



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

December 15, 2025

File #: ZBR-25-45

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

January 5, 2026 at 7:00 pm

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** to:

continue operation of 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-25-45

222 Wood Street apt 1 25 75

December 11, 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 apt 1	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 RE-applying for a special use permit as to the request of the zoning board as our provisional 6 month permit is expiring, 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-December). 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-December). 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 dispose our garbage at our commissary (hope and main) in Warren nightly. 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. We are writing today RE-applying for a Special Use permit for our home at 222 Wood Street, as our provisional 6 month permit is expiring 12/25. 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.

Our first 6 months of business have been outstanding. We had great support from our neighbors and other local bristolians. We have lived here for almost 5 years and only met a few of our neighbors, and within this past season we made many new connections, which has been the best part of it all. Since opening in June we feel as if we have added to bring the community together at our little driveway oasis.

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



Town of Bristol, Rhode Island
Zoning Board of Review

08/21/2025
11:12:57 AM
1 Pages
DECISION
Bk: 2290 Pg: 310
Instr: 2025-1802

DECISION FOR SPECIAL USE PERMIT

FILE # 2025-16

RE: Application of: Benjamin and Katelyn Cantone

For property located at 222 Wood Street, in Bristol, Rhode Island (Tax Assessor's Plat 25, Lot 75) in the following zoning district: Limited Business (LB).

This matter was heard before the Board at a public hearing on June 2, 2025 upon the Applicant's request for a SPECIAL USE PERMIT 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.

After due consideration of the requested Special Use Permit, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The proposed special use to operate a restaurant within the Limited Business (LB) zoning district is specifically authorized by Article III, Section 28-82, Table A. Permitted Use Table of the Zoning Ordinance.
2. The proposed use to operate a restaurant business from a mobile food truck on specified days and times of the week (specifically 4:00 pm to 9:00 pm Thursday through Sunday), and to store the food truck outdoors on the property during other times, meets all of the standards found within Section 28-150(dd) of the Zoning Ordinance. These standards include a landscape buffer from adjacent residential properties; signage not facing adjacent residential properties; hours of operation; and the shielding of outdoor lighting.
3. The granting of a Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property is located within a Limited Business zone, with a high commercial content, and is very busy with adjacent businesses; based on the testimony and the application. The proposed restaurant use appears to be a good fit in this particular neighborhood.

Therefore the Board voted 4 to 0 to **approve** a Special Use Permit allowing the operation a restaurant business from a mobile food truck on this property, subject to the following **special conditions**: (1) that the operating hours for the restaurant shall be limited to 4:00 pm to 9:00 pm Thursday through Sunday only; and (2) that this Special Use Permit is valid only until December 31, 2025. If the applicants wish to continue operating the restaurant business at this location beyond that date, they shall return to the Board for a review of the performance in the neighborhood in compliance to the Special Use Permit.

Voting to **Approve**: Asciola; Burke; Kern; and Duarte

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 21st day of August, 2025.

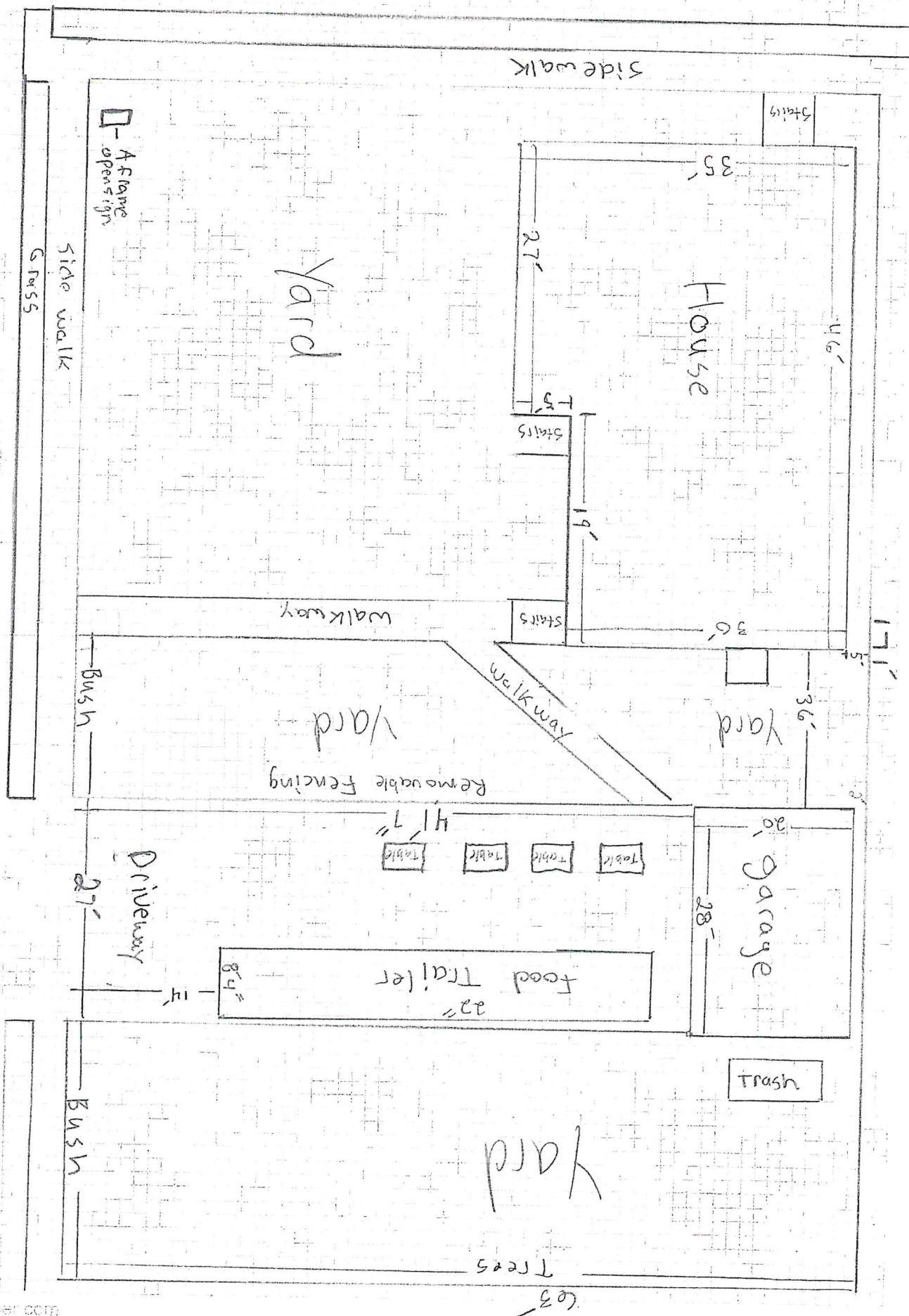
Diane M. Williamson
Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI
8/21/2025 11:12:57 AM

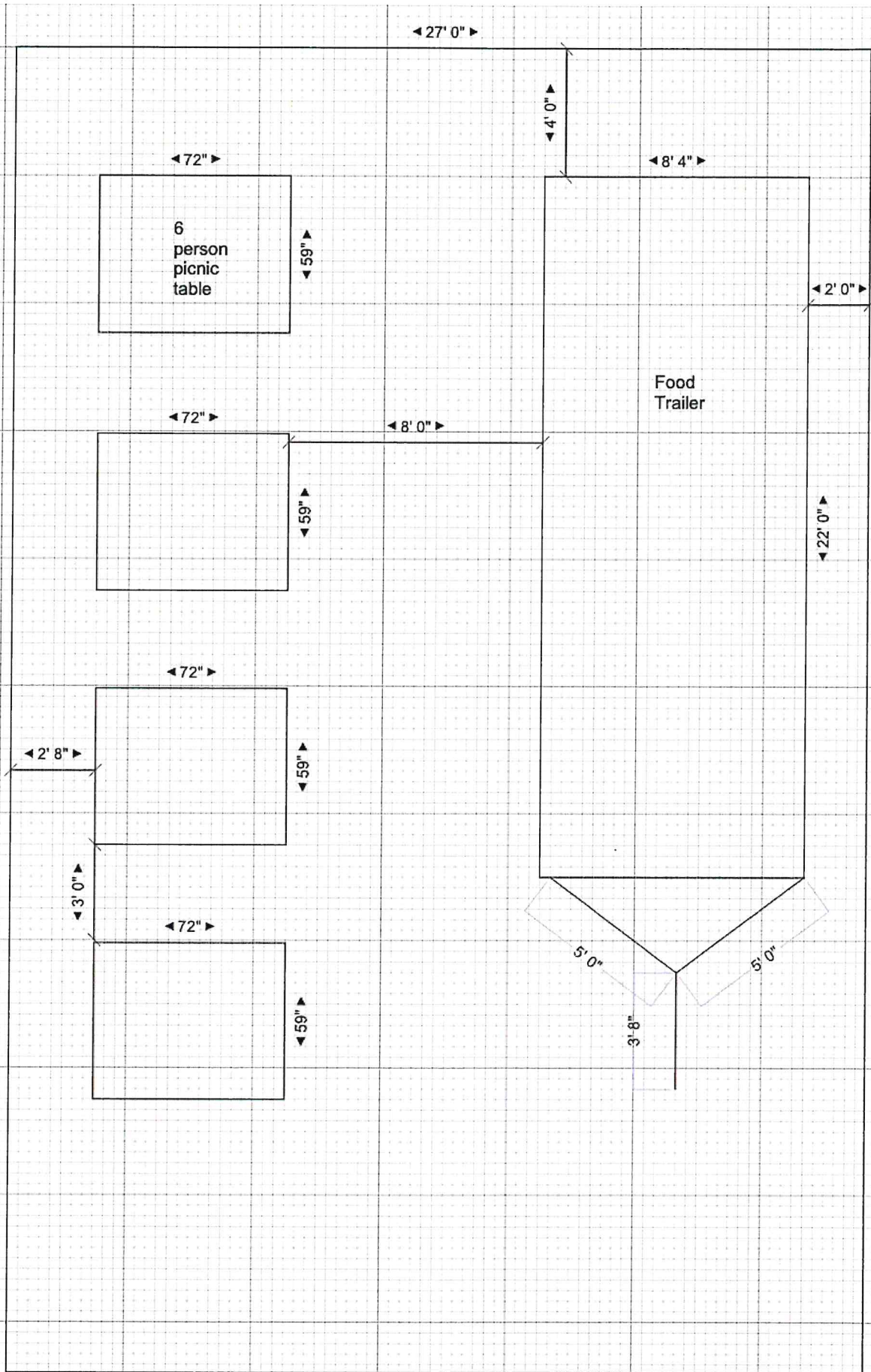
Michael...

the weather never

Wood Street



Cup Defenders parking lot





222 Wood Street - 200' Radius

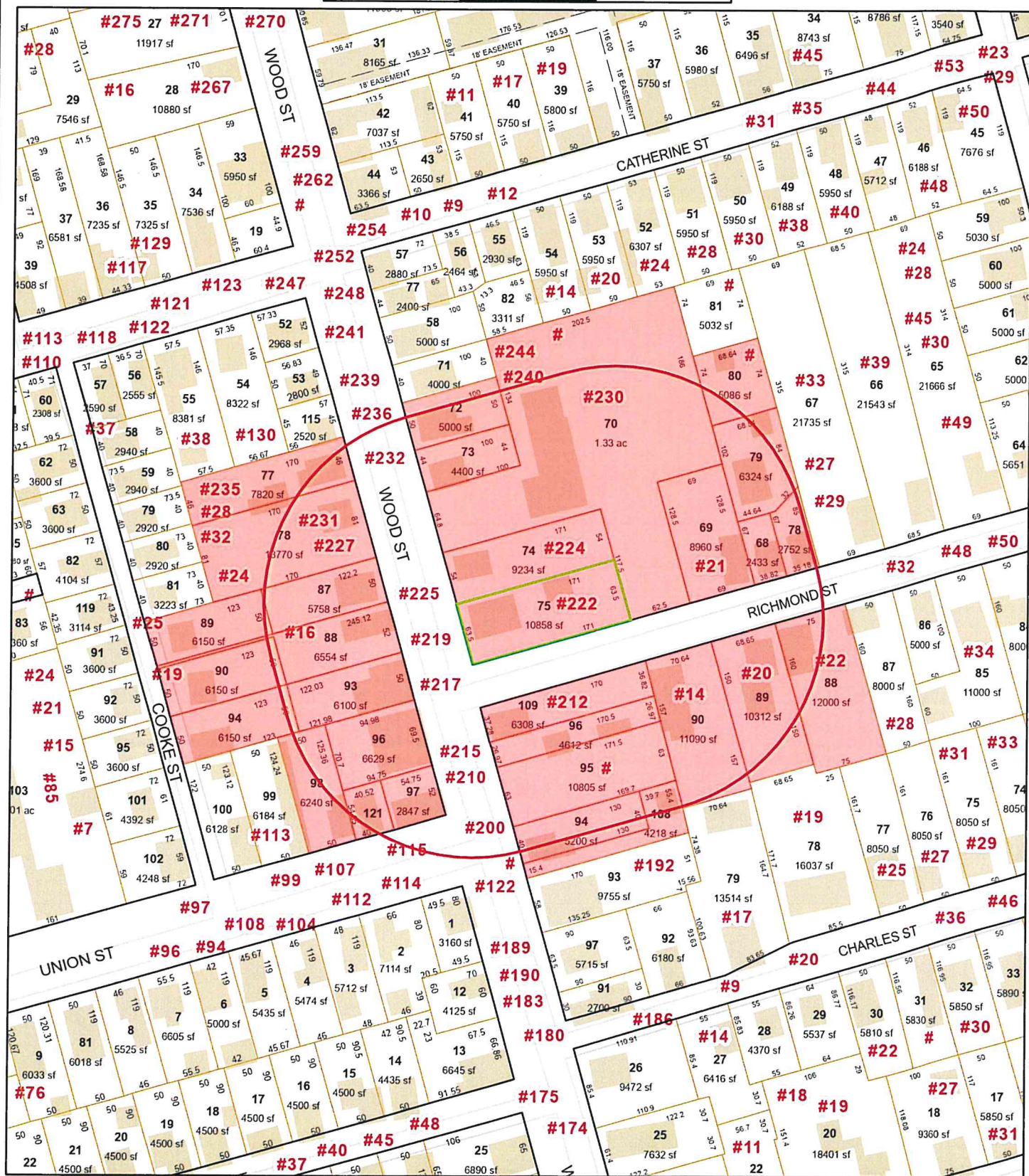
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

December 12, 2025



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
December 12, 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. LE PEREIRA,
ANTHONY X. & PEREIRA, LEONEL S. &
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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200 feet Abutters List Report

Bristol, RI
December 12, 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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200 feet Abutters List Report

Bristol, RI
December 12, 2025

Parcel Number: 32-108
CAMA Number: 32-108
Property Address: WOOD ST

Mailing Address: MILESTONE FUNERAL SERVICES OF
RHODE ISLAND LLC
86 MAIN ST, Unit 304
AUBURN, ME 04210

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: MILESTONE FUNERAL SERVICES OF
RHODE ISLAND LLC
86 MAIN ST, Unit 304
AUBURN, ME 04210

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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BRISTOL, RI 02809

ESTRADA, CIDALIA M
57 ANNAWAMSCUTT DR
BRISTOL, RI 02809

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MOITOSO, DEREK MARK TRUST
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BRISTOL, RI 02809

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S YARMOUTH, MA 02664

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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PEREIRA, ANTHONY X. & PER
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BRISTOL, RI 02809

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DEMELLO, JOSEPH
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BRISTOL, RI 02809

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