



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

### **Meeting Agenda**

**Tuesday, September 2, 2025 at 7:00 PM**

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristolri.municipalmeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, August 28, 2025**.

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TOWN CLERK'S OFFICE  
BRISTOL, RHODE ISLAND

1. **Pledge of Allegiance**
2. **Approval of Minutes - July 14, 2025**
3. **Continued Petitions**
  - 3A. **2025-10 Geoffrey M. Vicente - Dimensional Variance (continued from July)**: to construct a 28ft. x 40ft. single family dwelling with less than the required front yard. Located at Tilbury Drive; Assessor's Plat 153, Lot 439; Zone: R-10
4. **New Petitions**
  - 4A. **2025-23 Kathleen A. Keating and John S. Oliver - Dimensional Variance**: to construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory structure with less than the required right side yard. Located at **35 Burton Street**; Assessor's Plat 15, Lot 73; Zone: R-6
  - 4B. **2025-25 Sean Reilly / Mason & Twine, LLC - Special Use Permit**: to operate a restaurant/café within the Limited Business (LB) zoning district. Located at **359 Wood Street**; Assessor's Plat 18, Lot 52; Zone: LB
  - 4C. **2025-26 Rhode Island Rebar, Inc. - Special Use Permit**: to change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the

Limited Business (LB) zoning district. Located at **255 State Street**; Assessor's Plat 30, Lot 37; Zone: LB

**5. Adjournment**

Date Posted: August 13, 2025

Posted By: emt