



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

May 15, 2025
File #: ZBR-25-16

NOTICE OF PUBLIC HEARING PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall
10 Court Street, Bristol, RI 02809
June 2, 2025 at 7:00 P.M.

In regards to the petition of:

Applicant: Benjamin Cantone

Owner of Record: Benjamin and Katelyn Cantone

Location: 222 WOOD ST , BRISTOL, RI, 02809
Plat: 25 Lot: 75

Zoning District: LB

Applicant is requesting a **Special Use Permit** under the Zoning Ordinance as follows:

to operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



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 enclose 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 enclose 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 place 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:
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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.

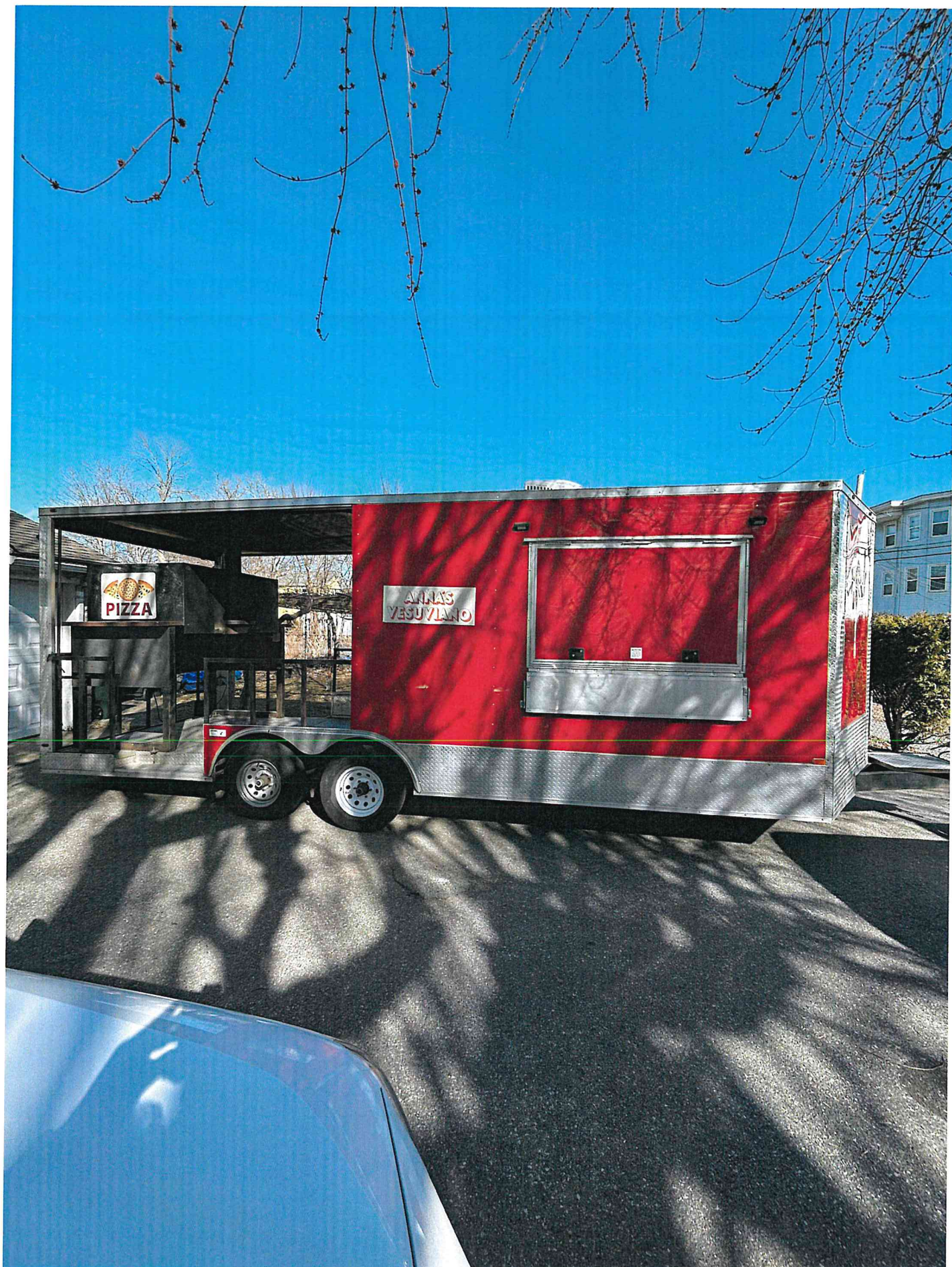
We own an Empire Cargo 22" concessions trailer. It is equipped with a wood fire oven, 3 bay sink, hand sind and service window to sell to our guests. We will be selling wood fired pizza, making our dough from scratch and using local ingredients when possible. We will be selling and keeping the trailer 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

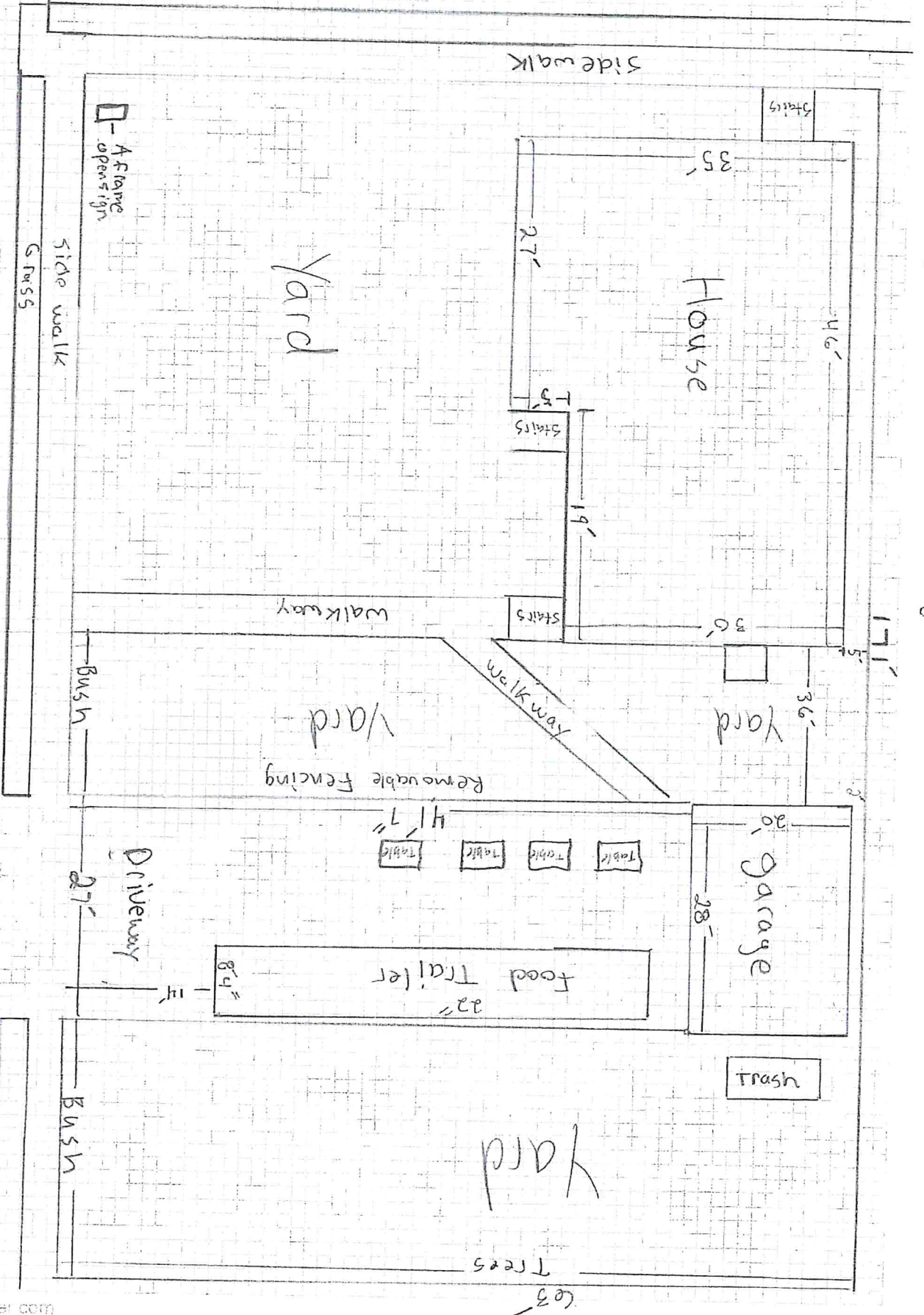
Katelyn and Benjamin Cantone



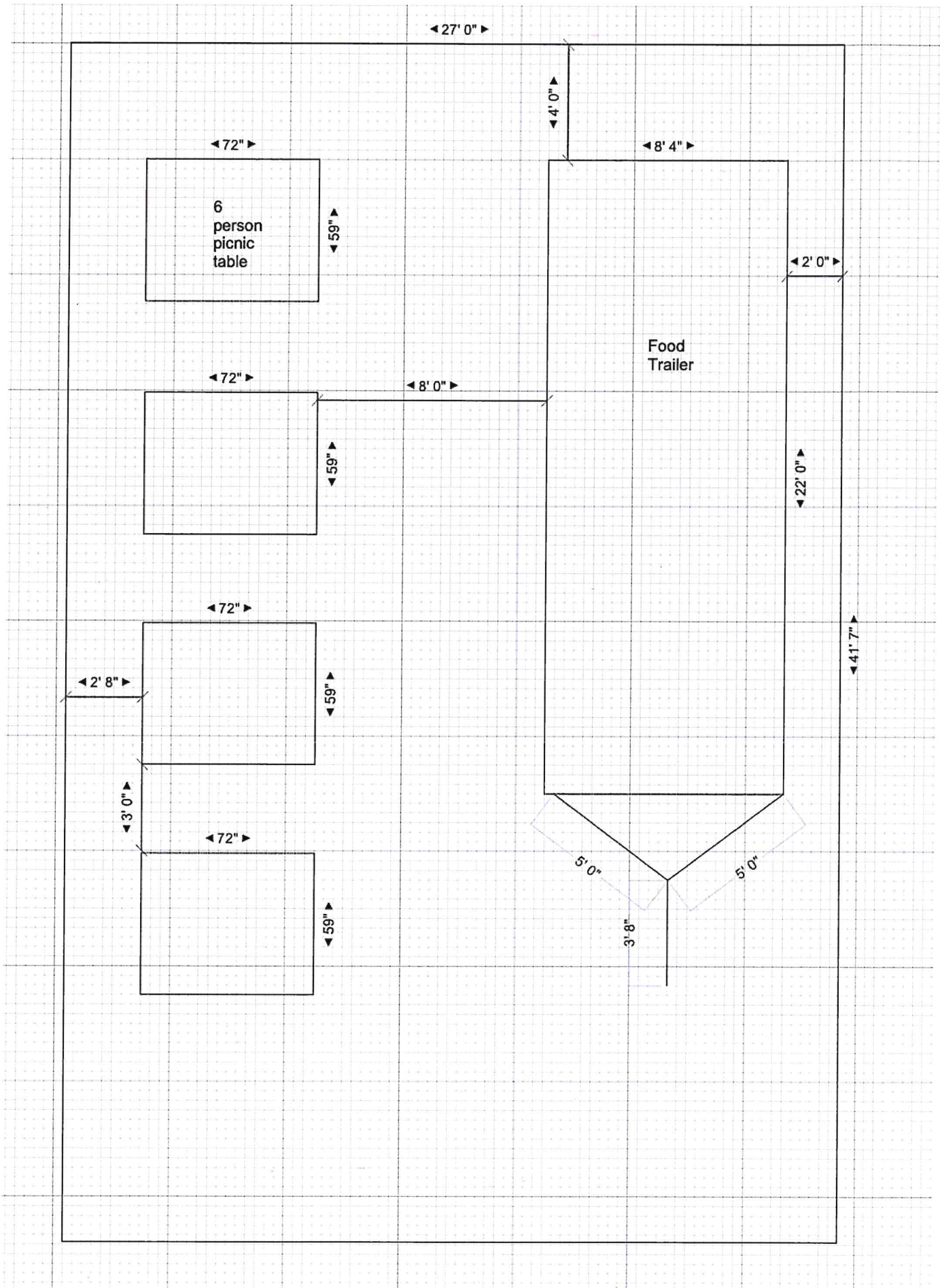
#2224 woodstreet neighbor

Wood Street

Richmond Street



Cup Defenders parking lot



area Detail

► Notes

5TH BATH IN BSMT, SIDING & WINDOWS, 10X12 SHED NV 2

► Remodeling History

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

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type
1	08/06/2021	E52627		ELEC
2	12/05/2017	M44789	06/20/2018	MECH
3	05/01/2017	B33106		BLDG
4	05/01/2017	196-17-B	09/05/2017	BLDG

► Other Info.

Use	Description	A	Y/S	Qty	Length
1	1 Garage	1	Y	1	20

► Room Counts by Floor

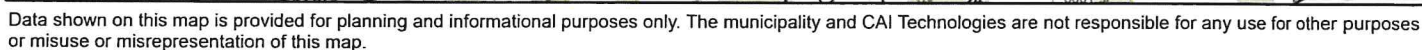
	Units	# Rooms	# Bedrooms	Floor Level
1	1	20	9	U
2				
3				
4				
Totals	1	20	9	



1 inch = 141 Feet

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May 7, 2025





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

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 07, 2025

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



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Page 2 of 3



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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Page 3 of 3

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BRISTOL, RI 02809

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& 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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HOUSTON, TX 77056

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