



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-25-16

222 Wood Street 25 75

May 1, 2025

Applicant

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

Location for Application

Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	222 Wood Street	25	75

Type of Application

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

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

We are applying for a special use permit to operate a mobile food establishment "restaurant" on our property. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-October). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclosed with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitaes on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line.

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

We are looking to store our mobile food trailer "restaurant" overnight on our property while not in use. As we will be selling and potentially keeping our trailer on Wood Street overnight we will not be considered a MFE while the trailer is parked on our lot in discussions with the Bristol Town Clerk. Our property is on the corner of Wood and Richmond Streets, east side of wood and north side of Richmond. We will be selling at wood street Thursday and Friday from 4pm to 9pm seasonally(April-October). Lighting is attached to the trailer. LED lights with hoods pointing downward, not shining in the direction of neighboring properties, running off of battery. We will have an A-frame sign 27'X40" in our yard during hours of operation in the southwest corner. The trailer will be parked in the driveway which is entered on the Richmond Street side of the property. There is a garage that will be blocking the trailer to our neighbor to the north. Our entire property is enclosed with a 4' chain link fence with 1 gate on the west side(entrance to front door) and 2 on the south side (one is the gate to walkway to side door, 2 is gate to the driveway). We have 7' arborvitaes on the south side of the property starting 57' from west property line, going 38,' stopping at the drive way that is 27', and continued for the remaining 53' of property line. The trailer will be placed in the east side of our driveway with seating on the west side of the driveway. On the west side of our driveway we will be putting a removable fence from the south side of our property line to the start of the garage to keep guest out of our yard. The food trailer will be blocking the east yard also keeping guest contained to our driveway. We will have 4 each 72"x59" picnic tables for guest to sit at. We will be using Holmes Disposal for our trash removal. We will be using 3 each 96 gallon trash receptacles that will be picked up once a week. We will be keeping the bins on the east side of the garage. We will not be offering any off street parking as our driveway will be where the trailer will be parked. The house is a 4 unit property. We live on the first floor and rent the other 3 units. We are the only ones that park in the driveway, our tenants park on street.

Existing Lot Specifications	
Current Use of Premises	Multi Family
	If other, explain:
Number of Units	4
Lot Area	10,858
Lot Frontage	63.5
Lot Depth	171

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

Dear Bristol zoning board,

Our names are Katelyn and Ben Cantone, the owners of Seb's Wood Fire Oven, Bristol's newest mobile food establishment. We are writing today seeking a Special Use permit for our home at 222 Wood Street. Our property is zoned LB and we will be selling from our driveway. The town ordinance for MFE allows the sale on our property but limits us from keeping our mobile food trailer on our property overnight. We are looking to keep the trailer on our property overnight when not in use during our normal business hours. Our business hours on Wood Street will be Thursday and Friday from 4pm to 9pm. Other days we will be at farmers markets, breweries, or private events mainly in the east bay. Our goal is to add to the already outstanding food community that exists in Bristol.

A little about the the trailer and what we will be serving.

We own an Empire Cargo 22" concessions trailer. It is equipped with a wood fire oven, 3 bay sink, hand sink and service window to sell to our guests. We will be selling wood fired pizza, making our dough from scratch and using local ingredients when possible. We will be selling and keeping the trailer in our driveway and setting up 4 each 6 person picnic tables in the driveway when we are open for business.

We have combined experience in the food industry of over 25 years. We both currently work at Bristol Sunset Cafe. We both have a passion and love for hospitality, and want to share it with the incredible community we get to call home. With you all, allowing us to keep our trailer on our property would help keep the cost of running our small business down, as we would not have to rent a space to keep it offsite.

Please consider our Special Use Permit as we are a local family and business wanting to add to our already wonderful town.

Best

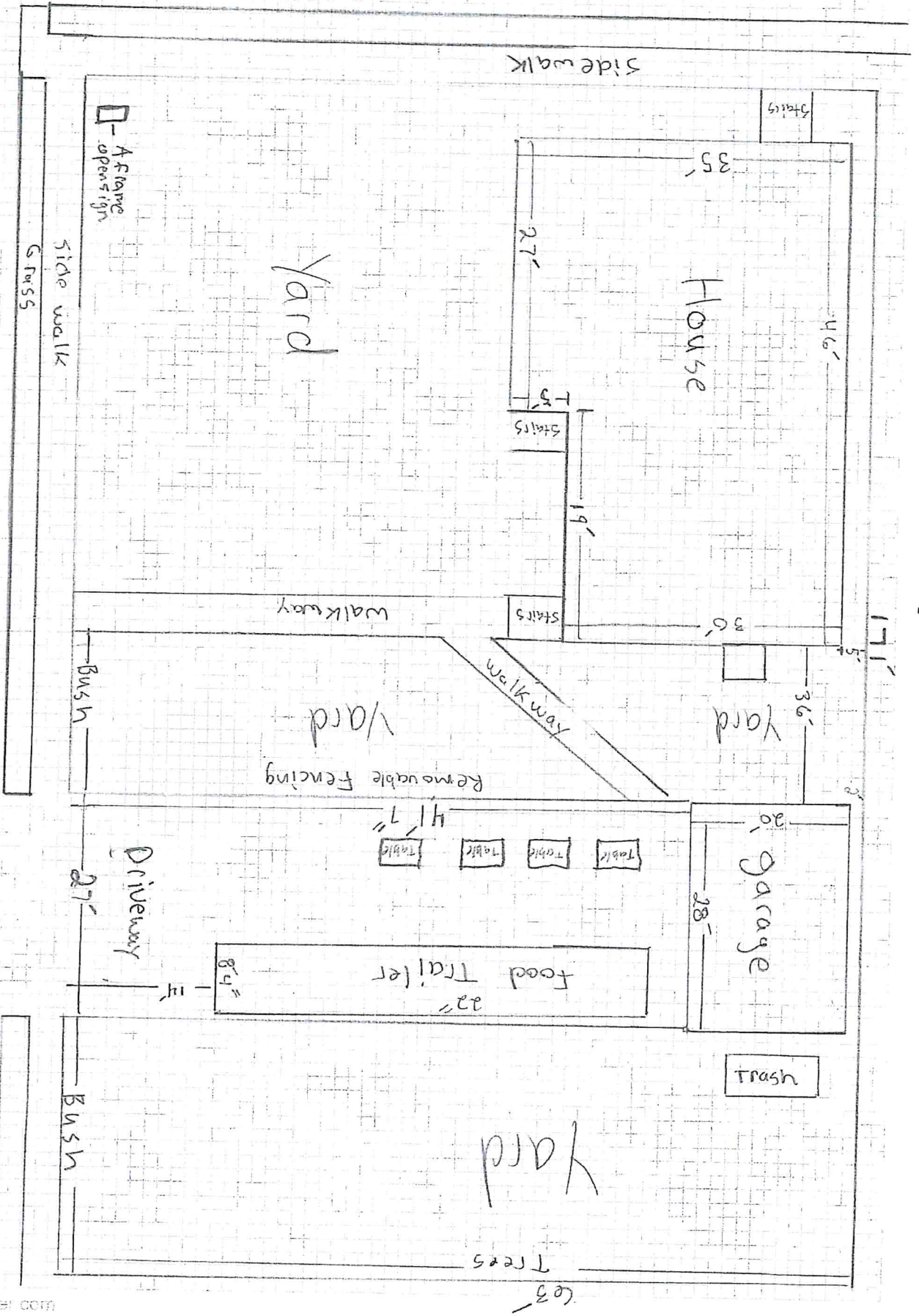
Katelyn and Benjamin Cantone



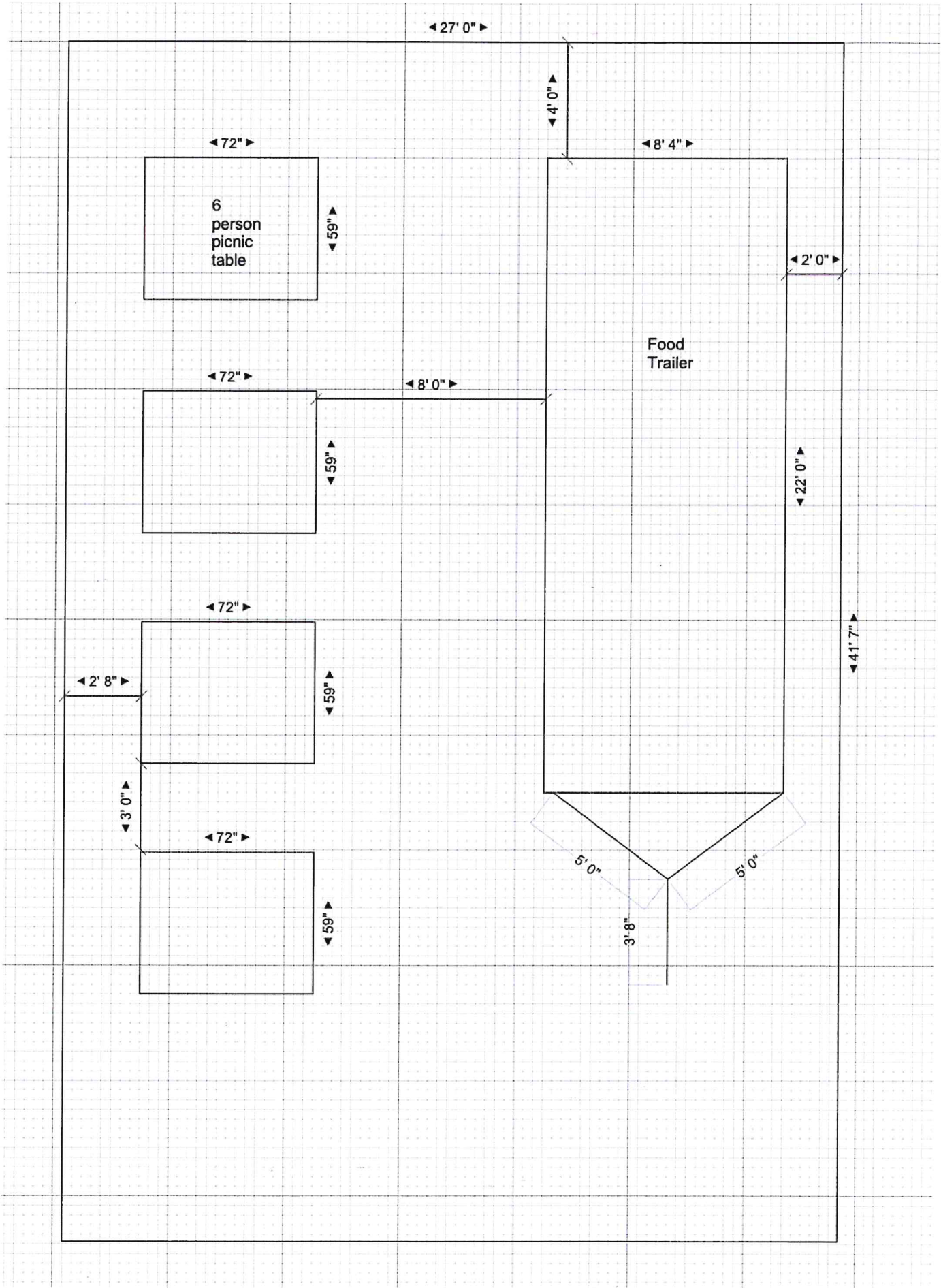
#2224 woodstreet neighbor

Wood Street

Richmond Street



Cup Defenders parking lot



222 WOOD ST

Card 1 of 1

Account: 2034

Assessment

\$456,700

Plat/Lot 025-0075-000

Zone LB

LUC 02

Zone LB

Building Information

Other Factors

Sub-Area Detail

Grade

Flood Hazard

Code

Depreciation

Topography

Description

BLDG Type

4 Family

Story Height 2 1/2 Story

Finishes

RES Units

4

COM Units

Foundation

Concrete

BMT Floor

Concrete

Frame 1

Wood

Frame 2

%

EXT Wall 1

Vinyl Siding

EXT Wall 2

%

Roof Type 1

Gable

Roof Type 2

%

Roof Cover 1

Asphalt Shirs

Roof Cover 2

%

INT Wall 1

Panel

INT Wall 2

Plaster

Floors 1

Vinyl

Floors 2

Hardwood

BMT Garages

Plumbing

Color

Insulation

Heat Fuel

Oil

Heat Type

Heat Sys

% Heated

BB Hot Water

100

% Solar HW

% A/C

% COM Wall

% Vacuum

Ceill HIGHT

Ceiling Type

% Sprinkled

Parking Type

EXT View

Quantity

Quality

Full Bath

4

Typical

Ext Full Bath

1

Fair

Half Bath

Ext Half Bath

Ext Fixtures

3

Typical

Kitchens

4

Typical

Ext Kitchens

Fireplaces

W.S. Flues

Room Counts by Floor

Units

Rooms

Bedrooms

Floor Level

1

1

20

9

U

2

3

4

Totals

1

20

9

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

% Done

Status

Description/Directions

1

08/06/2021

E52627

ELEC

20,000

Closed

Install local fire alarm system and 120VAC w, battery back up local smoke /CO

2

12/05/2017

M44789

MECH

1,500

0

Closed

On 11/29/2017 the local gas supplier shut off the gas main due to unsafe pipin

3

05/01/2017

B33106

BLDG

0

Closed

CREATE DOOR ENTRANCE FOR HANDI-CAP RAMP

4

05/01/2017

196-17-B

BLDG

1,000

Closed

WIDEN DOOR FOR A WHEEL CHAIR RAMP

5

Remodeling History

Plumbing

Electric

Heating

General

1

08/06/2021

E52627

ELEC

20,000

Closed

Install local fire alarm system and 120VAC w, battery back up local smoke /CO

2

12/05/2017

M44789

MECH

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BLDG

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CREATE DOOR ENTRANCE FOR HANDI-CAP RAMP

4

05/01/2017

196-17-B

BLDG

1,000

Closed

WIDEN DOOR FOR A WHEEL CHAIR RAMP

5

Building Permits

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

% Done

Status

Description/Directions

1

08/06/2021

E52627

ELEC

20,000

Closed

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196-17-B

BLDG

1,000

Closed

WIDEN DOOR FOR A WHEEL CHAIR RAMP

5

Special Features & Yard Items

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

1

1

Garage

1

Y

1

20

28

560

3

AV

1900

13,500

2

3

4

5

6

7

8

9

10

Visit History

Date

Result

By

1/12/2022

SALES VERI

JL

8/11/2021

REVIEW

11/8/2018

LISTED

6/29/2018

REVIEW

6/20/2018

MEASURED

3/5/2008

LISTED

3/5/2008

CALL BACK

MP

2/9/2008

CALL BACK

MP

1/25/2008

MEASURE

5TH BATH IN BSMT, SIDING & WINDOWS, 10X12 SHED NVV

2 UNITS SPACE HEAT

Other Info.

AFDU

13,500

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Print Date = 5/12/2025

Printed By = Ed Tanner

Year ID: 2024

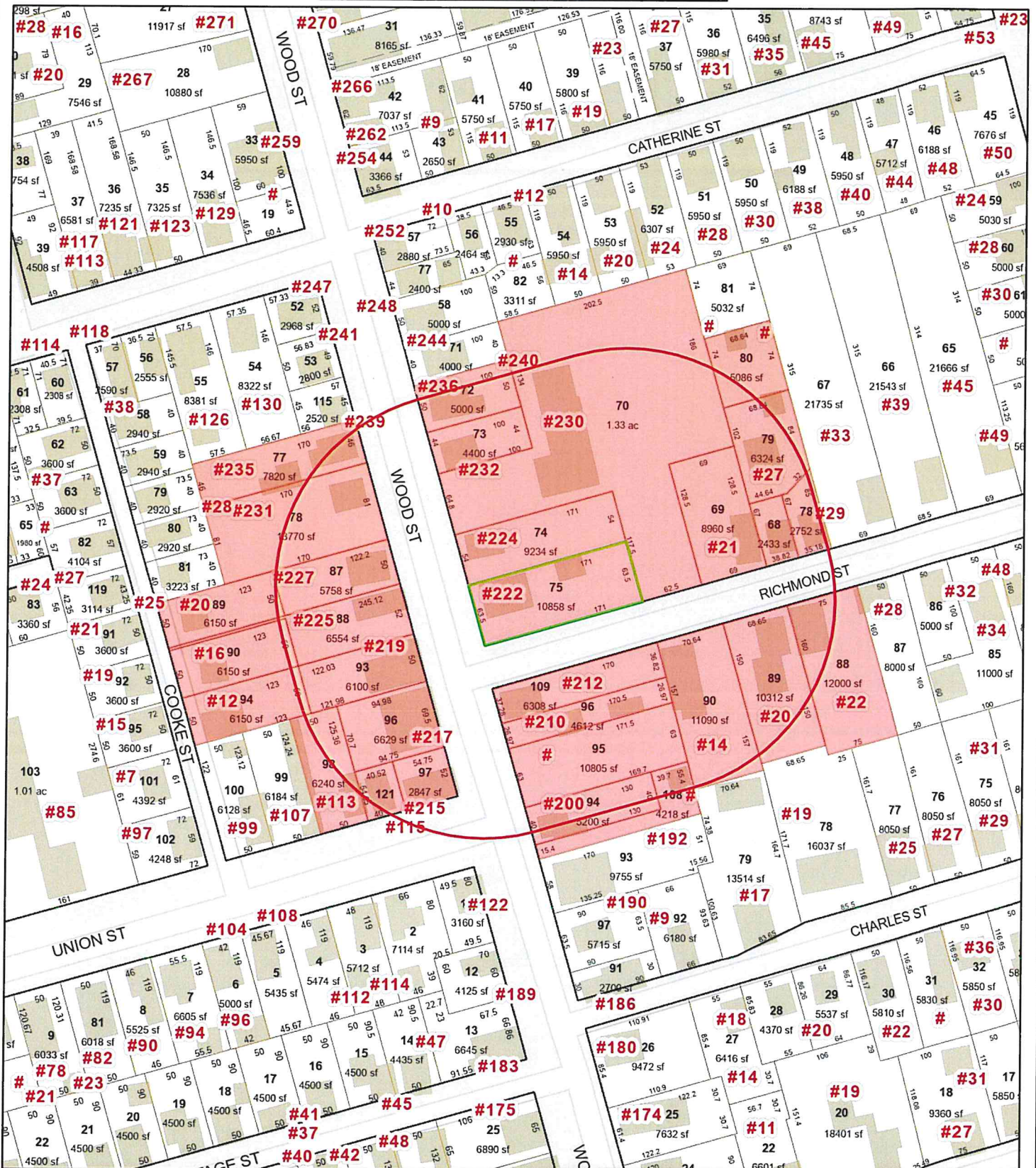
Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.



1 inch = 141 Feet

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0	141	282	423
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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
May 07, 2025

Subject Property:

Parcel Number: 25-75
CAMA Number: 25-75
Property Address: 222 WOOD ST

Mailing Address: CANTONE, BENJAMIN & CANTONE,
KATELYN VERISSIMO TE
222 WOOD ST APT 1
BRISTOL, RI 02809-3143

Abutters:

Parcel Number: 19-121
CAMA Number: 19-121
Property Address: 115 UNION ST

Mailing Address: GRAHAM, JUDITH
115 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-77
CAMA Number: 19-77
Property Address: 235 WOOD ST

Mailing Address: ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 19-78
CAMA Number: 19-78
Property Address: 231 WOOD ST

Mailing Address: CASA NERI, LLC
5 HOPE ST
BRISTOL, RI 02809

Parcel Number: 19-87
CAMA Number: 19-87
Property Address: 227 WOOD ST

Mailing Address: PEREIRA, MARIANO P. LIFE EST
PEREIRA, LIONEL S. JOSE E. ETA
227 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-88
CAMA Number: 19-88
Property Address: 225 WOOD ST

Mailing Address: AN, ZHENGLU & ANLI, ANNA TE
95 LILAC LN
PORTSMOUTH, RI 02871

Parcel Number: 19-89
CAMA Number: 19-89
Property Address: 20 COOKE ST

Mailing Address: JENKS, ELIZABETH M. ET UX DAVID
20 COOKE STREET
BRISTOL, RI 02809

Parcel Number: 19-90
CAMA Number: 19-90
Property Address: 16 COOKE ST

Mailing Address: THOMAS, LAURA OSTLIND & SIMON
MARK
16 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-93
CAMA Number: 19-93
Property Address: 219 WOOD ST

Mailing Address: 219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 19-94
CAMA Number: 19-94
Property Address: 12 COOKE ST

Mailing Address: MELLO, MARIA C. LIFE EST DEMELLO,
JOSEPH
12 COOKE ST
BRISTOL, RI 02809

Parcel Number: 19-96
CAMA Number: 19-96
Property Address: 217 WOOD ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809



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5/7/2025

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200 feet Abutters List Report

Bristol, RI
May 07, 2025

Parcel Number: 19-97 CAMA Number: 19-97 Property Address: 215 WOOD ST	Mailing Address: SELF HELP, INC. ATN: FINANCE DEPT. EBCAP 19 BROADWAY NEWPORT, RI 02840
Parcel Number: 19-98 CAMA Number: 19-98 Property Address: 113 UNION ST	Mailing Address: WARD, THOMAS & CAROL HULAK TE 113 UNION ST BRISTOL, RI 02809
Parcel Number: 25-68 CAMA Number: 25-68 Property Address: 25 RICHMOND ST	Mailing Address: ESTACIO, MARIO J. ET AL & CATHERINE E. TE 8 FRANCA DR BRISTOL, RI 02809
Parcel Number: 25-69 CAMA Number: 25-69 Property Address: 21 RICHMOND ST	Mailing Address: GRUBER, PETER N & CANNAVO-GRUB ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-70 CAMA Number: 25-70 Property Address: 230 WOOD ST	Mailing Address: CUP DEFENDERS ASSN CORP 230 WOOD ST PO BOX 869 BRISTOL, RI 02809
Parcel Number: 25-72 CAMA Number: 25-72 Property Address: 236 WOOD ST	Mailing Address: DREW, ROBERT L. ET UX CARLINE A. DREW TE 241 STATE ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 25-73 CAMA Number: 25-73 Property Address: 232 WOOD ST	Mailing Address: O ROUKE KEVIN O 96 CAPTAIN NOYES S YARMOUTH, MA 02664
Parcel Number: 25-74 CAMA Number: 25-74 Property Address: 224 WOOD ST	Mailing Address: MARTINS, MARIO G. & ALICIA T. TE 40 APACHE WAY WILMINGTON, MA 01887
Parcel Number: 25-75 CAMA Number: 25-75 Property Address: 222 WOOD ST	Mailing Address: CANTONE, BENJAMIN & CANTONE, KATELYN VERISSIMO TE 222 WOOD ST APT 1 BRISTOL, RI 02809-3143
Parcel Number: 25-78 CAMA Number: 25-78 Property Address: 29 RICHMOND ST	Mailing Address: CORREIA, FRANCES L., TRUSTEE FRANCES L. CORREIA LIV TRST 1 30 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 25-79 CAMA Number: 25-79 Property Address: 27 R RICHMOND ST	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 25-80 CAMA Number: 25-80 Property Address: RICHMOND ST	Mailing Address: STAUDINGER, LEO M & & LINDA M TE 27 RICHMOND ST BRISTOL, RI 02809



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5/7/2025

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200 feet Abutters List Report

Bristol, RI
May 07, 2025

Parcel Number: 32-108 CAMA Number: 32-108 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-109 CAMA Number: 32-109 Property Address: 212 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S & MOITOSO, DEREK MARK TRUSTEES 5 FREEBORN ROAD BRISTOL, RI 02809
Parcel Number: 32-88 CAMA Number: 32-88 Property Address: 22 RICHMOND ST	Mailing Address: DEWOLF, BRADFORD L. TRUSTEE 85 GIBOSN AVE BRISTOL, RI 02809
Parcel Number: 32-89 CAMA Number: 32-89 Property Address: 20 RICHMOND ST	Mailing Address: MAZZARELLA, ANGELO J. JR & KATHLEEN ET UX TE 20 RICHMOND ST. BRISTOL, RI 02809
Parcel Number: 32-90 CAMA Number: 32-90 Property Address: 14 RICHMOND ST	Mailing Address: MOITOSO, LUCIA V. & MOITOSO, HILDEBERTO CO-TRUSTEES 14 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 32-94 CAMA Number: 32-94 Property Address: 200 WOOD ST	Mailing Address: MANSSON, YVONNE 200 WOOD ST BRISTOL, RI 02809
Parcel Number: 32-95 CAMA Number: 32-95 Property Address: WOOD ST	Mailing Address: CARRIAGE FUNERAL HOLD, INC. ATTN: PROPERTY DAX DEPT 3040 POST OAK BLVD STE 300 HOUSTON, TX 77056
Parcel Number: 32-96 CAMA Number: 32-96 Property Address: 210 WOOD ST	Mailing Address: MOITOSO, HILDEBERTO S. TRUSTEE 5 FREEBORN ST BRISTOL, RI 02809



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5/7/2025

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219-221 WOOD ST, LLC
99 TUPELO ST
BRISTOL, RI 02809

ESTACIO, MARIO J. ET AL
& CATHERINE E. TE
8 FRANCA DR
BRISTOL, RI 02809

MOITOSO, HILDEBERTO S &
MOITOSO, DEREK MARK TRUST
5 FREEBORN ROAD
BRISTOL, RI 02809

AN, ZHENGLU & ANLI, ANNA
95 LILAC LN
PORTSMOUTH, RI 02871

ESTRADA, CIDALIA M
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BRISTOL, RI 02809

MOITOSO, HILDEBERTO S. TR
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115 UNION ST
BRISTOL, RI 02809

MOITOSO, LUCIA V. &
MOITOSO, HILDEBERTO CO-TR
14 RICHMOND ST
BRISTOL, RI 02809

CARRIAGE FUNERAL HOLD, IN
ATTN: PROPERTY DAX DEPT
3040 POST OAK BLVD STE 300
HOUSTON, TX 77056

GRUBER, PETER N & CANNAVO
ELIZABETH M TE
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S YARMOUTH, MA 02664

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PEREIRA, LIONEL S. JOSE E
227 WOOD ST
BRISTOL, RI 02809

CORREIA, FRANCES L. TRUST
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

SELF HELP, INC.
ATN: FINANCE DEPT.
EBCAP
19 BROADWAY
NEWPORT, RI 02840

CORREIA, FRANCES L., TRUS
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE
BRISTOL, RI 02809

MANSSON, YVONNE
200 WOOD ST
BRISTOL, RI 02809

STAUDINGER, LEO M &
& LINDA M TE
27 RICHMOND ST
BRISTOL, RI 02809

CUP DEFENDERS ASSN CORP
230 WOOD ST
PO BOX 869
BRISTOL, RI 02809

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WILMINGTON, MA 01887

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SIMON MARK
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BRISTOL, RI 02809

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85 GIBOSN AVE
BRISTOL, RI 02809

MAZZARELLA, ANGELO J. JR
& KATHLEEN ET UX TE
20 RICHMOND ST.
BRISTOL, RI 02809

WARD, THOMAS & CAROL HULA
113 UNION ST
BRISTOL, RI 02809

DREW, ROBERT L. ET UX
CARLINE A. DREW TE
241 STATE ST UNIT 1
BRISTOL, RI 02809

MELLO, MARIA C. LIFE EST
DEMELLO, JOSEPH
12 COOKE ST
BRISTOL, RI 02809