housing development was denied by a 4-3 vote of the planning board, a new proposal from the same developer seeks to turn 119 Water St. into a restaurant, and renovate the building at 113 Water St. into a mixed-use building with a business on the ground floor and one apartment unit above.

The proposal, brought before the Warren Zoning Board on Wednesday, Oct. 18 by Daniel Teodoro, owner of the adjacent Water Dog Restaurant, was touted as the result of lessons learned from the prior application that was ultimately shot down.

"Our client and ourselves reconsidered all the feedback that we heard [regarding] the existing structures and came up with an alternate solution," said Julie Bartlett, a project manager for architectural firm ZDS Inc. of Providence, the same firm who designed the



See **DEVELOPMENT** Page 8

A rendering from ZDS Inc. shows the concept for rehabilitating the existing building at 119 Water St. into a two-story restaurant. The proposal also includes plans to renovate the building at 113 Water St. into a mixed use commercial/residential space.

Liberty School development faces multiple hurdles

Size, parking, tree removal, access and lack of financials highlight concerns

BY ETHAN HARTLEY

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There was a sense of déjà vu emanating from the Town Council chambers at Warren Town Hall on Monday night, Oct. 23, as the Warren Planning Board once again hosted a lengthy public hearing on a proposed housing development that was put forth under the state's Comprehensive Permit process, which promises 25% of its units to be legally defined as affordable and now faces public skepticism from downtown residents about the size, scope, and potential negative impacts the development could have on the historic district.

If all of that sounds familiar, it's because many of the elements at play here ring similarly to the development that was shot down by the Planning Board earlier this year at 119 Water St., where a 12-unit development was

denied under the reasoning that the required demolition of two buildings would constitute an irreversible harm on the historic streetscape.

However in this case, the development proposal put forth by John Lannan (of Bristol) and Ron Louro (of Warren) actually seeks to save an abandoned historic structure from further degradation — the former Liberty Street School, built in 1847 — remodeling it to house seven, two-bedroom units. A second building would be constructed to the rear of the property, housing 18 units in a mix of 12, two-bedroom and six, one-bedroom units for a total of 25 condominium units comprised of 43 bedrooms.

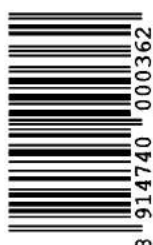
The development proposes 28 parking spaces, many of which would require parallel parking to utilize.

The development has been subject to multiple meetings of the town's Technical Review Committee since February, and has been analyzed by police and fire personnel, the Depart-

See **LIBERTY STREET** Page 4



Architectural drawings show the proposed 18-unit condominium building proposed to be built to the rear of the existing Liberty Street School as part of a 25-unit development on Liberty Street. This building is the subject of the majority of concerns regarding the development raised by planning officials and members of the public due to its size and parking requirements.



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A \$200 million school bond Q&A session

Superintendent and School Committee Chair answer questions ahead of vote

BY ETHAN HARTLEY
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Only eight days remain until voters in Bristol and Warren will decide on whether or not to approve a \$200 million school construction bond to fund the construction of a brand new high school and enable an extensive list of infrastructural projects at the district's other schools.

Bristol Warren Superintendent Ana Riley and Bristol Warren Regional School Committee Chairperson Nicky Piper agreed to sit down last Wednesday with East Bay Media Group's general manager, Scott Pickering, and this author to discuss some of the most crucial elements of that proposal, and what it would mean for generations of students and families in Bristol and Warren should the bond be approved.

The extensive interview covered a wide variety of topics regarding the bond, and responses were equally extensive in their length, so a Q&A format will be utilized to report on what was discussed. Readers will also be able to view the recorded interview in its full, unedited entirety on EastBayRI.com.

Questions have been paraphrased and we have attempted to publish



Superintendent Ana Riley and School Committee Chairperson Nicky Piper sat down with East Bay Media Group's general manager, Scott Pickering, and Ethan Hartley, editor of the Warren Times-Gazette and Bristol Phoenix, to discuss the impending vote on the \$200 million school bond.

responses in as much detail as possible, edited only regarding the timing in which they were spoken during the interview and for brevity considering print limitations. Responses from Superintendent Riley will be marked "AR," and responses from Nicky Piper will be labeled "NP."

Why do you feel the district needs a new high school, and how would that improve conditions for learning in the district tangibly, intangibly, or both?

NP: I think how we treat our kids is sort of how we are as a community

and I think our kids deserve better than the facilities we provide for them. Nothing about our high school looks like higher [education] or a work place. We are supposed to be educating our kids to join the world, however they choose to do that, whether it's by higher education or joining the work force. There is nothing about our high school that currently mirrors what their next chapter is going to look like. And I think we're doing a disservice for that.

I believe strongly that if you have a strong culture and climate, where kids are operating in an environ-

ment where they feel respected and feel worthwhile, they feel excited, they feel engaged with the learning both programmatically and within the environment in which they are learning, I believe that it is a matter of time, and I would say a short time, before we see those tangible results in academic improvements. I feel very sure about that, because if nothing else, attendance is shown to increase when the environment is welcoming and creative and conducive to learning.

AR: Our CTE [career and technical education] programs have been

front and center in our mind. We have a growing construction program. We have more than 150 students in that and we're operating out of two antique woodshops. The teachers are doing an incredible job of creating a modern opportunity for students, but not with modern equipment and not with a modern facility, so certainly that can be improved.

We want our students to feel when they're working on a marketing plan for their small business, that they are in a small business. That they are in an atmosphere that allows them to be creative and know what it feels like to be in that kind of a work place. And for students to want to be in those rooms because of the engagement they see from our students and the environment.

I think that those two things coming together, the academics and that feeling of community, is what we're looking for. We want kids to feel like they belong, and that they want to be there. That's the goal of what we're presenting.

Part of what gets kids in schools is that feeling of belonging and that there is a value in the space they're in and they're valued because we value the space they are in. I think that is an intangible that will continue to push kids' proficiency in a tangible way without being able to

See **FACING PAGE**

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SCHOOL BOND: They discuss site selection, middle school, and more

From **FACING PAGE**

say ‘This is why.’ But there’s data out there that every time you have a new building, scores do go up, attendance goes up. That is factual, and happening in districts where they build new schools.

A lot has been said about the site selection for the new high school and concerns over flooding, can you tell us about the site selection process and what scientific analysis has guided your assessment that the existing site was the best choice?

AR: There were 27 properties owned by Bristol and Warren, which were all reviewed by our project manager and the architect firm. It came down to that there were only two pieces property — one in Warren by Hugh Cole, and the current property. When they walked the Hugh Cole property, they found it had more water than the current property and it wasn’t quite large enough, so we decided to stay where we are.

Typically when they’re building on the same property, the school is already on the most ideal spot on the property and they have to find another, next-best spot. We are not in that scenario. We are actually almost in the worst spot you could build on the property, and we have the opportunity to move the high school to higher ground, out of the flood plane, to a drier spot on the property.

We have been working with DEM and coincidentally with Pare [Corporation], who was working with the Town [of Bristol] and DEM on Silver Creek long before we started talking about a new high school, who is an engineering firm working with our architects, to look at making sure we’re addressing water runoff on the current property.

We do feel confident that what we’re doing

is going to improve the water runoff. What we’re doing is not going to make it worse.

One of the issues with the current building is it has a non-permeable foundation...The new building will have what they call a raised foundation with a French drain and pylons that will allow the water to go into the ground where the high school is. That creates more permeable surfaces...We’ll also have retention ponds where DEM has designated them around the property that will help to slow the flow of water into the neighborhood. It will go in, be filtered and cleaned, and slowly released. That helps with the quick flooding we have right now...I wish I could promise people won’t have water in their basement. I can’t make that promise, but what we’re doing will make it better, not worse.

What is the motivation behind moving 5th grade students to Kickemuit Middle School, which would happen if the bond is approved? Do you anticipate any problems with that model?

AR: Putting fifth and sixth grade together allows for planning across those two grades that will only enhance those educational opportunities...I think for some parents, they are a little worried about their 5th grader being in the building with the 8th graders, but we have designed the plan in such a way that fifth and sixth grade will be on one floor...and the seventh and eighth grade will be on the second floor. Can I promise they’ll never see each other? No, I’m sure they’ll see each other on the way to the nurse or the office or something. The only other time they’ll be together is on the bus.

That’s not a worry for me, and I’m not trying to be naive about that, it’s just been my experience. This is more of an opportunity than a challenge. I think it will really allow for 5th and 6th grade to have more opportunities.

NP: I hate to talk about my experience and my kids because that’s not why I’m on school committee, but I can say that my kids, when they were in 5th grade, would have benefited from role models who were in 8th grade, more than I think kindergarteners benefit from role models in 5th grade. For me, those ages of 10 to 14 make more sense as a cohort than 5 to 10. I think that those are kids who are thinking the same way and starting to look ahead to being big kids at the high school.

Every piece of data shows that kids meet the expectations that we provide to them. If we have high expectations for our kids, both academically and in terms of how they behave, I think we will be very surprised at how they reach those expectations if we allow them those opportunities. I don’t have any hesitations. I do understand parents that do, because every kid is different. But it’s our job to meet every kid where they are, whether that’s 1st grade, 5th grade, or 8th grade.

What would you say to people who are skeptical about spending the money on this bond in a district where the student enrollment is declining, and where many people in the community do not have kids going to school?

AR: Our enrollment is declining, but not at a steep grade. We are right now at about 2,830 kids roughly... Our projection for 2027-28, and we had two studies and two demographers confirm this, is to be down about 120 students by then. But that’s spread across K-12. That’s not enough of a decline to continue to shrink. It does allow us to close Guiteras, move 5th grade to middle school so they’ll be utilizing most of the space...And we’re building a high school that is right-sized for the students we’re projecting.

Not doing it now while those bonuses are available to us will only cost taxpayers more

down the road. I don’t live in Bristol or Warren, but my son and daughter-in-law live in Bristol...I also know that I hope my future grandchildren will come to school here and I want them to have the best facilities to learn and grow.

NP: There is a common understanding that good public schools are important to the strength of a community...I’m an immigrant. When I moved here and started looking into education and the importance of public schools, it’s one of the things that made me fall in love with this country. It is a country that looks after our kids. Luckily, the people I’ve been speaking to do seem to see that, and that investing in schools is a worthwhile investment.

For others who are looking at it a little bit more granularly — ‘My tax dollar’ — all I can say is that I cannot predict the future, but with all of the numbers I have looked at...I do truly believe that if we do not do this now, the impact to the taxpayer will just become greater. I feel like we’d just be pushing the problem down the road, spending money every year as we go on bandaids solutions, and when these extra bonuses expire we’ll be back to our base 63% reimbursement rate, maybe. And the expenses will have become greater, reimbursements will have become less.

And every indicator seems to also imply that those costs are going to go up again. We seem to be seeing a nice plateau in terms of construction costs right now, but every indicator seems to be that those will increase again. So I get nervous that if this does not pass, our costs instead of \$200 million will look more like \$300 million, but we will not have that reimbursement rate. So if you live in this town, and you’re a taxpayer in this town, I believe this is the time to invest. Otherwise we’ll just be spending more.

POLICE REPORT

Police: Teenager arrested for marijuana possession

Monday, Oct. 16

A caller reported their vehicle had been struck on Main Street while it was unattended at 10:24 a.m.

A solicitor was reported to police after knocking on a door and refusing to leave on Barden Lane at 2:20 p.m.

Credit card fraud was reported on Main Street at 3:10 p.m.

A bicycle was reported stolen at 5:40 p.m. from an address on Third Street.

A Water Street resident reported at 7:55 p.m. that they had let two unknown people into their home and they proceeded to steal some items from the house.

Tuesday, Oct. 17

Fire volunteers responded to a report of heavy smoke coming from a residence on Sowamsett Avenue at 10:55 a.m. By 11:18 a.m. most of the fire had been reportedly knocked down.

An Arlington Avenue resident reported at 2:39 p.m. that their vehicle had maybe been stolen by someone they knew.

Police dispersed a solar solicitor on Harris Avenue who caused a stir when they grabbed the handle of a home’s front door around 6:53 p.m.

Police called an ambulance for a man who was reported to have threatened his girlfriend around 7:22 p.m. on Park Street.

Wednesday, Oct. 18

A 13-year-old was arrested on Market Street at 8:22 a.m. and was charged with one count of a minor possessing marijuana.

A man was reported to the police on Market Street for “preaching too loud” at 4:10 p.m. He agreed to head home for the evening.

Isaiah Soares, 19, of 61 Irving Ave., East Providence, and **Trinity Abeyllez**, 19, of 510 Main St., Warren, were arrested on warrants at 5:19 p.m. They were each charged with one count of vandalism and were released later that evening following their arraignment.

A caller on Child Street reported at 5:34 p.m. that a man had attempted to

steal items from them but did not actually take anything before leaving the area.

Thursday, Oct. 19

Police reported that a device used to steal the PIN numbers from bank cards (a “skimmer”) was found on an ATM on Market Street at 12:00 p.m.

Friday, Oct. 20

A man was reported as suspicious after reportedly “using a measuring device” in a neighbor’s yard on Locust Terrace at 10:49 a.m. They weren’t found by responding police.

A caller reported a vehicular accident with a deer on Touisset Road at 9:58 p.m. The deer succumbed to its injuries,

and DEM was notified.

Saturday, Oct. 21

RI Energy was notified of a tree limb that fell on a power line on Maple Road at 1:22 p.m.

Sunday, Oct. 22

David Archibald, 57, of 409 Metacom Ave., Apt. #5R, Warren, was arrested on a warrant at Arlington Avenue and Rosa Boulevard at 12:45 a.m. He was charged with one count of being a fugitive from justice. He was transported to the ACI later that morning.

Police looked for a motorized scooter that was traveling on Metacom Avenue in the regular traffic lanes at 8:31 a.m. but they found no one in the area.

WARREN TIMES-GAZETTE

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News deadline Noon Monday
Advertising deadline Noon Monday

LIBERTY STREET: Neighbors weigh concerns about privacy, damage to greenery

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ment of Public Works, and town planning officials. A resulting document compiled a massive list of conditions that the Town deemed necessary in order for it to be able to move the project forward, which focused on concerns regarding emergency vehicle access, the ability for snow removal, and the overflow of parking and traffic into the surrounding neighborhood.

But as of Monday night, more than a couple of those concerns seemed to be unresolved.

Size of the development results in multiple issues

At 112 feet long, 44 feet wide, and nearly 40 feet tall (three stories, with a basement), the proposed 18-unit building that would need to be constructed to house the majority of units on the lot was at the center of multiple concerns from abutters of the project, many of which spoke out during the public comment portion of the meeting.

“The same fundamental concerns persist about this proposed development since the first Technical Review Committee meeting eight months ago. The new building is too big for the site, creating too much demand for parking and asphalt, and should not be larger than the school,” said Davison Bolster, reading from a letter submitted to the planning board. “In eight months of talks the proposed new building has only been reduced by 10%, and it needs to be reduced a further 20% to be compatible with the school and the site.”

Due to the size of the proposed building and the limited availability of remaining lot area to create adequate parking spaces, plans from the development team and its engineer, Prin-



The existing Liberty Street School building, built in 1847, would be renovated and restored with historical attention to detail and house seven units in the development.

cipe Engineering, Inc., require the use of parallel parking along the western side of the property near one of the points of access for the development.

“The parallel parking, which we’ve noted a number of times as the primary parking for some of the units, poses an issue potentially for emergency vehicle access or snow removal because it would require a level of skill in parking every time someone wants to park in those spots,” said Planning Board Chairman Frederick Massie. “It’s really a matter of scale for me. The size of the proposed development compared to the available land on the development, that’s my concern.”

The TRC recommended the developer to try and work out an agreement with the East Bay Center, Inc. (347 Main St.) to see if they could utilize any of their land to create additional parking. Attorney Bruce Cox, representing the developer, said that they had been trying to reach such an agreement since April but have not been able to secure a deal.

For direct abutter Jason Rainone, who resides at the property directly behind the school on Miller Street, the size of the development has him worried on multiple fronts.

“I am concerned, very concerned, about the vegetation along my fence line. The latest set of plans show that they’re talking about a seven-foot below grade basement to this property. And for anyone who has ever built anything, a seven-foot basement doesn’t fit in a seven-foot hole. You’re talking about a 10-foot, 12-foot-deep hole, and you’re talking about a hole that is going to come within three to five feet of that property line,” he said. “This level of commercial earth work will kill every living thing on my property line, including a row of lilacs that is well over 100 years old.”

Rainone additionally said that units on the upper floors would have a direct line of sight into his backyard where his daughter plays, and that a dumpster would be located directly on his property line as well. With all of that in mind, he said he could still envision a scenario where he supports the project.

“I think the idea of this is fantastic. Somebody has to do something with Liberty Street. The building is too beautiful, it needs to be rehabbed and it needs to be used,” he said. “[But] on no uncertain terms, we are building a 39-foot tall by 112-foot long wall 10 feet off my property line. There are other design options available for a property like this that could potentially take into account a lot of the concerns that have been made tonight and I think that they are worth investigating to come to a mutually agreeable and mutually beneficial use of this property that can serve everyone involved. But I am not necessarily sure that what we are seeing on paper right now is it.”

Removal of linden trees is unpopular

Stemming from the same issue regarding a

lack of space for emergency personnel to enter the site, the developer’s engineer, Tom Principe, confirmed on Monday night that the current plan necessitated the removal of two linden trees from the front of the property, which resulted in multiple comments.

“These trees on Liberty Street are really a part of the neighborhood, are part of the atmosphere, are part of the feeling. And if they come down, it’s going to change the emotional well-being of the neighborhood,” said Chuck Station, chairman of the Warren Tree Commission. “We feel everything that can be done should be done to save the trees.”

“I’ve seen this fight for keeping public trees for years and years, and I am hoping you will consider the tree as more than just a plant,” said Kathleen Pannoni, member of the Warren Tree Commission. “All I can think of is the song, ‘They paved paradise and put up a parking lot.’”

Lack of financial information forces delay

But the most pertinent and immediate issue that forced the hand of the planning board to delay any possible action on the fate of the development was due to the board not receiving a financial pro forma, as required by law, which highlights how the units would be priced and the projected cost of the development as a whole, and the profits it would theoretically generate.

The board did ask what the market rate and affordable rates of the condos would be at this time. Lannan answered that market-rate, one-bedroom units would be priced at \$249,000 and two-bedroom units would go for either \$349,000 or \$449,000 depending on the square footage.

Melina Lodge, Executive Director of the Community Housing Land Trust of Rhode Island, testifying on behalf of the applicant, said that the affordable units would be priced at \$175,000 for a one-bedroom and \$253,000 for a two-bedroom.

She also emphasized the importance of building more affordable housing in Warren.

She reported that the average rent for a two-bedroom apartment in Warren was \$2,300 a month, well above the state average of \$1,996. The median home price in Warren is around \$410,000, which would require an individual or joint income of \$131,500 to afford; while the median household income in Warren is only \$75,550. Only 58% of people in Warren are homeowners, which ranks it the 7th lowest in the state, tied with North Providence.

“So for many people who live in the Town of Warren, homeownership is absolutely out of reach. And not by an insignificant amount that maybe a little bit more of a mortgage could overset, but just simply out of reach,” she said.

Attorney Bruce Cox agreed to supply the Town with the financial information by Nov. 17, and to be back before the Planning Board for another public hearing at 6:30 p.m. on Monday, Nov. 27.

Chairman Massie praised the developer’s ongoing willingness to be open to conversation and compromise.

“There has been a level of willingness to work with the Town and to listen to the concerns,” he said. “This is quite different from situations we’ve had here in the past so I commend all of you for behaving.”



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Warren: 1 Joy St. (Warren Police)



www.eastbayprevention.org/drug-safety

Photos of events, people, etc.
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PHOTOS BY RICHARD W. DIONNE JR.

Soccer team looks to avoid winless season

The Mt. Hope boys soccer team lost to Moses Brown 4-0 on Wednesday and to Portsmouth 6-0 on Friday. They are currently 0-13 and play their final game of the season at North Kingstown on Wednesday (today) at 6:45 p.m. **ABOVE:** Defenders Mohsin Kahn (left) and Tom Levis attempt to help goalkeeper Evan Garies defend the Huskies goal. **LEFT:** Midfielder Dylan DeOliveira attempts to block a Moses Brown pass.



RICHARD W. DIONNE JR.

Sarah Wilcox (left), Mia Hanson and Mia Shaw (right) look on as Grace Gerhard (middle) attempts to block a Westerly volley.

Volleyball team continues its hot streak

Huskies battle back to thwart Westerly 3-2, beats Juanita Sanchez 3-0

BY RICHARD W. DIONNE, JR.

The Mt. Hope volleyball team came from battled back from two sets to beat Westerly 3-2 (22-25, 25-27, 25-13, 25-16, 15-8) in a marathon home match on Wednesday, then buried Juanita Sanchez 3-0 (25-10, 25-17, 25-14) on senior night in a non-league match on Friday.

The wins boost the Huskies overall record to 12-1 (8-1 in Division II). Mt. Hope currently sits in second place behind 13-0 East Providence.

"This league is so tough," said head coach

Lisa Lunney. "Every game is a battle. Anyone can beat anyone on any given night. We're just focused on our next game because they all count."

Huskies captain Mia Shaw blasted 5 aces while making 31 serves during the win over Westerly on Tuesday. Shaw, the team's senior setter, made 23 assists and tallied 4 kills. Junior libero Mia Hanson made 15 digs and 4 aces. Senior outside hitter Grace Gerhard made 14 kills for the Huskies.

Mt. Hope has just two games left before starting playoffs. The Huskies traveled to Cranston West on Tuesday (after press deadline) and hosts Barrington at 4:45 p.m. on Thursday.

"We have two tough matches coming up this week," Lunney said. "That's what we'll be prepping for."



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Opinion

EDITORIAL

This district deserves better schools

The communities of Bristol and Warren have almost everything going for them. They are home to beautiful coastlines, world-class sailing, historic downtowns, working farms, booming manufacturers, luxury estates, vibrant museums, spectacular restaurants, glorious open spaces, magnificent parks, diverse housing stock, a surging real estate market, and a bustling university.

The social networks are strong, volunteer organizations are active and abundant, and many longtime businesses have found a foothold and thrive. There are

so many wonderful reasons to invest in, or live in, these communities.

Yet there is one glaring omission from the long list of attributes in these communities. People rarely talk about the schools.

Are the public schools bad? Absolutely not. But are they on par with what should be expected in communities this rich in resources? They are not.

They are not.

This school district should be among the “best” in Rhode Island, but it has historically performed right in the middle of the pack — sometimes a little higher, sometimes a little lower, but on the average, it is classically mediocre.

Old, tired and outdated school buildings are not the cause of mediocrity, but they are definitely not the solution.

Mt. Hope High School is a drab and dreary facility. It has chronic problems with water, and it has none of the energy of a modern, 21st-century high school.

A few miles away, the city of East Providence, aided by significant state aid, recently made a massive investment of \$190 million in its high school. The new building is spectacular — a bright, vibrant cathedral to modern education. It is home to more than a dozen different career and tech programs, equipped with state-of-the-art equipment, wiring, security, computer systems and infrastructure. Its campus has the feel of a small community college. An energy runs through the building.

School administrators have drawn up plans for a similar investment in Mt. Hope High School. They would construct a new facility on what they claim will be a better location on the existing campus, and then tear down the old, tired high school.

That project would consume most, but not all, of a \$200 million school bond. The remaining funds would be used to upgrade the district’s other buildings, creating more versatile and modern learning spaces in the four other school facilities (Guiteras School would be retired).

The great news for taxpayers is that they will not be asked to pay the full \$200 million. If state reimbursements come through as expected, at the highest level possible of 83% state reimbursement, the local burden would be \$34 million of borrowing, plus interest. Depending on the value of their home, the average Warren taxpayer would see an increase of between \$150 and \$500 on their annual tax bill to build a new high school and renovate all school buildings. It would still represent a massive investment for these small communities, and buildings alone cannot change this district’s profile, but they can have an immediate impact on programming, resources and morale.

Parents and taxpayers must still hold district leaders accountable for sensible budgeting and quality instruction in the future. If they vote yes on Nov. 7, they can demand that accountability after doing their part, making a generational investment in public education for two communities that deserve better schools.

■ Before writing this, our editorial board met with Superintendent of Schools Ana Riley and school committee Chairwoman Nicky Piper to discuss the \$200 million school construction bond vote on Nov. 7. The entire interview can be viewed online at eastbayri.com.

LETTERS TO THE EDITOR

Vote ‘Yes’ for our future

To the editor:

Education is an equalizer and the foundation for a better life full of opportunity. I attended the Bristol public schools from the 1980s into the early 1990s before Bristol and Warren regionalized. Looking back, I can share that I had incredible teachers who each profoundly impacted my life and helped me get to where I am today. However, our school buildings are not up to par with today’s learning environments.

When I walk the halls of Mt. Hope High School for Joint Finance Committee meetings, I reflect on my days walking these same halls as a student and can see clearly how our schools are frozen in time with infrastructure that barely meets the minimum requirements for modern learning. It’s time we made an investment in our district’s future by taking advantage of the state’s reimbursement before it’s too late. Our school buildings need at least a \$30M investment to address immediate con-

cerns. Why not invest these funds towards a new high school and improvements in our other schools and be reimbursed by the state school construction bond for most of the cost?

A great school system enriches our town, bringing young families here who want to grow and contribute to our community for generations. Strong infrastructure attracts excellent teachers and administrators who feel valued for their work. And most importantly, our children deserve to learn in an environment that will give them opportunity in a world with increasing complexities at every level. We must make this monumental investment in our community by updating our schools. I am asking all Bristol and Warren voters to vote YES for the school construction bond. Our futures depend on it.

Timothy Sweeney

BWRSJ Joint Finance Committee, Chair
Bristol Town Council, Member
82 Church St.

Make the investment in Bristol-Warren’s future

To the editor:

Voters of Bristol and Warren this November will be asked to approve up to \$200 million in bonds to rebuild the high school and make necessary repairs to our elementary and middle schools.

Like many I have been doing my research, asking questions, and raising concerns throughout the process and ultimately, I’ve decided to support the school bond for the following reasons.

The state is never going to cover more of the cost. The deadline to authorize new school construction bonds to receive bonus reimbursement from the state is June 2024. But unless taxpayers want to pay for another special election, then our last chance to get our share is this election in November. The state will reimburse up to 83% of the bond that Bristol and Warren will vote on this year. Next year, and for every year to come, the reimbursement rate will be capped at 63%, meaning that any investment we choose to make will put taxpayers on the hook for the extra 20%.

Our schools need this investment and our

students deserve it. Bristol-Warren schools are full of maintenance and infrastructure problems. When I was a student at Mt. Hope, it flooded regularly, the heat wouldn’t work in winter, and the air conditioning wouldn’t work in summer. We shouldn’t expect that our teachers can teach in those conditions and we shouldn’t expect students can learn in them either.

Taxpayers will not save money by rejecting this bond because as the schools continue to age, they are going to require more and more maintenance that will only continue to become more expensive due to inflation.

All over the state other cities and towns are taking out bonds to upgrade or rebuild schools because they realize they can’t afford to pass up this opportunity. It would be disastrously short sighted for Bristol-Warren students to get left behind in outdated and inadequate facilities.

I encourage every voter to do their research and make an informed decision to support this investment in our future.

Derrick Trombley

510 Child St.

COMMENTARY

Free Falling

BY FREDERICK MASSIE

Remnants of the recent night’s dreams remain fresh.

Composed by hope and fear. Inhabited by shape-shifting simulacrum and altering amalgams of friends and foes.

Heroes and villains. The quick and the dead.

In wavering, morphing, clouded-mirror reflections. Seen through a glass darkly.

Running, swimming, driving, floating, and flying through foreign yet familiar fields, forests, roads, seas, and skies.

Ranging over outré country, city, and underwater dreamscapes.

Encountering fantastic furred, finned, and feathered creatures.

Some benign and friendly. Others exuding quiet menace.

Seen in full color with day-glow hues. Shaded by emerging emotions.

A peculiar place. Complementing and enhancing the waking world.

Surfacing suppressed memories and unresolved issues.

Finishing with a vertiginous free fall into dawn on the water.

WARREN TIMES-GAZETTE

Established in 1866

Matthew Hayes, Publisher

Ethan Hartley, Editor

R. S. Bosworth Jr., Publisher Emeritus

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PHOTO COURTESY OF KEVIN CABRAL

9-year-old lands a lunker

This photo, submitted by local resident Kevin Cabral, shows his 9-year-old son, Luke, who proudly caught this 16-inch trout at a favorite fishing hole this week. The bait came from local shop, Lucky Bait, in Warren.



Trunk or Treat is this Saturday at Burr's Hill

Stop by Burr's Hill Park this weekend, Saturday, Oct. 30 from 1:00 to 2:30 p.m. for a Trunk or Treat event featuring live music, face painting, and of course, plenty of treats. Some volunteers are needed, so contact Tara at WarrenRecreation@gmail.com if interested.

Presentation on \$200M school bond set for Nov. 2

In the upcoming special election on Tuesday, Nov. 7, Bristol and Warren residents will have the opportunity to vote to approve or disapprove a 30-year, \$200 million dollar construction bond to build a new high school and fix deficiencies in the towns' other schools.

The Bristol County Concerned Citizens (BCCC) group is hosting a presentation on the financial details and property tax rate impact of this significant new construction bond project at 7:00 p.m. on Thursday, Nov. 2 at the VFW post 237, 850 Hope St., Bristol.

Members of the general public are welcome

to attend.

Adam McGovern and Jessica Almeida, both members of the School Building Committee and the Bristol Warren Regional School Committee, will share their knowledge and understanding of the financial details of this project, including the debt service costs, impact on property tax rates for both towns and explain the scope of work, the reasoning and process behind the project and their views of its value to the communities. Both Adam and Jessica are well informed about the design, scope of work and financials of this school

construction and remediation project.

Following their presentation, they will take questions from the audience.

This project is a huge undertaking. It behooves every Bristol and Warren registered voter and property owner to be as well informed as possible before voting about the need for a new high school and learning about the financials involved and the burdens such borrowing will place on taxpayers of Bristol and Warren.

Additionally, the presentation will be live streamed on the BCCC facebook page.

NEWS BRIEF

Reps. Knight and Speakman to hold community conversation

Rep. Jason Knight and Rep. June Speakman will host a community conversation on October 28 at 11 a.m. in the Council Chambers of Warren Town Hall. All members of the public are welcome to join.

LETTERS TO THE EDITOR

We must remain vigilant on development

To the editor:

If recent building project proposals have shown us anything, it is that financial gain often outweighs common sense.

In project after project, the citizens of Warren have needed to rally the support of our planning board in an effort to simply preserve sanity when it comes to the scope and impact of proposed projects on our historic neighborhoods with their narrow streets and limited parking. As we look back at the dozens of exquisite examples of history replaced by a parking lot or a strip mall, it is with resignation that we realize no town is capable of fully preserving its architectural heritage. Sacrifices are made to meet the needs of a changing and

growing community.

But projects such as Penny Lane, Bettencourt Farm and Liberty Street seem to ignore the hardships they impose on surrounding neighborhoods. Such impacts variously include inadequate parking, lack of green space, removal of landmark trees, traffic congestion and the challenge high density housing poses to police, fire, and EMS personnel.

We are grateful a recently proposed development advocates renovation and preservation of Liberty Street School. But adding 25 condominium units to this parcel of land, requiring zoning variances leveraged by the promise of seven affordable housing units, is not in our town's best interest. Warren is fortun-

nate to have a competent town planner and planning board to parse through the many competing issues in these cases. When a developer asks for numerous variances, including those bearing on height or our streetscape and green space, perhaps the scale of the project is not in Warren's best interest? After all, it is not the developer that needs to parallel park every time he or she returns home, hope snow is completely removed from parking spaces, hope to find a parking space within two blocks if someone parks improperly, hope a guest can find offsite parking or hope the absence of green space does not affect the value of their housing investment.

From Bettencourt Farm to Penny Lane to

Liberty Street, developers argue that such issues will be worked out. The residents will figure it out. Everyone will take a parallel parking class. The neighbors will get used to it. The need for housing cannot outweigh the inappropriate nature of out of scale, high density housing developments in the town of Warren.

We must remain vigilant in our objections to projects that obviously miss the mark with regard to the nature of Warren and what it means to live here. How much should existing neighborhoods be asked to sacrifice to insure a developer's profit margin? Let's try to remain reasonable.

Tim White
1 Stonegate Rd.

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DEVELOPMENT: More info to come on the restaurant, retail space

From Page 1

housing development proposal.

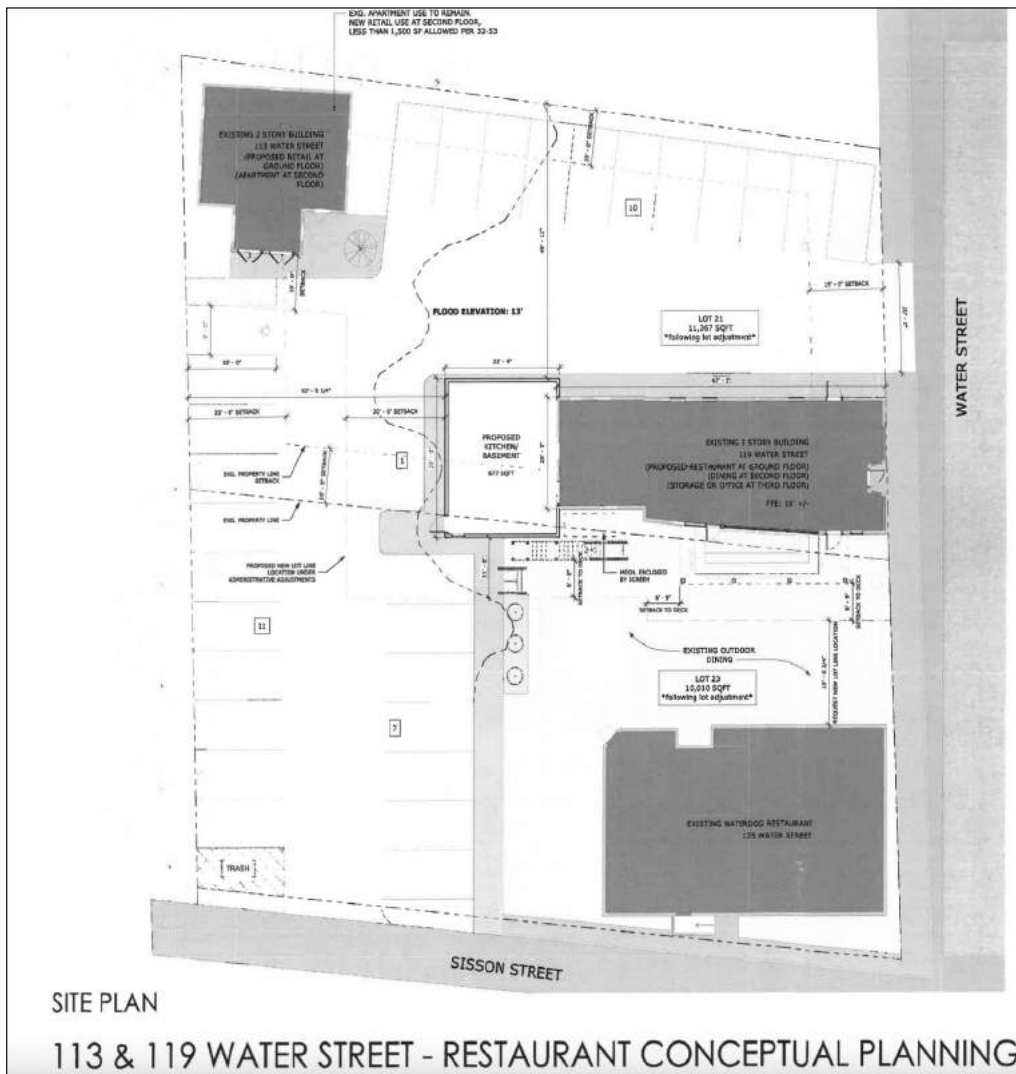
Bartlett explained to the zoning board that the new plan would renovate both 119 Water St. and 113 Water St., which are both currently condemned and unoccupied, with the former becoming a restaurant and the latter becoming a retail space with one apartment unit on the top floor.

To sweeten the deal, Bartlett reported that the plan includes the creation of a parking lot with 29 total spaces, far above the five spaces that would be required by ordinance. That lot would be shared between the Water Dog, the new restaurant, and the commercial/residential space at 113 Water St. Still, it would represent a significant increase in the amount of parking in the area compared to the current eight spaces available at the Water Dog.

As opposed to the defeated housing development, which called for nine variances to zoning code when it was proposed last year, this iteration of the project only would require one significant variance — a waiving of the amount of landscaped parking islands within the aforementioned parking lot, which Bartlett explained was only to “maximize the quantity of spaces we can achieve on our property.”

The zoning board was favorable of the application, with their lone conditions of approval pending on an inspection by the fire department to analyze the parking lot for accessibility and to provide a modest amount of landscaped area throughout the parcel, equal to the same amount of coverage as four parking spaces or 10% of the total site, whichever is greater.

“I would encourage anywhere where there is an opportunity to introduce some planted material on this site, I think it would be beneficial,” said board chair Andrew Ellis.



SITE PLAN
113 & 119 WATER STREET - RESTAURANT CONCEPTUAL PLANNING

More on the restaurant, retail space

According to Bartlett, the restaurant space is in the preliminary planning stages but would

closely resemble the hours of the existing Water Dog, with dining areas on the ground and second floors and storage/office space on

the third floor. They envision the upstairs area having the ability to open up into an open-air style bar/dining space.

The building requires a significant amount of renovation to get it ready for occupancy, however.

“Some of you are aware that the existing structure has been deemed unusable at this point, and so we have worked with a structural engineer to identify a different remediation path forward,” she said.

The scope of work includes infilling the existing basement and pouring a new slab to provide foundation for new supports for the second floor. The southern wall is also bowing, so it would also need to be shored up.

At 113 Water St., they envision a boutique shop on the ground floor with one residential unit above (it is currently zoned for two residential units).

Teodoro said that the exact hours of when the restaurant and retail space operates would be determined as the process progressed.

“Customers will dictate what we do,” he said. “We just want to get open and get the process going and we’ll dictate what we do after that.”

Both sides were appreciative for the applicant’s openness to readjust a plan that generated quite a lot of controversy into something new.

“The Town appreciates taking into consideration the feedback received from the Planning Board in your prior application,” Ellis said. “I think we’re very considerate of the effort you’ve taken to readdress this project in a manner you believe is more in keeping with what the Town and Planning Board we’re hoping for.”

“We appreciate your time and the involvement to keep this as viable a project as possible,” Bartlett said. “Our client is really eager to make something happen here.”

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AROUND TOWN

Two artists are on view at Imago

A new exhibit is at the Imago Gallery, 36 Market St., through Nov. 19. Rhode Island photographer Lenny Rumpler has selected some of what he judges to be his best work over the last 20 years for exhibition.

His selection of large, color digital photographs is featured along with paintings and pastel drawings by guest artist Kathleen Weber and artwork by 15 other Imago artists.

The Imago Foundation for the Arts is celebrating its 20th anniversary. Following this exhibit, there will be an end-of-year exhibit featuring current and former IFA exhibiting artists from Nov. 24 to Dec. 24.

Regular gallery hours are Thursdays from noon to 3 p.m., Fridays and Saturdays from noon to 6 p.m., and Sundays from noon to 4 p.m.

The Collaborative has a Scary Story Night

The Collaborative is open at 4 Market St. Gallery hours are Thursdays and Fridays from 4:30 to 9 p.m., Saturdays from 2 to 9 p.m. and Sundays from 2 to 6 p.m.

"Oh, the Horror!", a dark art show, is open through Oct. 29.

The featured artist this month is Olivia Watson. The youth artist of the month is Emma Morrison.

A Scary Story Night is on Friday, Oct. 27, from 7 to 9 p.m. Hear local writers share spine-tingling original stories. Musicians Mark Dobbyn and Peri DeLorenzo from local bands Bank of Ireland and The Whelks will set the eerie tone with live music. It is free and open to all ages. And, be sure to check out the "Oh, the Horror!" art show that will be on view.

East Bay Park Yoga offering free classes

East Bay Park Yoga, a free, all-levels community-based yoga program offers weekly classes on Saturdays at the Warren Town Beach at 8 a.m. Students should bring a mat or blanket and water.

Local resident Aleta Johnson and Bristol resident Charles Camara, who are also certified yoga instructors, assist with leading classes.

Additional information, including a schedule for the season, can be obtained by emailing Jeff at mail@brownadvisors.com.

Open Hands food sharing pantry open

A food pantry is open on Saturdays, Oct. 28 and Nov. 4, from 10 a.m. to noon (or later if supplies last) at Barrington Baptist Church, 25 Old County Road. They will have a variety of produce, breads of all kinds as well as rolls, buns, muffins and bagels, along with an assortment of meats such as chicken, pork, hamburger patties and hot dogs.

Stop by and take your pick of what you desire. All items are free. However, donations are welcome and will help support their outreach program. They service the towns of Barrington, Warren and Riverside.

Harvest Dance at St. Thomas church

St. Thomas the Apostle Church will hold a Harvest Dance on Satur-

day, Oct. 28, in the church hall, 500 Metacom Ave. Deja Vu/4'S Country, known throughout New England for their perfect harmonies, will provide musical entertainment from 5:30 to 8:30 p.m.

There will be a small admission fee at the door, which includes coffee, tea and pastry. The kitchen will be open selling sandwiches and soft drinks or you can bring your own. If you can, bring a pastry to share.

There will be a raffle, silent auction and 50/50 split the pot. There also will be a representative from Paparazzi Jewelry with a display of jewelry for sale.

CSP goes country with BBQ fund-raiser

A Texas-style BBQ and the Country Wild Heart Band will be highlights at Community String Project's 2023 fund-raiser, "CSP Goes Country," on Saturday, Oct. 28, at Green Valley Country Club in Portsmouth.

The event will include hors d'oeuvres, a BBQ buffet and desserts. There will be a cash bar offering the standards and the night's signature cocktail, the Giddy-up.

The rest of the evening will include a Photo Corral for selfies, live and silent auctions, a lesson in the country two-step, and lots of dancing.

A cocktail hour starts at 5:30 p.m. Country attire is optional. Tickets are \$100 each or reserve a table of eight for \$700. Order tickets at communitystringproject.org/events.

CSP is a not-for-profit organization that provides affordable and attainable string instrument lessons to Bristol and Warren youth as well as to adults in the East Bay community.

Horror Book Festival at Walkabout Sunday

The Southern New England Horror Book Festival Committee will hold its first book festival on Sunday, Oct. 29, from 10 a.m. to 3 p.m. Join them on this last Sunday of Warren Walkabout and meet the authors.

Hear writers speak, listen to stories, and enjoy a lovely fall day in Warren. Authors such as Jason Parent and Curtis Lawson along with the writers of We Are Providence will be in attendance. Books will be available for purchase. Nothing says Halloween like a good scary book.

Tables are still available and the event is free. For more information, contact Carol Gafford at snehb@gmail.com.

Final Sunday Walkabout this week

The annual Warren Walkabout celebration returns for Sundays in October. Visitors can explore the historic waterfront town during a street-style festival that runs from noon to 5 p.m., with each week celebrating a different theme. On Oct. 29, the theme is Halloween and family fun.

All are welcome to enjoy all Warren has to offer, from unique independent shops and boutiques featuring sidewalk sales, to cafés and eateries with food pop-ups, along with live musical performances around town, and open artist studios featuring workshops and demonstrations.

Hosted by Discover Warren, this family-friendly, street-style festival

began more than 16 years ago to support the growth of the downtown arts district.

There will be plenty of parking and pedestrian access, along with a free trolley, courtesy of Navigant Credit Union.

For more information, visit discoverwarren.com or email info@discoverwarren.com.

Church open during Warren Walkabout

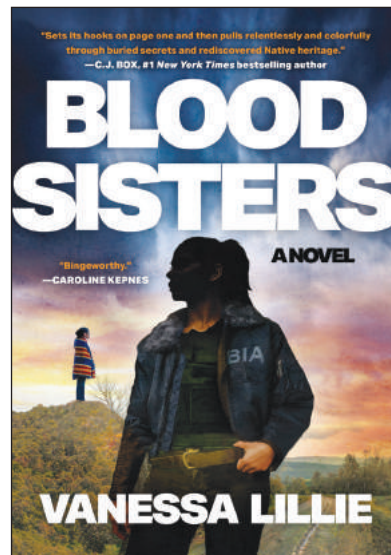
The First United Methodist Church of Warren/Bristol at 25 Church St., Warren, will open its doors during the Warren Walkabout on Sunday, Oct. 29, from noon to 3 p.m.

Come by for some free activities, including a chili contest (vote for your favorite), face painting and kids' games.

Duckpin bowlers needed for Sundays

A duckpin bowling league is on Sundays at 6 p.m. starting this fall at Dudek Lanes in Warren. Enjoy friendly people, food, fun, cash prizes, raffles, gift card giveaways, monthly events and bonus cash prizes during the year.

They also have a Christmas Party, Pizza Party and awards banquet at the end of the season. Call Dave at



Rhode Island author Vanessa Lillie will launch her latest book, "Blood Sisters," with a celebration party on Monday evening at Ink Fish Books.

253-8482 for more information.

A walk and talk is at Jacob's Point

The Warren Conservation Commission invites everyone to join them for "Where Woodland Meets the Sea: Jacob's Point," a walk and talk with Doug Still, principal of This Old Tree Consulting and producer of "This Old Tree" podcast, and longtime environmental activist

Greg Gerritt.

The event is on Sunday, Oct. 29, from 2 to 4 p.m. Meet in the Audubon Society parking lot, 1401 Hope St., Bristol. There is no raindate.

As you walk through Jacob's Point, Doug and Greg will share their thoughts and perspectives on its history, current state and possible futures. Come dressed for the weather and an easy trail walk. It is free and open to the public.

Book launch Monday at Ink Fish Books

Bestselling thriller and Rhode Island author Vanessa Lillie will launch her latest book, "Blood Sisters," with a celebration party on Monday, Oct. 30, from 6 to 8 p.m. at Ink Fish Books, 488 Main St. Featuring intentionally themed light fare by Mosaic Table in a community, open house style event, guests can meet Lillie, have their books signed, and celebrate independent bookstores.

The celebration also kicks off the release of "Blood Sisters" as the featured title for the 2023 Rhody Reader Box. Ink Fish Books' celebration of all things Rhode Island, the 2023 Rhody Reader Box features Lillie's thriller along with locally made products by

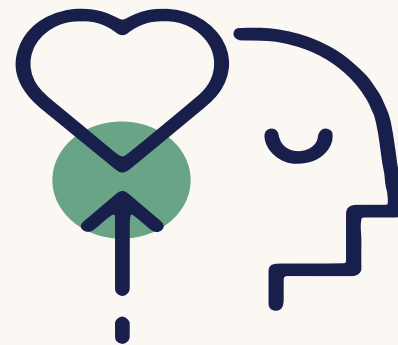
See more **AROUND TOWN** Page 10

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988 SUICIDE & CRISIS LIFELINE

Speak with a crisis counselor today.

AROUND TOWN

From Page 9

Juniper Hill Apothecary and Freya Soapworks, and indigenous made artwork by Cherokee Copper, Kayla Miller, Gehdi Lynn Wilson and Trisha Johnson with a portion of the proceeds to support the Tomaquag Museum in Exeter.

“Blood Sisters” is a visceral and compelling mystery about a Cherokee archaeologist for the Bureau of Indian Affairs who is called back to rural Oklahoma to investigate the disappearance of two women...one of them her sister.

Lillie is the bestselling author of the thrillers “Little Voices” and “For the Best” and co-author of the “Young Rich Widows” series.

Domestic violence support services

The Women’s Resource Center has free and confidential domestic violence support services every Thursday from 10 a.m. to 2 p.m. at 624 Main St., Warren. Just drop in. Or, call the 24-hour hotline at 800/494-8100.

East Bay AARP to meet on Nov. 2

The AARP East Bay Chapter serving, Bristol, Warren, Barrington and East Providence will meet on Thursday Nov. 2, at 12:30 p.m. at the Riverside Library. The Food Bank item is canned or packaged food for Thanksgiving.

Tickets (\$30) will be available for the Christmas Party to be held on

Monday, Dec. 11, at Davenport’s.

New members are always welcome. Any questions, call President Ken at 437-2289 or Vice President Diane at 573-5093.

Food pantry open at St. Mary of the Bay

The St. Mary of the Bay Food Pantry is open on Tuesdays from 3 to 6 p.m. and Wednesdays from 9 to 11 a.m. downstairs in the church hall at 645 Main St.

They offer Client Choice, where guests can choose their own food items. They also have meat and dairy items, fresh produce, bread and pastries, as well as non-food items, such as toiletries or paper goods.

If you or someone you know needs food, come by or call them at 245-7000, ext. 19. The only qualification is your need for food. The church hall can be accessed by the ramp on the left side of the church.

For the safety of guests and volunteers, you must wear a mask and practice social distancing.

St. Thomas has a November raffle

St. Thomas the Apostle Church will be holding a raffle during the month of November.

Each day of the month, a prize will be given away. Some of the prizes include cash prizes, color TV, local restaurant gift cards, golf passes and items from Newport Playhouse, Cardi’s Furniture and Gamm Theater.

Each day the prize corresponding to that day will be given away. Tick-



The Collaborative is issuing a call for submissions for its second annual community art exhibition, “The Small Works Show.” Anyone practicing art in Rhode Island can submit up to four pieces of 2D artwork of all mediums and/or non-functional 3D artwork in sculpture, ceramics and metal works. All work must be 8 inches or smaller.

ets are \$10 each and can be gotten by calling 263-3594 or 245-4469.

Returns should be in by Oct. 30 so you can be included in all the daily drawings for the month.

Retired teachers to meet for fall luncheon

The East Bay Retired Teachers Association will hold a fall luncheon on Thursday, Nov. 16, at Benjamin’s Restaurant, Taunton Avenue, Seekonk (inside the Ramada Inn). The meeting will commence at 11:30 a.m. with the scholarship raffle to follow.

The program will feature Carl

Sweeney, CEO of Hope and Faith LLC, discussing his recent activities with his charitable organization and explaining the needs and challenges they are facing in these difficult times.

The teachers annual support of Hope and Faith is to provide \$10 gift cards for Shaw’s Market, which help buy turkeys for Thanksgiving.

This year they also are including donations of cleaning products and paper products, which will help with the Senior Assistant bimonthly program supervised by Maureen Sweeney Nolan.

Luncheon choices (\$25) are pilgrim turkey dinner, baked scrod, chicken cutlet parmigiano or shrimp scampi. Send your selection and check to Anne Laderer, 18 Monmouth Drive, Riverside, RI 02915, by Nov. 10.

Remember to bring new raffle items which help provide two scholarships to Mt. Hope High School and East Providence High School seniors.

Call for annual Small Works Show

The Collaborative is issuing a call for submissions for its second annual community art exhibition, “The Small Works Show.”

Anyone practicing art in Rhode Island can submit up to four pieces of 2D artwork of all mediums and/or non-functional 3D artwork in sculpture, ceramics and metal works. All work must be 8 inches or smaller.

“We had so much fun last year that we’re bringing it back!” said The Collaborative’s gallery coordinator Sandy MacDonald. “Our mission is to create opportunities for visual artists of all levels and backgrounds to have the ability to show their art. This is why we’re a non-juried gallery.”

The registration deadline is Friday, Nov. 17.

There is a submission fee; however, there will be no sales commission on any art sold during the exhibit. One hundred percent of any sales goes back to the artist.

The work will be on view at The Collaborative from Dec. 1 to 31 at 4 Market St. The opening reception for the exhibit is on Thursday, Dec. 7, from 6 to 9 p.m.

For more information, or to submit your work, visit <https://www.thecollaborative02885.org/small-works-show>.

Scary stories of Warren walking tour

Bristol Haunted Walking Tours is presenting “Scary Stories of Warren,” a walking tour of about one hour around the downtown area. Warren is the Sowams area for the Native Pokanoket Wampanoag tribe. Burial grounds and battles from King Philip’s War are prevalent in Warren.

Hear the stories, see the architecture and maybe see a ghost. Tours run nightly and reservations are required.

Call 286-1209. Spend the night with Joan, a historian and paranormal researcher who appeared on the Travel Channel’s “Kindred Spirits” show.

Blood center urgently needs donations now

The R.I. Blood Center is in need of blood and platelet donations. Local drives are sparse; but, the donor centers around the state are open and you can make an appointment to donate blood at your convenience.

All types are needed; but, there is an additional need for blood types O, O-, A-, B-, AB-.

To find local drives in your area and/or to schedule an appointment, visit donate.ribc.org or call 453-8360.

The closest center in the East Bay is the Aquidneck Donor Center in Middletown.

Meals are available; drivers are sought

Each weekday, Meals on Wheels of Rhode Island provides a nutritious meal, well-being check and social visit to 1,500 homebound seniors statewide.

For more information about the meal program or how to volunteer to deliver meals, visit www.rimeals.org or call 351-6700.

County Lions Club continuing its mission

The Bristol County Lions Club is a nonprofit organization for Bristol County where men and woman help raise money for their local community.

If you are interested in more information, call Lion member JoAnn Silva at 439-8861.

Rhode Island
T. F. Green International Airport

SAY NOGAN TO LOGAN FLY RI!

MORE THAN 30 DESTINATIONS FROM NASHVILLE TO LA TO CHICAGO

Audubon offering fall hiking on Prudence Island

Free Family Fun Day is a week later in November

It's fall. Rustle through the leaves at the Audubon Society of Rhode Island's Nature Center and Aquarium at 1401 Hope St., on the Warren/Bristol town line. The Nature Center and Aquarium is open to the public daily from 9:30 a.m. to 4:30 p.m. The trails and pollinator garden remain open from dawn to dusk.

Admission is \$6 for adults, \$5 for seniors, \$4 for ages 4 to 12, and free for children under 4 and members.

Unless noted, registration is required for all programs. Register online and view a complete listing of programs around the state through

the events calendar at www.asri.org/calendar.

Masks are required for all indoor guests ages 2 and up during indoor programs or for participants on Audubon van trips regardless of Covid-19 vaccination status.

■ **Fall hiking on Prudence Island** is for adults on Friday, Oct. 27, from 9:45 a.m. to 4:45 p.m. With 85 percent of the island protected, there is natural beauty around every corner — coastline, saltmarsh and forest. The hike will be at a moderate pace and participants should be able to walk approximately 5 to 6 miles total. Due to limited space, registration is required.

The fee is \$14; \$10 for members.

For more information on Prudence Island trips and to register, visit the events calendar at www.asri.org.

■ **Morning bird walks** are offered for ages 14 and older from 9 to 11 a.m. on most Wednesdays. The walks are in small groups with naturalist Laura Carberry. Each week a new birding destination is chosen.

Advance registration is required. Locations are determined weekly. The fee is \$10; \$5 members. Register through the events calendar at asri.org.

■ **"Backyard Birds and Blooms,"** artwork by Vania Noverca, is at the center through Oct. 31 during regular hours.

Noverca celebrates the world

around us, from our own backyards to the thickets found in local conservation land. She teaches art at the Narrows Center for the Arts in Fall River. The exhibit is free with admission.

■ **The annual Wildlife Carving and Art Exposition** is coming up on Saturday and Sunday, Nov. 4 and 5, from 10 a.m. to 4 p.m.

In addition to bird and wildlife carvings this year, the event will showcase work by talented photographers, painters, illustrators and other nature-inspired artisans from across the Northeast.

See art featuring songbirds, raptors, waterfowl and other wildlife on display and for sale. Meet the artists.

Admission is \$6 per person. Children 3 and under are free.

■ **NOTE: The Free Family Fun Day** moves to the second Saturday of the month, Nov. 11, due to the Wildlife Carving and Art Exposition. Join them on Veterans' Day. The theme will be "Turtle Races." Watch for details.

■ **"ReWilding: A Call to Nature,"** an exhibit of art and photography by Jennifer Moore, is open from Nov. 6 to Dec. 30 during regular center hours.

The multimedia artist specializes in sculpture. She holds a BFA from Lyme Fine Art Academy and has trained with the Florence Art Academy. Free with admission.

AT THE LIBRARY

Dungeons and Dragons

Ages 11 and up are invited to play Dungeons and Dragons on Wednesdays. Players of any experience are welcome.

Ages 11 to 13 meet from 4 to 5:30 p.m. Ages 14 to 20 meet from 5:30 to 7 p.m.

Registration is required. Sign up at the library or call to request a spot.

Monster craft

Take and make a monster craft on Friday, Oct. 27, all day or while supplies last. Drop by the Youth Services room anytime the library is open for a monster craft to-go.

Warren Walkabout

During the Warren Walkabout on Sunday, Oct. 29, from noon to 4 p.m., join them for a very special Family Halloween Day. There will be games, activities and face painting. Then, at 4 p.m., the staff will lead a costume parade (made even sweeter with participation prizes).

And, the Charles Whipple Greene Museum will be open.

Library services will be unavailable that day.

Halloween Party

A Halloween Party & Trick-or-Treat is on Tuesday, Oct. 31, from 3 to 6:30 p.m. Kick off your Halloween festivities with a party at the library. Enjoy crafts, games and some spook-tacular trick-or-treating. Don't forget to come dressed in your costume. Best for families with children ages 2 to 10.

Junior Chess Club

The Junior Chess Club will meet on Thursday, Nov. 2, at 4 p.m. The club is open to anyone interested in chess, from brand new players to those on their way to Grand Master status.

Members will learn from and sharpen their skills via a variety of sources including the youth services librarian, videos, other club mem-

bers and experienced chess players.

The club meets every other Thursday, beginning Nov. 2. No registration required. For kids ages 7 to 13.

Friday Favorites

The Friday Favorites Book Group will meet on Friday, Nov. 3, at 11 a.m. Share reading suggestions in a community of readers, and enjoy some coffee or tea, snacks and good conversation.

Join in either in person or from home via Zoom. Call the library to register and get the Zoom link.

Knitting group

A knitting group meets in the Reading Room every Tuesday from 6 to 8 p.m. No registration or skill required.

Daily book sale

A daily book sale is in the back entrance with a variety of adult and children's titles. Sales are by donation only.

Space is limited. If you wish to make a book donation, check with a librarian first.

Museum hours

The Charles Whipple Greene Museum is open on Wednesdays from 2 to 4 p.m. and Thursdays from 10 a.m. to noon.

George Hail Library is at 530 Main St. Hours are Monday to Thursday from 10 a.m. to 8 p.m., Fridays from 10 a.m. to 5 p.m. and Saturdays from 10 a.m. to 4 p.m. If you have a disability and need special accommodations, contact the library 24 hours prior to an event so they can assist you. For more information, call 245-7686 or visit www.georgehail.org. The library is a member of the Ocean State Library Consortium.

To Submit Community News

BY EMAIL (PREFERRED): irego@eastbaymediagroup.com

BY MAIL: Warren Times, Community News, P.O. Box 90, Bristol, RI 02809

FOR MORE INFORMATION: 401/253-6000, ext. 107

DEADLINE: Noon on Mondays

DO YOU NEED A NEW ROOF?

If So, I Bet The Last Thing You Want To Do **RIGHT NOW** Is Spend \$15,000-\$25,000 Or More On A New Roof!

Call the Roof Assistance Hotline at 401-954-9012 to learn how you may qualify to replace your old roof for \$5,000-\$6,000 of your own personal funds, regardless of roof size.

This is not a loan or a grant so there is no application to fill out and no home appraisal required. Qualifying is strictly based on a free assessment of your current roof.

Who this program is for:

1. Homeowners with medium, large or extra-large roofs
2. This program is not based on financial hardship. In fact, many homeowners that we assist are considered somewhat affluent
3. Homeowners with a roof that is between 10-35 years old are ideal

Who this program is NOT for:

1. Homeowners with smaller than average roofs
2. Homeowners that have replaced sections of their roof over the years, piece by piece
3. Homeowners with roofs that are less than 10 years old
4. Homeowners that have a roof in absolutely terrible condition that probably needed to be replaced many, many years ago

Call the Hotline at
401-954-9012
for your free roof assessment or go to
www.roofassistancehotline.com

SENIORS

Driver safety course

The Warren Senior Center is at 20 Libby Lane. Visit the center on Tuesdays to Fridays from 8:30 a.m. to 4 p.m. For more information, call 247-1930.

Membership is open to anyone 55 years of age or older or those disabled at a cost of \$7 a year. Membership fees help to support the many programs and classes held at the center. For a membership application, or more information, contact Kyra at 247-1930.

An AARP Driver Safety Course is on Thursday, Oct. 26, from noon to 4 p.m. Registration is from 11:30 a.m. to noon. The course was designed to continue quality driver education while focusing on topics highly relevant for older drivers. By participating in this course, you will be eligible for an automobile insurance discount. The fee is \$25, \$20 for AARP members, and free for United Health Supplemental Insurance members. Call the center to register.

A Halloween luncheon is on Tuesday, Oct. 31, at 11:30 a.m. On the menu is spooky salad, monster stuffed shells with meatball, ghoulish garlic bread, witch's mixed vegetables, zombie fruit, coffee and tea. The suggested donation is

\$3. Sign up by Friday, Oct. 27, at 11 a.m. Everyone gets a special Halloween treat.

Ukulele lessons with Otis Read are on Fridays at 2 p.m. beginning Nov. 3. The five-week course is \$20. Sign up in the office.

The annual Medicare open enrollment period ends on Dec. 7. It's an opportunity to reevaluate your health insurance coverage to fit your needs for 2024. Your medications may have changed or you may have been diagnosed with a new medical condition. Explore Medicare health plans and Part D plans that may offer you better coverage or a better value. Senior Health Insurance Program (SHIP) counselors are available Thursdays, by appointment, at the center. Bring your Medicare and health insurance cards and a list of medications and dosages to your appointment. Call 247-1930 for an appointment. Counseling is available throughout the year with Gerald Lepage, a qualified health insurance counselor.

Take a moment to cast your vote in the Favorite Children's Book Contest. Vote for the favorite books of your children, grandchildren or from your childhood in the marked container at the center. Multiple entries are welcome. Cast your vote by Dec. 31. Samuel

Brown, retired library director, will purchase the book with the most votes, affix a bookplate with the senior center name, and donate it to Read to Grow, an organization that promotes language skills and literacy for children.

The dining room is open with hot lunches on Monday to Friday. The suggested donation is \$3. Lunch reservations can be made between 9 and 11 a.m. daily.

Senior bus transportation is available Monday to Friday at no cost to Warren residents 60 and older for shopping, medical appointments, pharmacy visits and transportation to the senior center for lunch and activities. For more information, or a schedule, call Kyra at 247-1930.

Senior Health Insurance Counseling (SHIP) is available Tuesday mornings by appointment with a qualified SHIP counselor who offers assistance with health insurance options, retirement options, prescription drug plans, prescription assistance programs and eligibility. Call 247-1930 to schedule an appointment.

The Supplemental Nutritional Assistance Program (SNAP) provides extra help to purchase food. To see if you qualify, complete an application, or for more information, call the center for an appointment.

Ongoing events

Recreational bowling is at Dudek's Bowling Alley on Thursdays at 9:30 a.m. It is \$4 per member, which includes three games of bowling and shoes. Sign up with Kyra.

Bingo is on Fridays at 1 p.m. with a variety of games with cash prizes (\$20-40) and refreshments. Arrive by 12:30 p.m.

Coloring is at 1 p.m. on Fridays.

Functional Fitness classes are on Tuesdays and Thursdays at 10:30 a.m. Classes are offered to members for \$1.50 a class.

Ceramics is at 12:30 p.m. on Tuesdays.

Knitting/crocheting is at 1 p.m. Tuesdays.

Mah jongg is played at 1 p.m. on Tuesdays. New players welcome.

Play Rummy 500 at 1 p.m. Tuesdays, high-low-jack at 9 a.m. Thursdays and cribbage at 1 p.m. Thursdays and 9 a.m. Fridays.

Crafts are with Joan Allen on Wednesdays at 10 a.m. No experience necessary. Sign up with Kyra.

Chair yoga is at 9:15 a.m. on Wednesdays with Patricia Fox. It is \$1.50 a class for members.

Smart phone, tablet and eReader assistance is on Wednesdays by appointment with David Jameson. He will work one-on-one with you and your gadget providing simple answers to your questions.

Strength training and balance is on Fridays at 9:30 a.m. It is \$1.50 a class for members.

Food packages for elderly

The food pantry at St. Mary of the Bay Church at 645 Main St. works with the R.I. Community Food Bank to offer the USDA's Commodity Supplemental Food Program (CSFP) to qualified seniors. The program works to improve the health of low-income persons at least 60 years of age by supplementing their diets with a monthly box of nutritious USDA foods.

If you are interested in receiving this free box of food for yourself or a member of your family, call the food pantry at 245-7000, ext. 19, or come to the pantry to fill out an application during their working hours on Tuesdays from 3 to 5 p.m. and Wednesdays from 9 to 11 a.m. downstairs in the church hall. The program is open to all Rhode Island residents who qualify based on age and income.

LEGAL NOTICE

TOWN OF WARREN NOTICE OF PUBLIC HEARING

Notice is hereby given by the Town Council of the Town of Warren, RI being the Licensing Board in said Town that the following applications for licenses to sell intoxicating beverages under the provisions of Title 3 of the General Laws of 1956, as amended. The above applications will be in order for hearing at a meeting of said Town Council on **Tuesday, November 14, 2023, at 7:00 PM** in the Town Council Chambers, in said Warren at which time and place all remonstrates may make their objections.

Class A

1776 Liquors of Barrington, Inc. d/b/a Patriot Wine & Spirits
Bristol County Spirits d/b/a Ocean State Liquors
Malik's Liquors, Inc.

145 Main Street
601 Metacom Avenue
254 Market Street

Class BVL – with Victualling

Blount Fine Foods Corp. d/b/a The Blount Clam Shack
Baja Fresh Express II, LLC d/b/a Baja Fresh Grill 2
Open Frame, Inc d/b/a Dudek Bowling Lanes

347 Water Street
651 Metacom Avenue
409 Child Street

Class- BV – with Victualling

54 State Street, LLC d/b/a Bywater
Beneath the Garden, LLC d/b/a The Up-Side Tavern
C & M Hospitality, LLC d/b/a Federal Hill Brick Oven Pizza
Cigar World, LLC d/b/a Cigar World East
VK Holdings, Inc. d/b/a Crossroads Pub Restaurant
Davock, BS. Inc. d/b/a Market Street Pub
Fork in the Road, LLC d/b/a Rhody Roots
Galactic Theatre, LLC
HFC Global, Inc. d/b/a Mr. Chicken
Jack's Family Restaurant, Inc. d/b/a Jack's Family Restaurant
KGM Corp. d/b/a Lauren's Restaurant
Luke's Inn Corp. d/b/a Luke's Inn
Palmer River Grille, LLC d/b/a Palmer River Grille
Perella's Ristorante Corp. d/b/a Perella's Ristorante
Perfect Picnix Hospitality, LLC d/b/a Uptown Food & Spirits
Pistolas, Inc. d/b/a La Pinata Mexican Restaurant
Renegade Restaurant Group, LLC d/b/a The Revival
Richardson Properties, LLC d/b/a Richardson's Kitchen & Bar
Roccoskar, LLC d/b/a arc{hive} book & snackery
SD & JR, LLC d/b/a Hunky Dory
Seaoats, LLC d/b/a Metacom Kitchen
Spindrift Hospitality Group, LLC d/b/a Chomp Kitchen and Drink
Sylvia Hospitality, LLC d/b/a The Love Shack Live Fire Grill
Tav Vino Inc. d/b/a Tav Vino/Admiral Pub
The Cary Corporation d/b/a The Square Peg
The Guild Warren, LLC d/b/a The Guild Warren
The Rhode House, Inc. d/b/a Hometown Tavern
The Square Peg Corporation d/b/a Stingy Alley
Trafford's Inc. d/b/a Trafford's Restaurant
Waterdog, Inc. d/b/a Waterdog Kitchen & Bar
Waterfront Investments, LLC d/b/a The Wharf

54 State Street
28 Market Street
495 Main Street
644 Metacom Avenue
133 Market Street
99 Market Street
511 Main Street
440 Main Street
275 Child Street
294 Child Street
601A Metacom Avenue
650 Metacom Avenue
382 Market Street
311 Metacom Avenue
437 Main Street
520 Main Street
50 Miller Street
15 Child Street
4 Market Street
40 Market Street
322 Metacom Avenue
279 Water Street
440 Child Street
267 Water Street
51 Miller Street
99 Water Street
632 Metacom Avenue
489 Main Street
285 Water Street
125 Water Street
215 Water Street

Class-C

Jack's Bar Inc.

187 Water Street

Class-D – with Victualling

Clube Recreativo & Cultural Portuguese De Warren
East Warren Rod & Gun Club
Italo-American Citizens Club of Warren
Warren German American Club
Warren Portuguese American Club

132 Child Street
24 Long Lane
13 Kelly Street
27 Kelly Street
112 Arlington Avenue

The above applications will be in order for hearing at which time and place all remonstrants may make their objections.

Warren Town Council
Sandrea J. Speroni, CMC
Town Clerk

Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk's Office at least forty-eight (48) Hours prior to the meeting. 245-7340

October 25, November 1 & 8, 2023

ON THE MOVE

ADRIAN BONÉY of Warren has been promoted to co-funding and donor advised fund officer at the Rhode Island Foundation. She will be responsible for building relationships and inspiring philanthropy with existing and prospective donors by partnering with the foundation's senior philanthropic advisors to expand giving to and through the foundation by deepening relationships with donors, their families and the causes they care about. Until her promotion, she had served as a grant programs officer on the foundation's grants and community investments team since 2007. In addition to her long-term work in the housing sector, she



OBITUARIES

Louis M. Lombardi Jr.

Louis M. Lombardi Jr., 63, of Warren, R.I., passed away unexpectedly on Tuesday, Oct. 17, 2023, surrounded by his loving family. A son of the late Louis M. Lombardi Sr. and Vivian (Trombley) Lombardi, Louis was a lifelong resident of Warren.

Louis worked for the Warren Fire Department, Engine #3, until 1981. He then went on to work for American Tourister for 17 years, Ocean State Nursing Services as a CNA for 15 years, and finally at Walmart for 20 years. In his free time, Louis enjoyed Water Aerobics at Bayside YMCA, Bingo at the Warren Senior Center and would play cards with his family every Wednesday night. Anyone who knew him would tell you he had the gift of gab and loved talking to any-

administered special programs such as the Equity Action Fund, the Newport County Fund, the Clean Competition Fund and the Program for Animal Welfare. Bonéy has served on LISC Rhode Island's Local Advisory Committee and Neighborhood Development Fund, the advisory board for HousingWorks RI @RWU at Roger Williams University and the Federal Reserve Bank of Boston's community development advisory council. She earned a bachelor of science in conservation of natural resources at the University of California, Berkeley. Prior to joining the foundation, she served as the director of volunteer and community relations for the Human Rights Campaign and the director of institutional relations for the School for Field Studies. The Rhode Island Foundation is the largest funder of nonprofit organizations in Rhode Island.

one. His true passion was caring for others, especially the elderly. More than anything, Louis loved spending time with his family.

Louis is survived by his brothers, Robert Lombardi and his wife Jackie of Burrillville, R.I., and Edward Lombardi of Warren, R.I.; his sisters, Susan Conti of Barrington, R.I., Debora Turnbull of Warren, R.I., and Patricia Barnes and her husband Sonny of Warwick, R.I.; as well as many nieces, nephews, great-nieces and great-nephews.

Services are with Smith Funeral & Memorial Services, 8 Schoolhouse Road, Warren, R.I., where the family will receive relatives and guests for Visitation on Friday, Oct. 27, 2023 from 7:30 to 9:30 a.m., followed by a Mass of Christian Burial at 10 a.m. in St. Mary of the Bay Church, 645 Main St., Warren, R.I. Burial will be at St. Jean the Baptiste Cemetery, Greenlawn Ave. Warren, R.I. For directions or tributes, please visit: www.wjsmithfh.com.

LEGAL NOTICE

**TOWN OF WARREN
BOARD VACANCIES**

The Warren Town Council is seeking applications for the following Boards. Applications may be obtained in the Town Clerk's Office or on the Town Website www.townofwarren-ri.gov. Applications must be filed in the Town Clerk's Office, 514 Main Street, Warren, RI, no later than Friday, November 3, 2023, by 4:00 PM.

Interviews will be held at the Town Council Meeting on November 14, 2023, at 7:00 PM in the Council Chambers.

Conservation Commission

RI 250th Commission

Sandra J. Speroni, CMC
Town Clerk
October 18 & 25, 2023

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Circulation**

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Telephone - **401-253-6000**

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PO Box 90, Bristol, RI 02809

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PO Box 90, Bristol, RI 02809

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LEGAL NOTICE

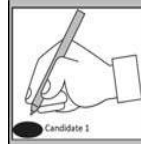
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Mail Voter

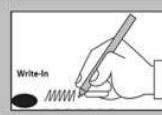
Precinct 3402
Congressional District 1



**State of Rhode Island Official Ballot
Special Election
November 7, 2023
Warren**



TO MARK YOUR CHOICE
Fill in the oval to the left of your choice.
Do not make any marks outside of the oval.



TO VOTE FOR A WRITE-IN CANDIDATE
To vote for a candidate whose name is not on the ballot. Fill in the oval to the left of "Write-in" and print the name clearly in the box.

**Representative in
Congress
District 1
Unexpired Term
Vote for 1**

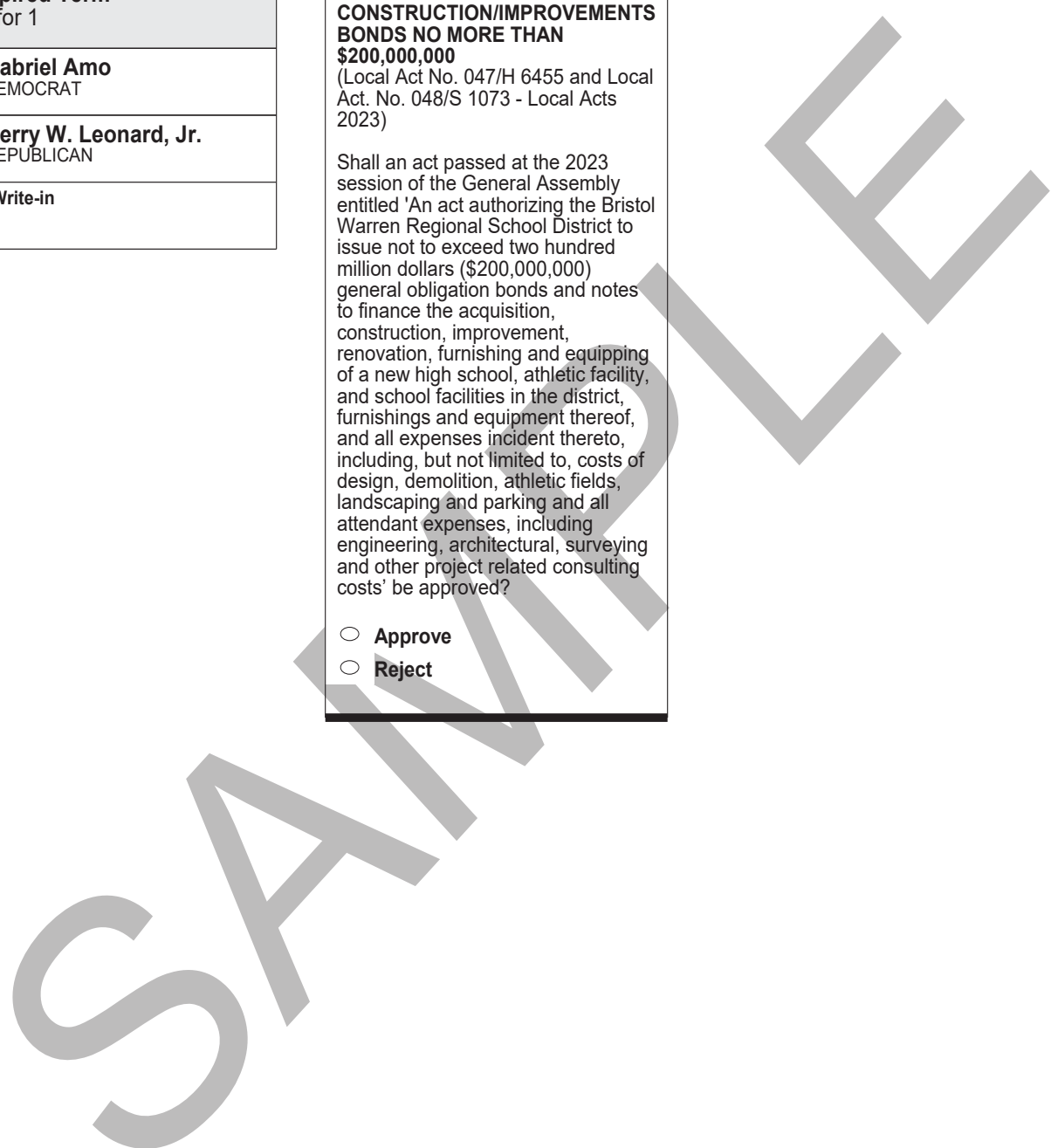
- Gabriel Amo**
DEMOCRAT
- Gerry W. Leonard, Jr.**
REPUBLICAN
- Write-in**

Local Question

**1. BRISTOL WARREN REGIONAL
SCHOOL DISTRICT SCHOOL
CONSTRUCTION/IMPROVEMENTS
BONDS NO MORE THAN
\$200,000,000**
(Local Act No. 047/H 6455 and Local
Act. No. 048/S 1073 - Local Acts
2023)

Shall an act passed at the 2023 session of the General Assembly entitled 'An act authorizing the Bristol Warren Regional School District to issue not to exceed two hundred million dollars (\$200,000,000) general obligation bonds and notes to finance the acquisition, construction, improvement, renovation, furnishing and equipping of a new high school, athletic facility, and school facilities in the district, furnishings and equipment thereof, and all expenses incident thereto, including, but not limited to, costs of design, demolition, athletic fields, landscaping and parking and all attendant expenses, including engineering, architectural, surveying and other project related consulting costs' be approved?

- Approve**
- Reject**



OBITUARIES

Dianne J. Brule

Dianne Jenny Brule, 74, of Warren, died Sunday, Oct. 22, 2023, at home surrounded by her loving family. She was a homemaker and

the devoted wife of Paul E. Brule for over 55 years. Born in Providence, she was a daughter of the late Lawrence and Raphaelina (Troiano) Armilotto.

Mrs. Brule was a co-founder of the Deanna M. Brule Educational Scholarship Fund. She was dedicated to the former St Jean-Baptiste Parish, now St Mary of the Bay Church. She was a member of the Kickemuit Grange #24. She was a tireless volunteer who collected raffle prizes and donations for the family-run clambakes.



Besides her husband, she leaves her children, Lisa and Kevin Cadima; Melissa and Brian Gendreau; Cherie and Lance Machado; Tara and Shannon Maloney and David and Brittany Brule. She was also the mother of the late Deanna M. Aubuchon. She leaves 11 grandchildren and two great-grandchildren. She also leaves a sister, Jane Freer.

Arrangements are with Smith Funeral & Memorial Services, 8 Schoolhouse Road, Warren, R.I., where family will receive friends, Friday, Oct. 27, from 4 to 8 p.m. Funeral will be Saturday, Oct. 28, at 9 a.m., from the funeral home, with a Mass of Christian Burial at 10 a.m. in St Mary of the Bay Church, 645 Main St., Warren, RI 02885. Burial will be in St Jean-Baptiste Cemetery. Donations may be made to the Deanna M. Brule Educational Scholarship Fund, c/o Lisa Cadima, 335 Market St., Warren, RI 02885.

LEGAL NOTICE

TOWN OF WARREN PROBATE COURT
 514 MAIN STREET 9:30 A.M.
PROBATE JUDGE, ANTHONY DESISTO
PROBATE CLERK, SANDREA J. SPERONI, CMC

Gorodetsky, Sanford Herman a/k/a
Gorodetsky, Sanford H. Est.# 23-50
 Petition for Probate of Will to be heard on October 26, 2023
 October 11, 18 & 25, 2023

Welch, Jennifer Marie Est. #23-48
 Petition for Name Change to be heard on October 26, 2023
 October 11, 18 & 25, 2023

Ferreira, Joseph M. a/k/a
Ferreira, Joseph Marshall Est# 20-67
 Amanda M. Carlow has qualified Administratrix D.B.N.C.T.A of the estate. Creditors must file their claims in the Clerk's Office in the time required by law beginning October 11, 2023
 October 11, 18 & 25, 2023

Buffinton, Haley Marie Est. #23-49
 Petition for Name Change to be heard on October 26, 2023
 October 11, 18 & 25, 2023

Terra, Robert T. Est.# 23-58
 Petition for Probate of Will to be heard on November 9, 2023
 October 25 & November 1 & 8, 2023

Hellew, John G. Est. #21-62
 Petition to sell real estate to be heard on November 9, 2023
 Plat 12, Lot 68, 373 Child Street
 October 25, November 1 & 8, 2023

Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk's Office at least forty-eight (48) hours prior to the meeting. 245-7340 or "via RI Relay 1-800-745-5555" (TTY).

Find more at
eastbayri.com 24/7

Richard D. Frary, MD

Richard D. Frary, MD, of Barrington, R.I., died on Monday Oct. 16, 2023, at Rhode Island Hospital. He was 93. He is survived by his wife,



Joan Scott Frary, of 68 years, and his sons and their families: Stephen and Patricia of Jamestown, R.I., Clinton of Derry, N.H., and Adam of Andover, Mass., and their children: Elizabeth and Nathaniel, Grace and Audrey, and Cameron and Anjali.

He was the son of Stanley Hall Frary and Doris Ireland Frary. Born in Dover, N.H., he was raised in Longmeadow, Mass., and was a graduate of Phillips Exeter Academy in Exeter, N.H., Class of 1948. He earned his B.A. degree, cum laude, from Amherst College, Class of 1952, and his M.D. from Boston University School of Medicine in 1956. Following two years of Medical Residency at Boston City Hospital, he joined the US Navy and was assigned to the Naval Hospital in St. Albans, N.Y., where he spent two years on the Tuberculosis Service. Upon completion, he returned to Rhode Island and completed another year of Internal Medicine Residency followed by a Fellowship in Cardiology at Rhode Island Hospital.

In 1962 he opened his office at 110 Lockwood St. in Providence for the practice of Internal Medicine and Cardiology, eventually moving to 1525 Wampanoag Trail in East Providence, and retiring in May 1994. He was a member of the American Medical Association and served several years on the Council of the R.I. Medical Society. He was a past president of the Bristol County Medical Society and a past president of the R.I. Chapter of the American Society of Internal Medicine. He also served on the boards of the R.I. Lung Association and the R.I. Chapter of the American Heart Association. He was an early member of the faculty of the Brown Medical School. In addition, he was a long term member of the Barrington Yacht Club and served several years on the Barrington Harbor Commission.

Dick loved the field of medicine and treating patients and their families, many of whom

became lifelong friends. He was devoted to providing the best care that he could. We have many memories of him answering a late night phone call, and getting dressed to head out to a patient's home with his doctor's bag to provide personal, hands on care. He named his first boat Integrity, which was a fitting tribute to the way he conducted his life.

He instilled in all his children a sense of responsibility and purpose. He worked tirelessly to increase his knowledge and stay up to date with the latest medical advances, and there was always a stack of periodicals and newsletters beside his easy chair in the den. Even during his last hospital stay, he was coaching the staff on proper procedure. He never complained, and he made us proud to see such devotion and dedication. One of our fondest memories was going 'on rounds' with him at the hospital when he was visiting his patients, and seeing how he interacted with the staff and patients. Everyone was charmed by his manner and nature, and confident in his abilities.

Dining room table conversations were spirited, and often challenging, as he encouraged us to broaden our perspectives of the world. His smart insights taught us to love learning, and to better prepare for the next dinner. He greatly enjoyed the trips abroad he took with Joan, and cruising and racing on their Pearson 33 sailboat, Phalarope. He was dependent on her companionship, and the two of them always wanted to do everything together. She was a real mainstay for him, and he loved her more than anyone. Visits to and from their six grandchildren were the high point of his retirement. He was always loyal to his Red Sox and Patriots, and had said, "When I'm gone, they'll have to get along without me."

A dedicated servant to society, and devoted and committed family man and friend, we will miss his sense of humor at the annual New Year's Eve parties and backyard cookouts with his close friends, who were so important to him, and added so much happiness to his life.

Calling hours will be held on Friday, Nov. 3, 2023, from 11 a.m. to 1 p.m. at the Smith-Mason Funeral Home at 398 Willett Ave., Riverside, RI 02915. Burial in Dover, N.H., will be private.

Michael J. Cotta

Michael Joseph Cotta, 54, of Warwick, formerly of Bristol, died Tuesday Oct. 17, 2023, surrounded by his loving family at Hope



Health Hospice in Providence. Michael fought a long and courageous battle against Bladder Cancer. He was the companion of Patricia (Viau) Frenche.

Born in Providence, Rhode Island, he was the son of both the late Manuel N. Cotta, Jr. and Carol-

Ann (O'Gara) Cotta. Michael was a graduate of Bristol High School, Class of 1987. He was an employee of various auto car dealerships, with his last employment being Fox Toyota, and retiring in 2009 due to an illness.

He enjoyed music, video games, spending time with family and his coffee milk snack. He loved his weekly visits to Newport Creamery for a coffee Awful Awful. Michael had a love for animals as well as anything around or in the water. He was extremely adventurous and enjoyed traveling. He was an avid Patriots and Boston Bruins fan.

Michael is survived by his son, Michael J. Cotta, Jr., of Pawtucket, and his sister, Denise Cotta-Fontana and her husband Luigi Fontana of Bristol. He was the godfather and uncle of Christina M. Fontana of Bristol. In addition, he is survived by Sasha Viau of Pawtucket and Ryan Frenche of Warwick. Michael leaves many family members and friends. He was preceded in death by his furry companions, his dog "Cocoa-bear" and his cat "Pookies."

Services are with Smith Funeral & Memorial Services, 8 Schoolhouse Road, Warren, where the family will receive relatives and guests for visitation on Wednesday from 4 to 7 p.m. A funeral service will be held at 9 a.m. in Smith Funeral Home, followed immediately by a Mass of Christian Burial at 10 a.m. in Our Lady of Mt. Carmel Church, 141 State St., Bristol. Burial will be at St. Mary's Cemetery, Chestnut Street, Bristol, Rhode Island.

For directions or tributes, please visit: www.wjsmithfh.com.

LEGAL NOTICE

NOTICE OF IMPENDING LIEN

If the current balances are not paid in full by 11/27/2023 we will impose an owner's lien on the property stored in the units that follow:

Cheryl Smith 0B034 \$1,100
Jessica Sylvia 0B107 \$440

Franklin Self Storage
 271 Franklin st Bristol RI 02809
 401-756-1767

LEGAL NOTICE

TOWN OF WARREN
TAXPAYERS QUARTERLY PAYMENT

2ND QUARTER DUE: NOVEMBER 1, 2023

LAST DAY TO PAY: NOVEMBER 8, 2023

INTEREST WILL BE CHARGED ON ANY PAYMENTS RECEIVED AFTER
CLOSE OF BUSINESS ON WEDNESDAY, NOVEMBER 8, 2023.

OFFICE HOURS: MONDAY – FRIDAY 8:30 AM TO 4:30 PM

WE NOW OFFER A LOCK BOX PAYMENT DROP-OFF LOCATED INSIDE THE SIDE ENTRANCE (FROM THE PARKING LOT) OF TOWN HALL BUILDING DURING TOWN HALL BUSINESS HOURS. ADDITIONALLY, WE HAVE A LOCK BOX IN THE GOVERNMENT CENTER LOBBY, LOCATED AT 1 JOYCE STREET, FOR PAYMENTS AFTER TOWN HALL BUSINESS HOURS.

LOCK BOX PAYMENTS RECEIVED AFTER 3:00 PM
WILL BE POSTED THE NEXT BUSINESS DAY.

CHECKS CAN BE MAILED TO:
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 PO BOX 150423
 HARTFORD, CT 06115-0423

To Submit Community News

BY E-MAIL (PREFERRED):
lrego@eastbaymediagroup.com

BY MAIL: Warren Times, Community News,
 P.O. Box 90, Bristol, RI 02809

BY FAX: 253-6055

FOR MORE INFORMATION: 253-6000, ext. 107

Or stop by our office at 1 Bradford St., Bristol.

Photos are encouraged. Email us a high-resolution jpg or tif and send it as an attachment.

Milestone events, such as births, weddings, engagements, etc., must be submitted within the year following the event.

DEADLINE: Noon on Mondays

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Also, Dr. Asaro performs surgeries such as simple extractions, surgical and wisdom teeth extractions, and periodontal treatments. He plans for one appointment to be set aside every day for emergency situations and gives his cell phone number to all his patients. He can suggest a payment plan program, "Care Credit", for patients who don't have access to dental

insurance. For those who apply for at his office, 90% are approved within minutes!

He also understands the need to ease children, fragile, or elderly patients gradually into the dental setting. He suggests a child's first appointment be an introduction to his staff, dental office and equipment with "a ride" in the dental chair! For an elderly patient or those with anxiety problems, he can offer advice and gentle understanding.

Dr. Asaro is a lifelong Barrington resident and supporter of the local schools, Little League, and the Bermuda Sailing Races. He grew up in Barrington, attending local schools, and graduated from Temple University in 1986. He played in Little League as a child and sponsors the local Little League "The Extractor Team" yearly. His daughter attends the Barrington Middle School, and his wife is an educator at URI. In the summer, Dr. Asaro loves to sail and recently completed his 12th Bermuda Race.

Dr. Asaro is proud of his flexibility and practice of suggesting a range of solutions for dental problems. He is ready to consult with you to begin your treatment plan. Hours for appointments are Monday and Tuesday, 8-5, an evening offering from 10-7 on Thursday, and Friday 8-3. You can also preview his services by visiting his



website at <https://rismilemaker.com>, or read positive reviews online from his satisfied patients.

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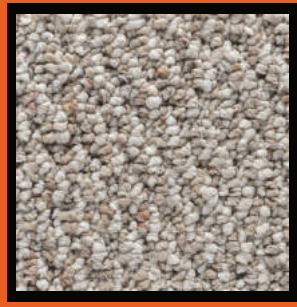
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MARKET INSIGHTS

The trends continue: Fewer sales, higher prices

Month after month, quarter after quarter, real estate prices continue to rise — and so do rents

BY DOUGLAS GABLINSKE

The East Bay residential real estate trend of decreasing housing units sold and decreasing days on market, driven by the Fed's action to increase rates, continues unabated. Homeowners are unwilling to sell their properties for other real estate opportunities, given many are locked into 2.5%-3.5% mortgage rates.

Since March of 2022, the Feds have increased the interest rate 11 times, though they paused the rate increase twice since the beginning of the rate increase cycle, including last month. A conventional, 30-year mortgage rate now stands at 7.25-8.25%.

It is completely understandable why homeowners are staying put; the math tells the story. A \$300,000 mortgage, principal and interest payments, based on a 30-year loan at 3%, is \$1,275 per month. That same \$300,000 mortgage, at 8% interest, is \$2,201, a monthly increase of \$926.

Property values keep rising

Conversely, real estate values continue to climb, as they have for the past few years, and to all-time highs. Sellers are firmly in the driver's seat, and one thing I know about sellers after almost 40 years in the residential real estate business as a broker, builder, developer, appraiser and a seller, is when sellers are in this position, they go for the jugular and extract every cent they can from the transaction, without remorse.

While these trends continue, there are differences between the individual cities and towns. I caution readers that the accompanying charts reflect the first nine months of 2023, compared to the first nine months of 2022, which is a small time frame for data comparison, but it is nevertheless worth a review to discern what the market is doing at this point in 2023.

Bristol and Warren see biggest increases

In the single-family category, Bristol and Warren, adjacent communities in the heart of the East Bay, are leading the way in sale price increases — Bristol by a whopping 25%, to a median price of \$627,400, and Warren with a



20% increase to \$482,000. Again, I caution readers that these numbers can be somewhat misleading, and by way of comparison, if I look back at year over year for Bristol, meaning September of 2023, back one year, compared to one year prior, to September of 2022, the median is about \$550,000 in Bristol. We'll know better where it all settles when I compare a full 2022 year with a full 2023 year.

Barrington, Tiverton and Middletown had the lowest single-family value increases, with all three under 4%. Portsmouth, Newport, Little Compton and East Providence were in the middle of the pack, with increases ranging from 7% to 11%.

Condo prices rising too

The condominium market is trending much the same way as single-family homes.

Seven of the East Bay communities show condo price increases, except for Barrington and Newport. Barrington's condo dataset is too small to point to any meaningful trend, and Newport price is off by only 5%.

Mutli-family prices also increasing

The 2-4-family real estate market in the East Bay also continues an upward trajectory. The bulk of 2-4-family homes are in East Providence, Newport, Bristol and Warren. Three of those four communities had an increase in the median price, except for Warren, which declined just 2%. These price increases have been followed by large rent increases for those who rent apartments or homes. It should also be noted that Newport now has the highest 2-4-family median price in the state, at more than \$1 million, followed by the East Side of Providence, at \$745,000.

Rising rents are a problem

The increases in rents over the past three to four years have been nothing short of astounding and unfortunate. Increases in weekly pay have also increased, but can't keep up with the approximately 50% increase in rents we are seeing.

I recently read the Rhode Island Foundation-commissioned report on housing and rental affordability and the ever-growing homeless population in Rhode Island. While homeowners are basking in the rewards of increasing equity and value, those left on the sidelines are being left behind. According to the report, Rhode Island home values are among the fastest growing in the Northeast.

See **MARKET** Page 2

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MARKET: In nearly all sectors, in all towns, prices continue to rise

From Page 1

Gov. Dan McKee and the General Assembly leadership, to their credit, in this recent legislative session created a new Rhode Island Department of Housing and allocated a \$250 million budget, which is a start, but nowhere near enough to fix this ever-growing problem. According to the report, unsheltered homelessness in Rhode Island has grown 56% per year since 2020, the second-highest growth rate across states. The governor appointed and the Senate confirmed Stefan Pryor, the former R.I. commerce secretary and Connecticut's former education secretary to tackle this problem. He is a hard charging, can do, take no prisoners government leader who knows how to make decisions and get the job done. But he is but one man, with a small staff, up against this ever-spiraling upward housing market, which every month, month after month, puts more pressure on housing affordability, rent affordability and the burgeoning homeless population.

Don't be surprised if legislators start to rattle the sabers for rent control, as their constituents are unable to afford current rents. Or that the governor and General Assembly leadership propose a tax on sellers to help finance government-sponsored housing programs to level the playing field. Something must give. These increases cannot continue unabated much longer, without some government pushback, with ramifications for homeowners and taxpayers.

Douglas Gablinske owns AppraiseRI, a 27-year-old real estate company locate din Bristol, R.I. He is chairman of the Warren Taxpayer Appeal Board and was recently appointed to serve on the Rhode Island Real Estate Appraisal Board. He can be reached at Doug@AppraiseRI.biz.

	Units Sold				Days on Market				Median Prices		
	2022	2023	Difference	% Change	2022	2023	Difference	% Change	2022	2023	% Change
BRISTOL											
Single Family	132	93	-39	-30%	20	12	-8	-40%	\$502,500	\$627,394	25%
2-4 Family	18	20	2	11%	28	28	0		\$536,000	\$555,000	4%
Condominium	36	21	-15	-42%	19	7	-12	-63%	\$431,750	\$520,000	20%
WARREN											
Single Family	68	39	-29	-43%	21	14	-7	-33%	\$400,450	\$482,000	20%
2-4 Family	17	11	-6	-35%	25	9	-16	-64%	\$465,000	\$454,000	-2%
Condominium	17	16	-1	-6%	8	26	18	225%	\$250,000	\$490,000	96%
BARRINGTON											
Single Family	192	161	-31	-16%	8	9	1	13%	\$701,000	\$710,000	1%
2-4 Family	7	3	-4	-57%	18	70	52	289%	\$550,000	\$450,000	-18%
Condominium	14	1	-13	-93%	29	19	-10	-34%	\$365,000	\$317,500	-13%
PORTSMOUTH											
Single Family	198	139	-59	-30%	30	32	2	7%	\$660,000	\$729,900	11%
2-4 Family	5	1	-4	-80%	7	80	73	1043%	\$815,000	\$650,000	-20%
Condominium	34	30	-4	-12%	35	27	-8	-23%	\$487,500	\$725,000	49%
MIDDLETOWN											
Single Family	95	83	-12	-13%	23	39	16	70%	\$700,000	\$720,000	3%
2-4 Family	10	3	-7	-70%	43	95	52	121%	\$687,500	\$768,000	12%
Condominium	9	13	4	44%	20	32	12	60%	\$495,000	\$525,000	6%
NEWPORT											
Single Family	127	89	-38	-30%	28	36	8	29%	\$810,500	\$867,000	7%
2-4 Family	44	28	-16	-36%	11	45	34	309%	\$923,500	\$1,062,500	15%
Condominium	95	74	-21	-22%	33	50	17	52%	\$549,500	\$520,000	-5%
TIVERTON											
Single Family	151	114	-37	-25%	28	29	1	4%	\$425,000	\$440,000	4%
2-4 Family	8	4	-4	-50%	43	73	30	70%	\$544,500	\$462,000	-15%
Condominium	26	18	-8	-31%	26	50	24	92%	\$615,450	\$689,950	12%
LITTLE COMPTON											
Single Family	30	20	-10	-33%	32	49	17	53%	\$855,000	\$941,250	10%
EAST PROVIDENCE											
Single Family	319	277	-42	-13%	12	13	1	8%	\$360,000	\$389,000	8%
2-4 Family	80	45	-35	-44%	11	11	0	0%	\$438,250	\$450,000	3%
Condominium	34	18	-16	-47%	7	15	8	114%	\$276,250	\$315,000	14%

The trends continue:

A comparison of Q1-Q3 2022 to Q1-Q3 2023

As the above chart shows, the "unprecedented" nature of the local real estate market keeps going and going. A year ago, sales had fallen and prices had risen significantly from the year prior. Now a year later, the trends continue. In nearly all communities, in all sectors, the number of sales in the first nine months of this year have fallen, as compared to the first nine months of last year. And in nearly all communities and all sectors, median sales prices have risen in 2023, compared to 2022. Also note some of the trends in "Days on Market" (the average number of days a property is available for sale). In communities like Barrington, Bristol and East Providence, properties are lasting barely a week before they go under contract.

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Speaker: Athena Lavoie, Outreach Coordinator, Memory and Aging Program, Butler Hospital

Where: Little Compton Wellness Center
115 East Main Road, Little Compton, RI 02837

When: Thursday, November 2, 2023 - 4pm - 6pm

Register: Call 401-592-0400 or email- office@lcwellness.org



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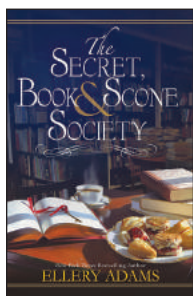
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BOOK REVIEWS

Some light, amusing reads from two new authors

BY LYNDA REGO
lrego@eastbaymediagroup.com



bished railway car. Nora is a bibliotherapist. After speaking to a customer of their pain or problems, she recommends books to help them heal.

Despite trying to keep herself to herself, she soon feels a connection and becomes friends with Hester, a bakery owner

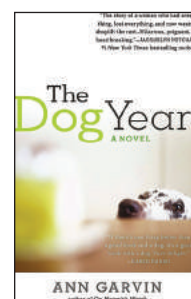
who bakes comfort scones that magically recreate people's fondest memories; Estella, the local salon/spa owner; and June, who works at the town's thermal pools. All of the women have secrets from their pasts, which we slowly learn about as they meet to share pastries and discuss books. And, of course, they become embroiled in a mystery involving a housing development being built just outside town and a potential client of Nora's, who jumps (or was pushed) off the ledge above the train tun-

nel.

I love the hot drinks named after authors and the collection of mugs with clever sayings in the bookstore, and a herd of cats that follows June around on her nightly walks. And, you will leave Adams' books with a list of reading recommendations of your own.

"The Dog Year" (2014) by Ann Wertz Garvin. Another new author find. (And the author of "There's No Coming Back from This" below). Garvin's book is a delight, a hilarious, but heartfelt story about loss and hope. Dr. Lucy Peterman (who hides the fact that her first name is Luscious) lost her husband and unborn baby in an accident and is dealing with the pain by stealing supplies from the hospital where she is a surgeon and simply throwing them into the bedroom she can't bear to sleep in at home.

But, when she's caught and must attend counseling sessions or lose her job, it will take her on a trajectory she never expected.



Not exactly a people person at the best of times, she hates sharing, talking about herself and everything about counseling. But, the cast of characters in her AA group (which handles all types of addictions), a cop she went to high school with and a stray dog who adopts her, will take her

down a new road and help her heal, fight the loneliness and come to terms with her anguish.

Garvin has a way of making almost everything seem amusing. Lucy chooses a large cart for a junk food binge at the supermarket and "One of the wheels dragged like a conscience, pulling the cart halfheartedly in the direction of the fresh produce. The other wheels squealed in protest."

This Saturday is 'Drug Take Back Day'

Bring unwanted or expired prescription drugs to local police stations on Oct. 28

Additionally, unwanted vaping devices without batteries will be accepted. Free lock bags will be available at the event to help secure home medications.

This initiative addresses a vital public safety and public health issue. Rates of prescription drug misuse in the United States are alarmingly high, as are the number of accidental poisonings and overdoses due to these drugs. Nearly 400 Rhode Islanders died from overdoses in 2022. The region is also experiencing suicide attempts by children using over the counter medications such as ibuprofen, antihistamines, and acetaminophen.

Residents can practice "Count it, Lock It, Drop It" - keep track of the number of pills for medications kept in the home, lock up medications and firearms, and drop off any unwanted medications - prescription and over the counter - to a local drop box or drug take back event.

In addition to participating in National Prescription Drug Take Back, permanent drug disposal boxes are available at the police stations for residents to dispose of unwanted medications any day, any time. No needles or liquids are accepted. Drop off boxes are also available at many local pharmacies. For a full list of locations, visit:

Prescription Drug Disposal Sites | Dept. of Behavioral Healthcare, Developmental Disabilities, and Hospitals.

The East Bay Regional Coalition is one of seven community coalitions funded by the Rhode Island Department of Behavioral Healthcare, Developmental Disabilities & Hospitals. It is comprised of members from municipal prevention coalitions and other community stakeholders from Barrington, Bristol, East Providence, and Warren.

eastbayri.com 24/7

Aquidneck Island Job Fair at CCRI's Newport Campus

The Community College of Rhode Island (CCRI), in partnership with Working Cities Newport and the R.I. Department of Labor & Training, is hosting an Aquidneck Island Job Fair on Thursday, Oct. 26, from 10 a.m. to 1 p.m. and from 4 to 6 p.m. at CCRI's Newport Campus, 1 John Chafee Blvd. (off Coddington Highway).

The job fair will feature a diverse range of employers representing various industries,

including manufacturing, healthcare, education, technology, hospitality and more. Explore career prospects, network with potential employers, and learn about available workforce training opportunities.

The event is open to job seekers of all backgrounds and experience levels and participation is free. Attendees are advised to dress professionally and bring multiple copies of their résumés.

The Tides*

	HiAM	HiPM	LoAM	LoPM	Sunrise	Sunset
Wednesday, Oct. 25	5:26 (4.6)	5:55 (4.7)	11:24	11:42	7:07	5:51
Thursday, Oct. 26	6:24 (5.1)	6:49 (4.8)	—	12:17	7:08	5:50
Friday, Oct. 27	7:15 (5.5)	7:39 (4.9)	12:18	1:06	7:09	5:48
Saturday, Oct. 28	8:04 (5.7)	8:27 (4.8)	12:55	1:55	7:10	5:47
Sunday, Oct. 29	8:51 (5.7)	9:14 (4.7)	1:34	2:42	7:11	5:46
Monday, Oct. 30	9:37 (5.5)	10:01 (4.5)	2:15	3:26	7:13	5:44
Tuesday, Oct. 31	10:24 (5.2)	10:50 (4.2)	2:57	4:06	7:14	5:43
Wednesday, Nov. 1	11:13 (4.7)	11:41 (3.9)	3:39	4:45	7:15	5:42
Thursday, Nov. 2	—	12:05 (4.3)	4:22	5:28	7:16	5:40

New Moon Nov. 13 — Full Moon Oct. 28

* Information is based on tides in Bristol Harbor.

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'Halloween Haunt' returns to Linden Place

Linden Place's third annual "Night at the Mansion Halloween Haunt" features a mansion and gardens transformed into a haunted wonderland, awards for best costumes, a séance, treats and a cash bar, tarot card readings, and George Saterial, an award-winning mentalist. For ages 18 and up.

WHAT: "Night at the Mansion Halloween Haunt"
 WHEN: Saturday, Oct. 28, from 7 to 10 p.m.
 WHERE: Linden Place, 500 Hope St., Bristol
 COST: \$70; \$65 for members, which includes one free cocktail
 MORE INFO: Tickets at 401/253-0390 or www.lindenplace.org

Be a Halloween hero at the Handy House

This year's popular Halloween program by the Westport Historical Society offers children and families a chance to make some magical tools to ward off evil spirits. Kids will create their own protective spells and potions and meet the Handy House witches. It's scary, but not too scary for young children. Come in costume.

WHAT: Halloween program
 WHEN: Saturday, Oct. 28, from 10 a.m. to 2 p.m.
 WHERE: Handy House, 202 Hix Bridge Road, Westport
 COST: Suggested donation per family
 MORE INFO: Raindate Sunday, Oct. 29



Aztec Two-Step 2.0 opens coffeehouse season

Following Neal Shulman's retirement, Rex Fowler and his wife, Dodie Petit, are now the heart and soul of Aztec Two-Step 2.0. Together, with their new band, they continue the duo's musical legacy with fan favorites and forgotten gems. Light refreshments available.



WHAT: Stone Church Coffee House
 WHEN: Saturday, Oct. 28, at 7:30 p.m. at the church at 300 High St. Doors open at 6:45.

WHERE: First Congregational Church, 300 High St., Bristol
 COST: \$20; students half price; children 5 and under free. MORE INFO: Reservations at 401/253-4813.

Community symphony orchestra concert

The Narragansett Bay Symphony Community Orchestra presents "Resonance & Revolution" in honor of October being Breast Cancer Awareness Month. Works are by Bach/Elgar,

Stephanie Ann Boyd (with soprano soloist Krista Wilhelmsen) and Amy Cheney Beach.

WHAT: Season opening concert
 WHEN: Saturday, Oct. 28, at 7:30 p.m.
 WHERE: East Providence High School, 2000 Pawtucket Ave., East Providence
 COST: Admission is "pay what you think is fair," but bring a non-perishable food item for the R.I. Community Food Bank.
 MORE INFO: www.nabsco.org or 401/274-4578

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*Kids create their own Scary Face Pancake for FREE with purchase of adult entrée!
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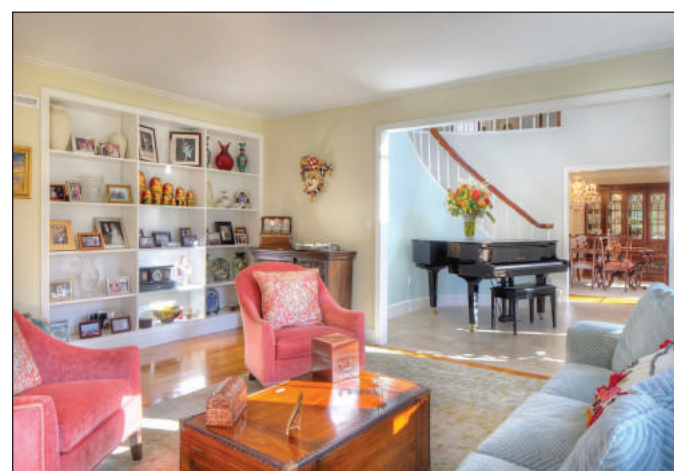
A custom Colonial on the east side of Portsmouth



This custom colonial sits on 1.2 acres of land not far from the Sakonnet River in Portsmouth.



A view of the gourmet kitchen, with its own fireplace.



A view of the large spaces on the first floor, with built-ins and high ceilings.



A view of the grand entryway to the home.

Set on 1.2 acres of gorgeous grounds with water views, sits a stately, fully renovated custom colonial home. The front entrance, with soaring two-story foyer, leads you to a spacious first floor, offering plenty of room for entertaining.

The gourmet kitchen, as heart of the home, with its wood-burning fireplace, is newly upgraded with a 47" Sub-Zero refrigerator, double ovens, Thermidor gas range and dishwasher.

Just off the two-car garage is a good sized mudroom and laundry with half-bath. Each of the other living spaces on this level are gra-

chious in size and have a wood-burning fireplace.

Step upstairs to the primary suite, with beautiful bath, and two additional generous sized bedrooms, each with an en-suite bath. The fourth bedroom has a staircase just off the kitchen, that offers its own en-suite bath and sitting area.

The lower level provides additional space for a home gym, storage, or a recreation room. Other recent improvements include new heating system, central air, landscaping and new blue stone patio. The property is a block from the water and access to a pebbly beach shore.

By the numbers

- \$1,795,000
- 4 beds
- 5 baths
- 3,799 sq. ft.
- 1.2 acres

401-451-6461,
Dina Karousos
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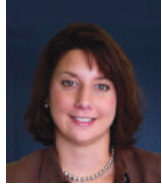
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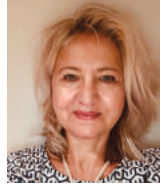
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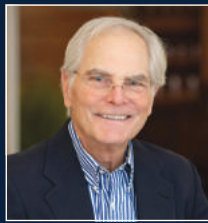
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1 Grassy Plain Rd	Michael Kwasny and Anna Turovsky	Kevin Ratclife and Cynthia James	\$461,000
45 Charles St	River House Barrington LL	Louis J Derrico L.T.	\$660,000
BRISTOL			
33 Beachmount Ave	Alyson Dion and Henry Zhang	Charles and Catherine Marshall	\$715,000
135 Kickemuit Ave	Jeannie and Daniel Mcconaghy	Nathaniel Hesse and Alice Buren	\$827,500
18 Addy Dr	Robert and Kathleen Pronk	Medeiros L.T. and Mark Medeiros	\$560,000
5 Dunbar Ave	Patrick Murphy	Jack Ihrig	\$550,000
5 Dunbar Ave	Patrick Murphy	Jack Ihrig	\$550,000
7 Rego Ave	Peter and Barbara Rios	Gary Mello	\$200,000
341 Thames St #303	David B. Musket	Grace Steere and Mark Johnson	\$3,550,000
227 Thames St #6	Thames St LLC	Anatoth LLC	\$350,000
EAST PROVIDENCE			
28 Rosanna Ave	Alexis M. Gouger	Cheryl Gonsalves	\$235,000
130 New Rd	New England Home Buyers L	Christopher J. Fragomeni	\$271,000
5 Turner Ave	James Summers and Michael Burris	Gregory and Sarah Paul	\$385,000
34 Drowne Pkwy	Daniel and Stephanie Ovoian	Jesse and Ann Ault	\$1
311 Warren Ave	Cabana Capital Lc	Bania LLC	\$450,000
317 Warren Ave	Cabana Capital Lc	Bania LLC	\$450,000
321-323 Warren Ave	Rhilinger Capital LLC	Benes LLC	\$450,000
27 Bullocks Point Ave #8B	Elsa M. Azevedo	Cynthia A. Ferguson	\$260,000
LITTLE COMPTON			
509 W Main Rd	Elizabeth P. Millikin	Richard Woodruff Hvns T.	\$2,000,000
69 Old Harbor Rd	Jenifer Flather	Eric and Sidney Fisher	\$1,150,000
38 Old Stone Church Rd	Lauren E. Silva	John Payne and Smith Goullamudi	\$910,000
PORTSMOUTH			
37 Island Rd	Kristin Fried-Krupp	Brent and Donna Winn	\$594,237
181 Seaconnet Blvd	Anne Aaron-Lyle	Michael F & P Neves R.E.T.	\$1,190,000
38 Lawton Brook Ln #38	Marc Kerremans and Karin Gielen	Adam and Sharon Giannelli	\$480,000
231 Rolling Hill Rd #231	Joseph N & G R Blegen R.E.T.	Lauren Bishop	\$870,000
10 Donna Dr	Jennifer and Ernest Haga	R H & Mary L Baker I.R.T.	\$180,000
45 Sea Spray Dr	Vanderbilt Rlty Hldg Inc.	Zachary Burns	\$899,000
78 Ferreira Ter	Zachary Zwergel and Madison McCoy	Mccorrie Ln LLC	\$914,175
Gormley Ave	Herbert J. Maddren Est.	Airway Leasing LLC	\$1
TIVERTON			
347 Fish Rd	Mtqlq Investors Lp	North Tiverton Fire Dist.	\$3,993
137 Lark Ln	Desousa I.R.T. and Derek DeSousa	Stanley E. Zeramby Est. and Judith Zeramby	\$165,000
137 Lark Ln	Desousa I.R.T. and Derek DeSousa	Judith Zeramby	\$165,000
WARREN			
287 Main St	Kobe 35 LLC	Gilbane Main Street LLC	\$580,000
WESTPORT			
288 Sanford Rd	Derek Botelho	Kaylin Pimental and Kelly Catanho	\$355,000

Property Transfers are available — and searchable — to subscribers at EastBayRI.com. Look under “Homes.”

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October 25-26, 2023

Yard Sales

Newport

NEWPORT: RI Moving Sale 95 John Street in Newport's Historic Hill neighborhood. Sat. Oct. 28 9a-3p Early Shopping, Fri. Oct. 27 3p - 6p (\$10 entry) For more information and over 100 photos, Go to www.tresorestatesales.com/ events and follow the link for this sale.

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TIVERTON: 3831 Main Road. Saturday October 28th 8am-3pm. Barn sale. Antiques, garden pieces, houseware, lighting, tables, paintings, maps, etc.

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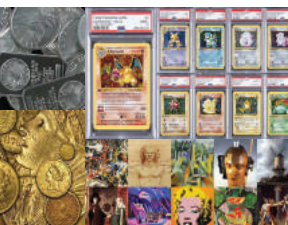
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- Bring hand sanitizer with you and use it after touching objects or other people.
- Use hand sanitizer with at least 60% alcohol.
- Make your cloth mask part of your costume.
- A costume mask is not a substitute for a cloth mask.
- Do NOT wear a costume mask over a cloth mask. It can make breathing more difficult.
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